

Planning & Building
130 S. McKinley Avenue Phone: 303.857.6694
Fort Lupton, CO 80621 Fax: 303.857.0351
www.fortlupton.org

November 18, 2023

Via Email

Linda Jones
A Perfect Location Realty
656 N 13th Ave.
Brighton, CO. 80601
Homes.by.jones4you@gmail.com

Re: Zoning parcel # 147106123010 (331 Park Ave.)

Dear Ms. Jones,

The City of Fort Lupton’s Planning Department has completed its zoning review for the above-referenced Property, and responds as follows:

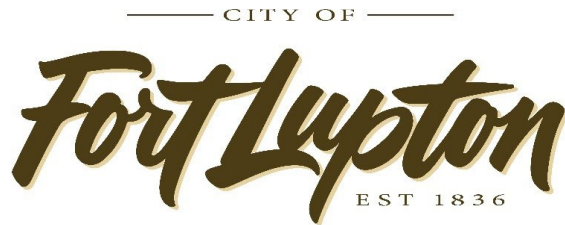
Current Zoning of the Property:

R-O Residential Office

Permitted Uses-By-Right:

Allowed Uses (4.02):

Residential Uses	
• Detached House – Neighborhood Lot (6.5K)	• Detached House – Small Lot (3K)
• Duplex / Multi-unit House (2-4 units – 3K / unit)	• Row House (3-8 units)
• Accessory Dwelling (see Section 4.03.B.)	• Apartment – Small Lot (3-12 unit)
• Apartment – Medium Lot (13-24 units)	• Apartment – Mixed Use (3-12 units; above / behind commercial use)
• Residential Care – Group Home/Statutory	• Residential Care – Limited
Civic Uses	
• Assembly – Neighborhood (< 400 capacity and < 1 acre lot)	• Public recreation areas & facilities (see 3.02, Open & Civic Space)
• Schools	
Commercial Uses	
• Retail – Limited (<2K)	• Animal Care – Limited (<5K / limited boarding)
• Child Care – In-home	• Child Care – Center / Small
• Lodging – B&B (up to 5 rooms)	• Lodging – Inn (6-40 rooms)
• Medical Service – Limited (<5K)	• Personal Service– Small (< 5K)
• Office – Small (<30K)	• Restaurant – Small (< 2K)
Industrial Uses	
• Manufacturing – Artisan / Micro	• Utility - Limited



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[Use by Special Use Permit \(4.02\):](#)

Residential Uses	
• Residential Care – General	
Civic Uses	
• Funeral Home	
Commercial Uses	
• Lodging – Short Term Rental	
Industrial Uses	
• Oil & Gas Drilling & Exploration (See Section 4.04.I)	• Utility - Pipeline

Known Zoning Violations:

To the best of staff’s knowledge, there are no known zoning violations.

Conforming / Non-Conforming Status:

The RO Residential and Office District is a transitional and supporting zone, with a mix of residential and small-scale, low-intensity commercial uses. This zone serves as a transition between commercial centers and neighborhoods, while it also supports other districts by providing uses which characteristically complement commercial and industrial activities in close proximity – typically in a small-scale, compact, and walkable format.

Based on these requirements, this property is considered conforming.

List of Development Applications:

None that are known of by City staff.

Please do not hesitate to reach out with any further questions.

Sincerely,

Hailey McKay
Planning Administrative Assistant
City of Fort Lupton
Main (303) 857-6694 Direct (720) 466-6107