



MEMORANDUM

Date: December 11, 2010
To: Durango LUDC Code Advisory Committee
From: Todd Messenger
CC: Vicki Vandegrift; Greg Hoch
RE: Proposed Use / Zone Matrices

This memo is a supplement to the memo regarding Zoning Districts and Use / Zone Matrix. It provides the text of Division 1.3, *Use / Zone Matrices*, from the proposed LUDC. Section 1.3.1 explains what the letters that are used in the use / zone matrices mean. All of the uses are defined, and the definitions will be accessible through hyperlinks in ZoningPLUS.

DIVISION 1.3 USE / ZONE MATRICES

SEC. 1.3.1 INTERPRETATION OF USE / ZONE MATRICES

- A. **Generally.** The tables set out in this Division ("use / zone matrices") describe which land uses are allowed ("A"), allowed if certain conditions are met ("S"), allowed after public hearing if certain conditions are met ("C"), and not allowed ("-") in each zoning district.
- B. **Legend.** The following symbols are used in the matrices in this Division:
1. "A" means "allowed." Allowed uses are subject to administrative review for compliance with the general requirements of this LUDC.
 2. "S" means "special use." Special uses are subject to administrative review for compliance with specific standards that pertain to the use, and for compliance with the general requirements of this LUDC.
 3. "L" means "limited use." Limited uses are subject to administrative review for compliance with specific standards that pertain to the use, and for compliance with the general requirements of this LUDC, but have additional notice and public comment requirements compared to special uses.
 4. "C" means "conditional use." Conditional uses are subject to public hearing review for compliance with specific standards that pertain to the use, general standards for all conditional uses, and the general requirements of this LUDC. Conditional uses are not "as-of-right" uses.
 5. "-" means that the use is not allowed in the specified district.
- C. **Multiple Uses.** Proposed uses that combine more than one listed use, except those that qualify as "**mixed-use**," shall meet the requirements for each listed use that applies. For example, a **fueling or charging station** with a **vehicle wash** shall comply with the requirements for both uses.

D. River Corridor Overlay Zone and CBD River District Modifications.

1. Within the River Corridor Overlay Zone:
 - a. All uses designated as allowed ("A") require a special use ("S") permit;
 - b. All uses designated as special ("S") require a limited use ("L") permit; and
 - c. All uses designated as limited ("L") require a conditional use ("C") permit.
2. Within the CBD River District, all uses designated as allowed ("A") require a limited use ("L") permit.

SEC. 1.3.2 RESIDENTIAL, TRANSIENT RESIDENTIAL, AND OVERNIGHT ACCOMMODATIONS USE / ZONE MATRIX

Table 1.3.2, *Residential, Transient Residential, and Overnight Accommodations*, is the use / zone matrix for residential, transient residential, and overnight accommodations uses.

TABLE 1.3.2 RESIDENTIAL, TRANSIENT RESIDENTIAL, AND OVERNIGHT ACCOMMODATIONS															
Land Use	Zoning Districts														
	Residential					Mixed-Use			Nonresidential					Rural and Open Space	
	EN-#	EN-MF	RL	RG	RH	CB	MU-N	MU-A	CG	CR	BP	I	PB	RA	VV
Residential Land Uses															
Single-Family Detached	A	A	A	A	A	-	S	A	-	-	-	-	-	A	-
Duplex	S ¹	A	S	A	A	-	S	A	-	-	-	-	-	S	-
Townhomes	-	A	S	S	A	-	A	A	-	-	-	-	-	S	-
Multiplex	-	S	-	S	A	-	S	A	-	-	-	-	-	-	-
Multifamily	-	A	S	S	A	A	A	A	-	-	S	-	-	-	-
Manufactured Home	S	-	S	S	-	-	-	-	-	-	-	-	-	A	-
Group Home	A	A	A	A	A	-	S	S	-	-	-	-	-	S	-
Live-Work Unit	-	-	-	-	S	-	A	A	-	-	-	-	-	-	-
Work-Live Unit	-	-	-	-	L	-	A	A	-	-	S	-	-	-	-
Dormitory / Fraternity / Sorority	-	C	-	C	C	-	-	-	-	-	S	-	-	-	-
Boarding House	-	S	-	L	S	-	S	S	-	-	-	-	-	-	-
Transient Residential Land Uses and Overnight Accommodations															
Bed and Breakfast	C ¹	C	-	C	S	A	A	A	A	-	-	-	-	L	-
Bed and Breakfast Inn	C ¹	C	-	C	S	A	A	A	A	-	-	-	-	L	-
Guest Ranch	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Hostel	-	-	-	-	C	A	A	A	A	A	-	-	-	C	-
Hotel / Motel, Tourist or Business	-	-	-	-	-	A	L	A	A	A	A	-	-	-	-
Hotel / Motel, Convention	-	-	-	-	-	S	-	S	A	A	S	-	-	-	-
Seasonal Home / Seasonal Rental	C ¹	C	-	C	C	S	A	A	-	-	-	-	-	-	-
Timeshare / Fractional Ownership	-	-	-	-	-	C	-	A	A	-	-	-	-	-	-

TABLE NOTE:

¹ Not permitted in all EN zoning districts. See Section **TBD** for subdistricts and other limitations.

SEC. 1.3.3 INSTITUTIONAL AND HEALTH CARE USE / ZONE MATRIX

Table 1.3.3, *Institutional and Health Care*, is the use / zone matrix for institutional and health care uses.

TABLE 1.3.3 INSTITUTIONAL AND HEALTH CARE															
Land Use	Zoning Districts														
	Residential					Mixed-Use			Nonresidential					Rural and Open Space	
	EN-#	EN-MF	RL	RG	RH	CB	MU-N	MU-A	CG	CR	BP	I	PB	RA	VV
Institutional Uses															
Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	A	A	A
College / University / Vo-Tech	-	-	-	-	-	L	-	L	-	-	A	-	A	-	-
Day Care, Adult	L	L	L	A	A	A	A	A	-	-	-	-	A	-	-
Day Care, Child (6 or fewer attendees)	A	A	A	A	A	-	A	A	-	-	-	-	-	-	-
Day Care, Child (7 to 12 attendees)	S	S	S	S	S	L	S	L	-	-	-	-	A	-	-
Day Care, Child (13 or more attendees)	L	L	L	L	L	L	L	L	L	-	L	-	A	-	-
Funeral Home	C	C	-	C	C	-	A	A	A	L	-	-	A	-	-
Institutional Residential	C	C	C	C	L	-	L	L	-	-	-	-	S	-	-
Library	-	S	-	S	A	S	A	A	-	-	-	-	A	-	-
Place of Assembly	L	L	L	L	S	L	A	A	C	C	C	C	A	-	-
Police or Fire Station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Post Office	-	-	-	-	-	A	A	A	A	A	A	A	A	-	-
Protective Care	-	-	-	-	-	-	-	-	-	-	-	C	A	-	-
Safehouse	A	A	A	A	A	-	A	A	-	-	-	-	-	-	-
Shelter	-	L	-	-	L	-	L	L	-	-	-	-	A	A	-
School, Boarding	-	L	-	L	S	-	-	-	-	-	-	-	S	-	-
School, Middle	S	S	S	S	S	-	L	L	C	C	-	-	S	-	-
School, High	-	-	-	-	C	-	C	C	C	C	-	-	S	-	-
School, Pre-School or Elementary	S	S	S	S	S	-	-	-	-	-	-	-	S	-	-
Health Care Uses															
Assisted Living / Congregate Care	L	L	L	S	S	-	L	L	C	C	-	-	L	-	-
Hospitals / Clinics / Medical Labs / Urgent Care	-	-	-	-	-	A	A	A	A	A	L	-	-	-	-
Nursing Home	-	L	-	L	S	-	L	L	-	-	-	S	-	C	-
Office, Medical	-	-	-	-	-	A	A	A	A	A	L	-	-	-	-

SEC. 1.3.4 COMMERCIAL, RECREATION, AND AMUSEMENT USE / ZONE MATRIX

Table 1.3.4, *Commercial, Recreation, and Amusement*, is the use / zone matrix for commercial, recreation, and amusement uses.

TABLE 1.3.4 COMMERCIAL, RECREATION, AND AMUSEMENT															
Land Use	Zoning Districts														
	Residential					Mixed-Use			Nonresidential					Rural and Open Space	
	EN-#	EN-MF	RL	RG	RH	CB	MU-N	MU-A	CG	CR	BP	I	PB	RA	VV
Commercial Uses															
Alcoholic Beverage Sales, On-Premise Consumption	-	-	-	-	-	A	A	A	A	A	A	-	-	-	-
Commercial Retail	-	-	-	-	-	A	A	A	A	A	S	-	-	-	-
Commercial Retail, Late Night / 24-Hour	-	-	-	-	-	L	L	L	A	A	S	-	-	-	-
Kennel	-	-	-	-	-	-	-	-	-	L	-	S	-	C	-
Medical Marijuana Center	-	-	-	-	-	A	A	A	A	A	L	L	-	-	-
Mixed-Use	-	-	-	-	-	S	A	A	A	A	L	-	-	-	-
Office, General	-	-	-	-	-	A	A	A	A	A	A	L	-	-	-
Outdoor Retail, Heavy	-	-	-	-	-	-	-	-	L	A	-	S	-	-	-
Outdoor Retail, Light	-	-	-	-	-	L	L	L	L	A	L	-	-	-	-
Restaurant; Drive-In or Drive-Through	-	-	-	-	-	L	L	L	A	A	L	-	-	-	-
Restaurant; Drive-In or Drive-Through, Late Night / 24-Hour	-	-	-	-	-	L	L	L	A	A	L	-	-	-	-
Restaurant, No Drive-In or Drive-Through	-	-	-	-	-	A	A	A	A	A	A	L	-	-	-
Restaurant, No Drive-In or Drive-Through, Late Night / 24-Hour	-	-	-	-	-	L	L	L	A	A	L	L	-	-	-
Services, Commercial	-	-	-	-	-	A	A	A	A	A	A	L	-	-	-
Services, Personal	-	-	-	-	-	A	A	A	A	A	L	-	-	-	-
Sexually-Oriented Retail Establishment	-	-	-	-	-	-	-	L	L	L	-	-	-	-	-
Veterinarian, Small Animal (Dogs, Cats, Exotic Pets)	-	-	-	-	-	S	A	A	A	A	S	L	-	C	-
Motor Vehicle and Heavy Equipment Related Uses															
Fueling or Charging Station	-	-	-	-	-	L	L	A	A	A	S	A	-	-	-
Heavy Equipment Rental and Sales	-	-	-	-	-	-	-	-	L	A	-	S	-	-	-
Motor Vehicle Repairs and Service, Heavy	-	-	-	-	-	-	-	-	L	A	-	A	-	-	-
Motor Vehicle Repairs and Service, Light	-	-	-	-	-	-	L	L	S	A	-	A	-	-	-
Motor Vehicle Sales or Rental, Commercial or Construction Vehicles	-	-	-	-	-	-	-	-	S	S	-	A	-	-	-
Motor Vehicle Sales or Rental, Motorcycles, Scooters, Snowmobiles, and ATVs	-	-	-	-	-	-	-	S	S	A	-	-	-	-	-

TABLE 1.3.4 COMMERCIAL, RECREATION, AND AMUSEMENT																
Land Use	Zoning Districts															
	Residential					Mixed-Use			Nonresidential					Rural and Open Space		
	EN-#	EN-MF	RL	RG	RH	CB	MU-N	MU-A	CG	CR	BP	I	PB	RA	VV	
Motor Vehicle Rental, Passenger Vehicles	-	-	-	-	-	L	L	S	S	A	S	S	-	-	-	
Motor Vehicle Sales, Passenger Vehicles	-	-	-	-	-	-	-	L	S	A	-	-	-	-	-	
Recreational Vehicle and Boat Sales	-	-	-	-	-	-	-	-	S	A	-	-	-	-	-	
Vehicle Wash	-	-	-	-	-	-	-	L	S	A	L	S	-	-	-	
Recreation and Amusement Uses																
Amusement Park	-	-	-	-	-	-	-	L	L	S	-	-	-	-	-	
Campground or RV Park	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	
Driving Range	-	-	-	-	-	-	-	-	L	A	L	-	A	L	-	
Fairgrounds	-	-	-	-	-	-	-	L	-	-	-	-	A	C	-	
Health and Exercise Club / Instruction	-	-	-	-	-	L	L	A	A	A	L	-	-	-	-	
Indoor Commercial Amusement	-	-	-	-	-	A	L	L	A	A	-	-	-	-	-	
Indoor Recreation	L	L	L	L	L	L	L	L	L	-	-	-	A	-	-	
Indoor Stadium, Arena, or Theater	-	-	-	-	-	S	S	L	A	A	-	L	A	C	-	
Night Club	-	-	-	-	-	A	-	L	L	A	-	-	-	-	-	
Outdoor Recreation	A	A	A	A	S	S	S	S	A	A	A	A	A	A	L	
Outdoor Shooting / Archery Range / Paintball	-	-	-	-	-	-	-	-	C	C	-	-	L	C	-	
Outdoor Stadium, Arena, Amphitheater, or Drive-In Theater	-	-	-	-	-	-	-	-	C	C	L	-	L	C	-	
Race Track, Motor Vehicle	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	
Sexually-Oriented Theater / Dancing Establishment	-	-	-	-	-	-	-	-	-	-	L	L	-	-	-	
Tours (Bus, Trolley, Van or Walking) and River Guide / Watercraft Rental	-	-	-	-	-	S	-	-	S	S	-	-	S	-	-	
Zoo	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	

SEC. 1.3.5 INDUSTRIAL, UTILITY, AND TELECOMMUNICATIONS USE / ZONE MATRIX

Table 1.3.5, *Industrial, Utility, and Telecommunications*, is the use / zone matrix for industrial, utility, and telecommunications uses.

TABLE 1.3.5 INDUSTRIAL, UTILITY, AND TELECOMMUNICATIONS															
Land Use	Zoning Districts														
	Residential					Mixed-Use			Nonresidential					Rural and Open Space	
	EN-#	EN-MF	RL	RG	RH	CB	MU-N	MU-A	CG	CR	BP	I	PB	RA	VV
Industrial Uses															
Composting Facility	-	-	-	-	-	-	-	-	-	-	-	A	-	L	-
Disposal	-	-	-	-	-	-	-	-	-	-	-	C	L	-	-
Extraction, Coal, Gravel, Minerals, or Sand	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C
Extraction, Oil and Gas	-	-	L	L	L	-	-	-	L	L	L	L	L	L	L
Heavy Industry	-	-	-	-	-	-	-	-	-	-	C	L	-	-	-
Light Industry	-	-	-	-	-	-	-	-	-	L	A	A	-	-	-
Medical Marijuana-Infused Products Manufacturer	-	-	-	-	-	L	L	L	L	L	A	A	-	-	-
Recycling Collection and / or Processing, Attended	-	-	-	-	-	-	-	-	-	-	C	A	A	-	-
Recycling Collection, Unattended	-	-	-	-	C	L	L	L	L	A	A	A	A	-	-
Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	L	-	-	-
Waste Transfer Station	-	-	-	-	-	-	-	-	-	-	-	L	L	-	-
Wholesale	-	-	-	-	-	-	-	-	C	L	A	A	-	-	-
Utility Uses															
Distribution Lines	A	A	A	A	A	A	A	A	A	A	A	A	A	A	L
Electrical Substation	L	L	L	L	L	-	-	-	L	L	A	A	L	C	-
Lift Stations	S	S	S	S	S	S	S	S	S	A	A	A	A	S	C
Potable Water Plant	-	-	-	-	-	-	-	-	-	-	-	L	L	-	-
Sanitary Sewer Plant	-	-	-	-	-	-	-	-	-	-	-	L	L	-	-
Small Power Production Facility	-	-	-	-	-	-	-	-	C	C	C	A	L	C	-
Transmission Lines, Electrical	C	C	C	C	C	C	C	C	C	C	C	L	L	C	C
Telecommunications Uses															
Broadcasting Center	-	-	-	-	-	L	L	L	A	A	S	L	A	-	-
Telephone Exchange / Telecommunications Hotel / Server Farm	-	-	-	-	-	L	-	-	A	A	A	A	-	-	-
Wireless Telecommunications Facilities	C	L	C	L	L	C	C	C	L	S	S	S	S	L	C

SEC. 1.3.6 STORAGE, TRANSPORTATION AND LOGISTICS USE / ZONE MATRIX

Table 1.3.6, *Storage, Transportation and Logistics*, is the use / zone matrix for transportation and logistics uses.

TABLE 1.3.6 STORAGE, TRANSPORTATION AND LOGISTICS																
Land Use	Zoning Districts														Rural and Open Space	
	Residential					Mixed-Use			Nonresidential							
	EN-#	EN-MF	RL	RG	RH	CB	MU-N	MU-A	CG	CR	BP	I	PB	RA	VV	
Airport	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	
Airstrip	-	-	-	-	-	-	-	-	-	-	-	C	L	L	-	
Freight Yard	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	
Heliport	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	
Helistop	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	
Taxi or Bus Station	-	-	-	-	-	A	L	A	A	A	A	L	A	-	-	
Truck Stop	-	-	-	-	-	-	-	-	L	L	L	L	-	-	-	
Package Delivery, Small	-	-	-	-	-	L	L	L	L	L	A	A	-	-	-	
Parking Lot	-	-	-	-	L	L	L	L	L	A	A	A	A	-	-	
Parking Structure	-	-	-	-	C	L	C	L	A	A	A	A	A	-	-	
Rail Station	-	-	-	-	-	L	-	-	-	-	-	-	A	-	-	
Self-Storage, Outside Access	-	-	-	-	-	-	-	-	-	L	L	A	-	-	-	
Self-Storage, Interior Access	-	-	-	-	-	S	S	S	A	A	A	A	-	-	-	
Warehousing / Distribution	-	-	-	-	-	-	-	-	L	L	A	A	-	-	-	

SEC. 1.3.7 AGRICULTURAL USE / ZONE MATRIX

Table 1.3.7, *Agriculture*, is the use / zone matrix for agricultural uses.

TABLE 1.3.7 AGRICULTURE																
Land Use	Zoning Districts														Rural and Open Space	
	Residential					Mixed-Use			Nonresidential							
	EN-#	EN-MF	RL	RG	RH	CB	MU-N	MU-A	CG	CR	BP	I	PB	RA	VV	
Apiaries	-	-	-	-	-	-	-	-	-	-	-	-	-	A	L	
Community Garden	L	S	L	S	S	S	S	S	S	S	S	S	A	A	-	
Dairy	-	-	-	-	-	-	-	-	-	-	A	A	-	A	-	
Farm / Ranch	-	-	-	-	-	-	-	-	-	-	-	-	-	A	-	
Feed and Seed Store	-	-	-	-	-	-	-	-	A	A	-	L	-	C	-	
Greenhouse, Wholesale	-	-	-	-	-	-	-	-	-	-	-	L	-	L	-	
Nursery, Wholesale	-	-	-	-	-	-	-	-	-	-	-	L	-	L	-	
Packing, Flowers, Fruits, Nuts, Grains, and Vegetables	-	-	-	-	-	-	-	-	-	L	A	L	-	L	-	
Packing or Processing, Meat	-	-	-	-	-	-	-	-	-	L	-	A	-	C	-	
Veterinarian, Large Animal / Livestock	-	-	-	-	-	-	-	-	-	S	-	C	-	C	-	

SEC. 1.3.8 USES THAT ARE NOT ALLOWED IN ANY DISTRICT

The following uses are not allowed in any district in the City of Durango:

1. Disposal of radioactive wastes;
2. Intensive agriculture;
3. Slaughterhouse;
4. Rendering plant; and
5. Medical marijuana cultivation facility.