



Agenda

Planning Commission Regular Meeting | 5:30 PM

Wednesday, September 9, 2026

Town Hall / Council Chambers - 302 Pine St Minturn, CO

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.

This agenda and meetings can be viewed at www.minturn.org.

Meeting Access Information and Public Participation:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/86216778580>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 862 1677 8580

Please note: All virtual participants are muted. In order to be called upon an unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five minutes for public comment.

Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Senior Planner, prior to the meeting and will be included as part of the record.

1. Call to Order

2. Roll Call and Pledge of Allegiance

3. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

4. Approval of Minutes

A. August 26, 2026

5. Declaration of Conflicts of Interest

6. Public Comment

Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Planner. Those who are speaking are requested to state their name and address for the record.

7. Special Presentations

Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the Town Clerk.

- 8. Design Review and Land Use Public Hearings**
- 9. Discussion / Direction Items**
 - A. Minturn Forward: Land Use Code Update - Definitions M-Z
- 10. Staff Reports**
- 11. Planning Commission Comments**
- 12. Future Meetings**
 - A. September 23, 2026
 - B. October 14, 2026
- 13. Adjourn**



Official Minutes

Planning Commission Regular Meeting | 5:30 PM

Wednesday, August 26, 2026

Town Hall / Council Chambers - 302 Pine St Minturn, CO

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Meeting Access Information and Public Participation:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/84772285131>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 847 7228 5131

Please note: All virtual participants are muted. In order to be called upon an unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five minutes for public comment.

Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Senior Planner, prior to the meeting and will be included as part of the record.

1. Call to Order

Lynn Teach called the meeting to order at 5:30 p.m.

2. Roll Call and Pledge of Allegiance

Planning Commission Chair Lynn Teach and Planning Commission Members Michael Boyd, Melissa Decker, and Darell Wegert. Staff Members Present: Planning Director Scot Hunn and Senior Planner Madison Harris.

Note: Jeff Armistead and Amanda Mire are excused absent.

3. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

Motion by Michael B., second by Darell W., to approve the agenda as presented. Motion passed 4-0.

Note: Jeff A. and Amanda M. are excused absent.

4. Approval of Minutes

A. August 12, 2026

Motion by Darell W., second by Michael B., to approve the minutes of August 12, 2026 as presented. Motion passed 4-0.

Note: Jeff A. and Amanda M. are excused absent.

5. Declaration of Conflicts of Interest

No conflicts of interest.

6. Public Comment

Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Planner. Those who are speaking are requested to state their name and address for the record.

No public comment.

7. Special Presentations

Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the Town Clerk.

8. Design Review and Land Use Public Hearings

Note: Jeff A. arrived at 5:33 p.m.

9. Discussion / Direction Items

A. Minturn Forward: Land Use Code Update - Definitions A-L

Scot H. introduced the agenda item. The code should be user friendly and understandable however sometimes that can't be achieved with definitions. They might still have legalese embedded in them on purpose.

Melissa D. and Darell W. did not have comments.

Michael B. asked if Balconies and Decks are factored into Building Lot Coverage/Impervious Coverage.

- Scot H. explained that it depends if they are covered by a roof.

Jeff A. thinks it's important that if a Deck is going to be considered pervious by certain standards then that should be stated. This same comment might be applicable to other terms like Pavers.

- Scot H. brought up the definition for Impervious Surface.
- Jeff A. believes that in most cases decks will be pervious, so having "deck" in the definition for Impervious Surface may be a little misleading.
- Scot H. suggested addressing this issue with a graphic or elsewhere in the code to explain this issue/topic. Will also look at tightening the language.
- Michael B. suggested adding language to the effect of "water can run completely through to the ground".
- Melissa D. thinks we need to consider beyond permeability vs. impermeability. We shouldn't be allowing people to completely cover their lot with decks in place of greenspace.
- Lynn T. asked for clarification on what would count as "tightly compacted rock, gravel..."
- Scot H. explained that this is getting at parking areas that have been compacted with a lot of use and no longer allow percolation into the ground and instead water puddles.

Lynn T. questioned why "hookah bars" are part of the "Bar or Tavern" definition. Scot H. said that this definition likely came from the Model Code. Volunteered investigating where that sentence came from and if it is necessary.

Lynn T. requested an illustration for the term Bulk Plane and a reference to the illustration in the definition. She also questioned the term "Business Incubator" and

whether it needed to be called something else. Asked for Density, Gross and Density, Net to be explained.

Darell W. asked why all of the uses that can fall under “Retail” are still defined.

- Madison H. explained the settlement agreement and how these uses are still separated out in the use table for the Bolts Lake zone districts, so they still have to be defined.

Michael B. ensured that Building Height definition will be presented to the Planning Commission.

Madison H. explained everything that would be coming back to the Planning Commission i.e. definitions skipped over, definitions M-Z, and definitions picked up in staff’s readthrough of the previously reviewed articles.

10. Staff Reports

A. Manager's Report

11. Planning Commission Comments

Lynn T. warned everyone about the bears in town.

12. Future Meetings

A. September 9, 2026

B. September 23, 2026

13. Adjourn

Motion by Michael B., second by Darell W., to adjourn the regular meeting of August 26, 2026 at 6:35 p.m. Motion passed 5-0.

Note: Amanda M. is excused absent.

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director

Minturn Planning Department
Minturn Town Center
301 Boulder St. #309
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Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Melissa Decker
Amanda Mire
Darell Wegert

Memorandum

Date: September 4, 2026
To: Minturn Planning Commission
From: Madison Harris, Senior Planner
Re: Minturn Forward: Land Use Code Update - Definitions M-Z

Introduction:

Attached is the second chunk of definitions for the Planning Commission's review. These are the terms alphabetically M-Z that were not reviewed at the last meeting, as well as the additional A-L terms staff defined after conducting a read through of the drafted articles.

Request:

Staff requests review of the presented definitions by the Planning Commission. We ask the Planning Commission to keep in mind the "laymen's" point of view when reviewing and flag those definitions that might be hard to understand. We respectfully request that there be minimal wordsmithing during the meeting as there are a lot of terms to get through. Instead, flag with staff those definitions that need additional work, give general feedback, and staff will come back with updated definitions.

Analysis:

The last major section for the Planning Commission to review before starting adoption hearings is the definitions section. It has been a goal since the start of this project to have all definitions that pertain to the Land Use code in one place. Currently definitions can be found in:

- Chapter 16 - Zoning
 - Article 2 - Definitions, Illustrations, and Lot Standards
 - Article 17 - Supplemental Regulations and Standards
 - Article 19 - Sign Regulations
 - Article 22 - Legal Nonconforming Uses, Structures and Lots
 - Article 24 - Marijuana Establishments
 - Article 25 - Areas and Activities of State Interest
 - Article 27 - Natural Medicine Businesses
- Chapter 17 - Subdivisions
 - Article 2 - Definitions

Staff has assembled all of these different definition sections in alphabetical order and evaluated the existing definitions for usability and readability. We have also added definitions for new uses that show up in the new use table. This is an initial draft of those terms alphabetically starting with M-Z. *Note: Staff has since the last meeting combed through all of the previously reviewed and discussed articles to ensure that any terms in those sections are adequately defined. As such, there are some additional A-L terms also included in this chunk. Staff has also made some slight modifications to a couple of terms already reviewed and so have kept those in the attached table for review.*

Staff has placed these terms, their definitions, and a category for each one in a table. The left column is the term being defined, the center column is the definition, and the right column is the status of that definition. There are four statuses: Existing, Modified; Existing, Unmodified; Existing, Replaced; and New.

Terms with the Existing, Modified status are terms with existing definitions in our code that staff has modified to try and make them more usable. These terms will have black strikethrough text for the text being removed and/or blue underlined text for the text being added.

Terms with the Existing, Unmodified status are terms with existing definitions in our code that have not been modified at all. Staff believes they are adequate in their current form.

Terms with Existing, Replaced status are terms with existing definitions in our code that staff thought were not at all adequate and completely replaced them. These will have blue underlined text to show the new text.

Terms with New status are new terms that do not show up in our existing code and so have accompanying new definitions. These will have blue underlined text to show the new text.

There are a few highlighted terms that have no definition associated with them yet. Staff need to discuss with the Town Attorney the need for them prior to showing the definition for it.

Building Height:

Staff knows that the definition of building height is of interest as well as the calculation method. Below is an excerpt from the Zoning Regulations article that lays out the calculation method to pair with the definition.

- a. *Building or Structure Height.* The height of a building or structure is measured as the maximum vertical (plumb) distance measured between finished, natural, or established grade (whichever is more restrictive) at any point along the perimeter of the a building or structure from the finished, natural, or established grade (whichever is more restrictive) and a point on the roof depending on the roof type to the following:
 - i. The top of a flat roof; OR
 - ii. The midpoint between the top of wall where the exterior wall meets the roof structure and the highest point of a gable, gambrel, hip, shed, mansard, or other similar pitched roof.

TERM	DEFINITION	STATUS
A		
Access Drive	A private road created by deed or easement to provide vehicular ingress or egress from one or more lots or parcels.	New
Access, Motorized	Access that permits the legal passage of self-propelled, power-driven machinery or vehicles across an area.	New
Access, Non-Motorized	Access that may allow or restrict pedestrians, bicyclists and other non-motorized traffic to use a public way.	New
Accommodation Room		New
Affordable Housing	See "Community Housing".	New
Agricultural Use, Intensive	Any large scale, industrial agricultural use or practice that may produce noise, dust, chemical application, or other potential nuisance at any time during the year.	New
Americans with Disabilities Act (ADA)	The federal civil rights law passed in 1990 titled Americans with Disabilities Act that prohibits discrimination against people with disabilities in everyday public life.	New
Animal, Domestic	Any animal that has been bred or raised to live in or about the habitation of humans and is dependent on people for food or shelter.	New
Animal Run, Outdoor	A secure, enclosed outdoor structure that allows pets or livestock to exercise, play, and move around safely without a leash.	New
Aquifer Recharge Area	Land or water areas through which groundwater is replenished.	New
Architectural Detail	The unique components that together form the architectural style of a building, including, but not limited to cornices, moldings, projections, window and door openings and railings.	New

B		
Berm	An earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise, or fulfill other similar purposes.	New
Building Height	The maximum vertical (plumb) distance measured at any point along the perimeter of the structure from the finished, natural, or established grade (whichever is more restrictive) and a point on the roof depending on the roof type. No portion of any structure included in building height measurements where height is measured to a mean or mid-point shall exceed the applicable building height limitation contained in this Code. (See Illustration No. 16-2.)	Existing, Modified
Building Height Elevation	The vertical distance measured from a specific ground reference point (datum) to the highest point of a structure.	New

C		
Colorado Revised Statutes (C.R.S.)	Those laws in the State of Colorado created by the state legislature and approved by the governor.	New
Commercial Core	A designated area or district centered around business, retail, and financial activities, often functioning as a downtown or central business district.	New
Common Elements, General	All the areas on or within a property subject to the Common Interest Ownership Act, other than a subdivided unit or airspace, that are for the use of all homeowners such as the pool, the lawns and trees, and clubhouses.	New
Common Elements, Limited	A portion of the common elements reserved for the exclusive use of one or more, but less than all, the units such as patios, balconies, and front stoops which only serve one unit.	New
Covenants, Conditions and Restrictions (CC&Rs)	A set of rules governing the use of a certain piece of real estate in a given community usually enforced by a homeowners' association (HOA), neighborhood associations, or the initial builders / developers of the community.	New
Cul-de-sac	A roadway having one end open to motor traffic, the other end being permanently terminated by a vehicular turnaround.	New

D		
Decibel Level	The intensity or loudness of a sound.	New
Dimensional Standard	The required physical measurements, size limits, and spatial boundaries for buildings, land use, or manufactured objects.	New
Diversity of Housing Opportunities	The presence of a wide range of housing types, sizes, and price points within a specific neighborhood or community.	New
Drainage	The movement of water, whether by way of the natural characteristics of the ground surface or by artificial means.	New
Driveway	A private road that provides access to a home, garage, or other off-street area for vehicles. It is typically maintained by the property owner and can vary in size and design. In some cases, driveways may be shared among multiple homeowners. Additionally, a driveway can refer to a small paved area in front of a garage, often referred to as an apron, which may not be large enough to accommodate a full-sized vehicle.	New

E		
Eave	The projecting lower edges of a roof overhanging a wall of a building.	New
Emergency Vehicle Access	The roadway path or other surface that provides police or fire safety vehicular access from the dispatched point of origin to a facility, building, parcel, park or portion	New

	thereof. Emergency vehicle access includes, but is not limited to, fire lanes, public and private streets, parking lot lanes, access roadways, and walkways.	
Erosion Control	Practices aimed at preventing the movement of soil or rock by wind or water, thereby protecting environmental quality and the stability of land.	New
Exemption Plat Parcel	As pertaining to the Bolts Lake Property , whether designated as a parcel, tract, lot or otherwise, a specific parcel of land located within the Bolts Lake Property created and legally described by reference to a recorded exemption plat, which parcel is legally conveyable but must be replatted to create buildable lots pursuant to a recorded final plat prior to submittal of building permit applications for habitable improvements.	Existing, Modified
Exemption Plat Process	As pertaining to the Bolts Lake Property , the process described in Section 17-6-80 and applicable to the Bolts Lake Property for administrative review and approval of final subdivision plats to create legally conveyable (but not developable prior to recording of an approved final plat) exemption plat parcels within the Bolts Lake Property.	Existing, Modified

F

Family		
Fence	An enclosure or barrier, such as wooden posts, wire, iron, etc., used as a boundary, means of protection, privacy screening or confinement, but not including hedges, shrubs, trees, or other natural growth.	New

G

H

Hedge	A row of closely planted shrubs, bushes, or any kind of plant forming a boundary or fence.	New
Human-Made Setting	A physical surrounding, space, or infrastructure created, built, or significantly altered by humans rather than occurring naturally.	New

I

Impervious Surface	Any portion of a lot or parcel covered in material that substantially reduces or prevents infiltration or absorption of water or stormwater into the ground. The area of the lot or parcel covered by the following surfaces, materials or improvements shall be considered as impervious surface in all character areas districts :	Existing, Modified
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	a. The principal building, excluding roof overhangs. b. All accessory buildings, parking garages, carports and sheds. c. Porches, stairways, decks, elevated walkways, sheds and other structures, together with paved areas or areas otherwise covered with materials such as impervious asphalt, concrete, compacted gravel, rock, stone or tightly grouped (e.g. less than 1/8" spacing between deck boards) deck surfaces impervious to water. d. Parking areas, sidewalks and driveways regardless of surface materials.	
Intensity	Relative measure of development impact as defined by characteristics such as the number of dwelling units per acre, amount of traffic generated, and amount of site coverage.	New

J

K

L

Legal Nonconforming Site Feature	An exterior element of a property lawfully built or installed under past zoning regulations but which no longer complies with current zoning regulations.	New
Location and Extent	A process created to establish a review procedure for the location and extent of public buildings, facilities or uses as provided by Section 30-28-110, Section 22-32-124(1), and Section 22-32-124(1.5)(a) et seq. of the Colorado Revised Statutes.	New
Lot, Flag	A type of land parcel that has a narrow, flagpole-like access strip connecting a larger portion of the lot, known as the flag, and which is behind another lot to a public road or access drive.	New

M

Maintenance Facility	A facility used for storing, maintaining, servicing, and/or repairing vehicles used in conjunction with a public transportation system.	New
Major Development/Redevelopment	Any act, improvement, or development that doesn't meet the definition of Minor Development.	New
Major Facilities of a Public Utility	Transmission lines, power plants, substations, pipelines, and storage areas of utilities as herein separately defined.	Existing, Unmodified

Manufactured Home	Factory-built, single-family structures that meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. § 5401), commonly known as the HUD Code.	Existing, Unmodified
Manufacturing, Light	An establishment engaged in manufacturing, assembly, compounding, processing, packaging, treatment or distribution of projects, including primary product production from raw materials or production of services, but excluding establishments which produce or emit toxic or noxious gases, odors or fumes, excessive noise, vibration or electrical interference or similar substances or conditions onto adjacent or other properties; or dangerous to the comfort, peace, enjoyment, health and safety of the community.	Existing, Unmodified
Marijuana or Marihuana	All parts of the plant of the genus <i>Cannabis</i> , whether growing or not, the seeds thereof, the resin extracted from any part of the plant and every compound, manufacture, salt, derivative, mixture or preparation of the plant, its seeds or its resin, including marihuana concentrate. <i>Marijuana</i> or <i>marihuana</i> does not include industrial hemp, nor does it include fiber produced from the stalks, oil or cake made from the seed of the plant, sterilized seed of the plant which is incapable of germination or the weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink or other product.	Existing, Unmodified
Marijuana Club	An entity or place of assembly that allows members and their guests, or any other persons, to consume marijuana or marijuana products, whether for profit or not for profit. <i>Marijuana clubs</i> shall not include social gatherings within a residential zone of adults twenty-one (21) years of age and older, where a fee is not charged, goods are not sold or no profit is made by the individual or entity hosting the gathering.	Existing, Unmodified
Marijuana Cultivation Facility	An entity licensed to cultivate, prepare and package marijuana and sell marijuana to retail marijuana stores, to marijuana product manufacturing facilities and to other marijuana cultivation facilities, but not to consumers.	Existing, Unmodified
Marijuana Establishment	A marijuana cultivation facility, marijuana testing facility, marijuana product manufacturing facility or a retail marijuana store.	Existing, Unmodified
Marijuana Product Manufacturing Facility	An entity licensed to purchase marijuana; manufacture, prepare and package marijuana products; and sell marijuana and marijuana products to other marijuana product manufacturing facilities and to retail marijuana stores, but not to consumers.	Existing, Unmodified
Marijuana Products	Concentrated marijuana products that are comprised of marijuana and other ingredients and are intended for use or consumption, such as, but not limited to, edible products, ointments and tinctures.	Existing, Unmodified
Marijuana Testing Facility	An entity licensed to analyze and certify the safety and potency of marijuana.	Existing, Unmodified
Marketplace	A retail center located in a unique architectural setting with a mix of small specialty shops and carts offering one-of-a-kind merchandise, with an emphasis on gifts and crafts supplied locally and food offerings.	New

Mass Gathering	A group of five hundred (500) or more persons assembled together for a meeting, festival, social gathering, entertainment, recreation, scheduled event, or other similar purpose.	New
Master Map	The map set forth in Section 16-10-35 , which map depicts depicting all previously defined non-buildable area(s) within the M mountaintop A area that contain lynx denning and peregrine falcon nesting areas, view shed corridors, wetlands and stream corridors, and critical slopes greater than thirty percent (30%).	Existing, Modified
Master Plan	A compendium of reports, charts, graphs, drawings, maps or plans as may be adopted, or any portion thereof or any amendment thereto, which sets forth recommendations and policies for guiding any future growth and development while providing for the public's health, safety and general welfare.	Existing, Unmodified
Master Sign Program	A comprehensive document that contains a set of sign criteria that is unique to a specific shopping center, commercial property, building or development that has the need at present or potentially in the future, for three or more tenant signs.	New
Material Change	Any change in a project as approved under these regulations which significantly alters the nature of impacts considered in approval of the original permit or in the case of a development not previously issued a permit, a structural modification, change of use, change of operation, or change of user, which significantly alters the nature of the development and its associated impacts.	Existing, Unmodified
Matter of State Interest	An area or activity of state interest or both, as set forth in Section 24-65.1-101, et seq., C.R.S.	Existing, Unmodified
Mechanical Appurtenances/Equipment	Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork).	New
Mechanical Equipment, Ground-Mounted	Any secondary mechanical, electrical, structural, or utility component that is permanently anchored directly into the earth (rather than attached to a building, roof, or wall) to support a primary system.	New
Mechanical Equipment, Roof-Mounted	All necessary mechanical appurtenances placed on the roof, including, but not limited to, air conditioning units, heating units, elevator penthouses, communications towers, and satellite receiving dishes, located on top of a building.	New
Membership Organization	Any nonprofit organization exclusively serving members and their guests whose facilities are limited to meeting, eating and recreational uses; and further, whose activities are not conducted principally for monetary gain.	Existing, Unmodified
Mining	The development or extraction of a mineral from its natural occurrences on affected land; the extraction and removal of materials from land.	New
Mining, Surface	Processes for the commercial removal of minerals or aggregate materials from the surface of the earth.	New
Minor Development/Redevelopment	Any act, improvement, or development which may or may not require a building or other permit and which deemed by the Planning Director to be minor or insubstantial by nature including but not limited to: changes to exterior materials, revisions to exterior window/door	New

	placement and/or sizing, and fences. Minor Development/Redevelopment generally does not include any act, improvement, or development resulting in expansion and/or increases to building height, building lot coverage, or impervious coverage.	
Mitigation	The lessening, offsetting, or minimizing of or compensating for the adverse impacts of development.	New
Mixed Land Uses	On a tract of land or within a project the mixing/planning of compatible uses, horizontally or vertically, on a property, such as commercial, offices, residential or institutional.	New
Mixed Use Development	The development of a tract of land, building or structure with a variety of complementary and integrated uses such as, but not limited to, residential, office, manufacturing, retail, public or entertainment in a compact urban form.	Existing, Unmodified
Mobile Home	A single-family dwelling built on a permanent chassis designed for long-term residential occupancy and containing complete electrical, plumbing and sanitary facilities and designed to be installed in a permanent or semi-permanent manner with or without a permanent foundation, which is capable of being drawn over public highways as a unit or in sections by special permit. (Section 38-12-201.5[2], C.R.S.)	Existing, Unmodified
Mobile Home Park	Any parcel of land or portion thereof used for location of three (3) or more mobile homes for human habitation.	Existing, Unmodified
Mobile Home Space	A plot of ground within a mobile home park designed for accommodation of one (1) mobile home or camper vehicle.	Existing, Unmodified
Mobile or Manufactured Home Sales	The sale, lease or rental of new and used mobile homes, modular homes, manufactured homes, and trailers and motor homes.	Existing, Modified
Modular Home	A single-family dwelling residential structure which is partially or entirely manufactured in a manufacturing facility; is installed on an engineered permanent foundation; has brick, wood or cosmetically equivalent exterior siding and a pitched roof; and is certified pursuant to the adopted Building Code.	Existing, Modified
Monument Corners	A physical marker placed by a licensed land surveyor to mark the exact geographic point where property boundaries, lot lines, or public land divisions meet.	New
Monument Records	A written and illustrated document describing the physical appearance of a survey monument, benchmark, and its surrounding accessories or reference points.	New
Motel	An establishment providing sleeping accommodations with a majority of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.	Existing, Unmodified
Motor/Recreational Vehicle Sales, Service and Rental	The sale, lease or rental of new and used automobiles, trucks, motor homes, recreational vehicles and trailers.	Existing, Unmodified
Mountaintop Area	The land comprising, collectively, the Willow Creek Character Area, the Rock Creek Area and the Holy Cross Character Area.	Existing, Unmodified

Mountaintop Road Standards	The following design standards within Appendix C for roadways to be constructed within the mountaintop area in connection with, as applicable, development of estate lots and ranch lots. [Table with road standards moved to Appendix C and struck through in the definition section.]	Existing, Modified
Multi-Modal Transportation	An approach to the movement of people and/or goods that incorporates multiple modes of transportation including, but not limited to, the following: • Automobiles • Commuter railways • Buses • Bicycles (including E-bikes) • Walking	New
Municipal and Industrial Water Project	A water supply system and all related components through which a water supply from either surface or subsurface, alluvial or groundwater, renewable or non-renewable sources is derived for municipal or industrial uses or both. A water supply system includes wells, diversion facilities, pumps, conduits, canals, pipes, ditches, storage tanks, reservoirs or other impoundments, through which a water supply is obtained directly or by trade, substitution, augmentation or exchange, and also includes those components for returning unconsumed flows back to the stream system. The filing of an application in court or with the Colorado Ground Water Commission to adjudicate the use of water and obtaining a decree or determination, in and of itself, shall not constitute the development of a water project.	Existing, Unmodified
Municipal Parking/Garage	A Town-owned lot, consisting of off-street ground level area that is surfaced and improved, or a building or structure consisting of more than one (1) level, used for the temporary storage of motor vehicles, and open to the public, regardless of whether a fee is charged.	New
Municipal Property	Any property , chattels structures, equipment, facilities , lots and/or parcels owned by the Town.	Existing, Modified
Municipal Use	Any use of land or structures by the Town.	Existing, Unmodified

N		
Native Vegetation	Those plant species, communities, or vegetative associations which have naturally adapted themselves to the climate and soils of an area and are indigenous to the given area.	New
Natural Hazard	A geologic, floodplain, or wildfire hazard as identified by a local, state or federal agency.	New
Natural Hazard Area	An area subject to natural events known to result in death or endangerment to public health, safety and welfare such as stream flooding, ground water, flash flooding, erosion or fluvial deposits, landslides, earthquakes, weak foundation soils, wildfire, and other hazards unique to a local or regional area.	New

Natural Medicine	Psilocybin, or psilocyn, and other substances defined as “natural medicine” in C.R.S. §§ 44-50-101 through 904 (the “Colorado Natural Medicine Code”).	Existing, Modified
Natural Medicine Business	Shall have the meaning provided in the Colorado Natural Medicine Code, as may be amended from time to time, and shall include the following: a. Natural medicine healing centers; b. Natural medicine cultivation facilities; c. Natural medicine products manufacturers; d. Natural medicine testing facilities; and e. Any other business entity licensed to perform operations related to natural medicine by the state licensing authority.	Existing, Unmodified
Natural Medicine Cultivation Facility	Shall have the meaning provided in the Code of Colorado Regulations, Natural Medicine Division, 1 CCR § 213-1, as may be amended from time to time.	Existing, Unmodified
Natural Medicine Healing Center	Shall have the same meaning as "healing center" as provided in the Colorado Natural Medicine Code, as may be amended from time to time.	Existing, Unmodified
Natural Medicine Product	Shall have the meaning provided in the Colorado Natural Medicine Code, as may be amended from time to time.	Existing, Unmodified
Natural Medicine Product Manufacturer	Shall have the meaning provided in the Code of Colorado Regulations, Natural Medicine Division, 1 CCR § 213-1, as may be amended from time to time.	Existing, Unmodified
Natural Medicine Services	Shall have the meaning provided in the Colorado Natural Medicine Code, as may be amended from time to time.	Existing, Unmodified
Natural Medicine Testing Facility	Shall have the meaning provided in the Code of Colorado Regulations, Natural Medicine Division, 1 CCR § 213-1, as may be amended from time to time.	Existing, Unmodified
Natural Resources	<u>Existing natural elements relating to land, water, air, plant and animal life, including but not limited to soils, geology, topography, surface and subsurface water, wetlands, vegetation, and animal habitats.</u>	New
Natural Setting	<u>Land and water that has substantially retained its natural character or land and water that, although altered in character, is important as habitats for plant, animal, or aquatic life.</u>	New
Night Sky	<u>The appearance of celestial objects like stars, planets, or the moon visible in a clear sky between sunset and sunrise when the sun is below Earth’s horizon.</u>	New
Nonconforming Lot	Any lot which was lawfully established pursuant to the regulations in effect at the time of its development, but which does not conform to the minimum lot area standards of this Chapter for the zone district in which the lot is located.	Existing, Unmodified
Nonconforming Structure	Any structure which was lawfully established pursuant to the regulations in effect at the time of its development, but which does not conform to the standards of this Chapter for the zone district in which the structure is located regarding minimum setbacks, maximum height or maximum building lot coverage, the applicable standards for off-street parking or other applicable standards.	Existing, Unmodified

Nonconforming Use	Any use of a structure or land which was lawfully established pursuant to the regulations in effect at the time of its development, but which use is not designated in this Chapter as an allowed use, a use allowed by limited review or a use allowed by conditional review in the zone district in which it is located.	Existing, Unmodified
Non-Potable Water	Water that is not fit for human consumption.	New
Nude Entertainment Establishment	An establishment where a person appears in a state of nudity when such person is unclothed or in such attire, costume or clothing as to expose to view any portion of the female breast below the top of the areola or any portion of the pubic hair, anus, cleft of the buttocks, vulva or genitals of either sex.	Existing, Unmodified
Nuisance	Has the meaning stated in Section 7-2-10 of the Minturn Municipal Code.	New
Nursery and Landscape Supply Sales	An establishment for the growth, display, and/or sale of plants, shrubs, trees, and materials used in indoor or outdoor planting. Activities associated with such an establishment may be conducted within and/or outside of an enclosed building.	New

O		
Off-Premises Sign	A sign which advertises a business, merchandise, project, service or entertainment which is sold, produced, manufactured, furnished and located on a property other than that on which the sign is located.	Existing, Unmodified
Office Use	Offices or studios of professional or service occupations or agencies which benefit from and contribute to an environment of semi-residential nature characterized by low traffic and pedestrian volumes, lack of distracting, irritating or sustained noise and low density of building developments, including accountant, appraiser, architect, engineer, insurance adjuster, landscape architect, lawyer, consultant, secretarial agency, bonding agency, travel agency, real estate, mortgage or title agency and investment agency.	Existing, Unmodified
Open Space	Any land or water area which serves the purpose of providing park, agricultural, recreational, or conservation opportunities and areas, and which is dedicated, designated or reserved for public or private use. Construction within open space is limited to foot paths, bridges, irrigation structures, erosion protection devices, underground utilities and outdoor recreation facilities. Ownership of open space may be deeded or reserved to a property owners' association, or may be dedicated to the public or protected in other forms deemed acceptable to the Town Council. Indoor recreation facilities shall not be included in open space.	Existing, Modified
Open Space, Common/Private	Land within or related to a project, not individually owned or dedicated for public use, that is designed and intended for the common, private use or enjoyment of the residents and guests of the development, and may include such complementary structures and improvements as are necessary and appropriate.	Existing, Modified

Open Space, Public	Open space owned <u>and maintained</u> by a public agency and maintained by it for the use and enjoyment of the general public.	Existing, Modified
Open Space Ratio	Total area of open space divided by the total site area in which the open space is located.	Existing, Unmodified
Open Space, Unusable	Land dedicated to conservation opportunities in which construction is limited to trails, bridges, irrigation structures, erosion protection devices, underground utilities and similar low-impact uses.	Existing, Unmodified
Open Space, Usable	Land dedicated to outdoor recreation which may include parks with play equipment, ball fields, lawn areas, walkways, soft and hard trails, sitting areas, courtyards and landscaping areas, tennis courts, swimming pools or other meaningful recreation facilities common to the residents.	Existing, Unmodified
Ordinary High Water Mark	That line on the bank established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris or other appropriate means that consider the characteristics of the surrounding areas.	Existing, Unmodified
Other Use Determined to be Similar in Nature to other Permitted Use(s)	<u>A use that the Planning Director determines to be sufficiently similar to a use identified as a Permitted Use in the applicable zone district.</u>	New
Outdoor Food Vendor	A vendor who sells food or drink from a food cart, food truck, or food trailer.	Existing, Unmodified
Outdoor Food Vendor Park/Court	<u>An area of land on which more than one (1) outdoor food vendor sells food and/or beverages to the public, and on which the public may consume food and/or beverages.</u>	New
Outdoor Storage	<u>Storage of materials, merchandise, stock, supplies, machines, operable vehicles, equipment, manufacturing materials, and/or personal property of any nature that are not kept in a structure having at least four (4) walls and a roof, regardless of how long such materials are kept on the premises. This term shall not apply to the following:</u> a. <u>Items for sale to the public, such as new and used cars, recreational vehicles, boats, and landscape and building materials, where such items are permitted for sale in the zone district in which they are located.</u> b. <u>Outdoor parking of motor vehicles regularly used in connection with the operation of an establishment, or outdoor parking for not more than forty-eight (48) hours of motor vehicles intended for servicing in connection with a Principal Use.</u>	New
Outdoor Storage, Accessory to a Non-Residential Use	<u>Outdoor storage that is accessory to a principal, non-residential use and that is screened from view when observed from any adjoining public or private right-of-way, public or private park and/or open space, and/or residential zone district with opaque fencing, a wall(s), a berm(s), landscaping, or combination thereof.</u>	New
Outdoor Storage, Screened	<u>Outdoor storage that is screened from view when observed from any adjoining public or private right-of-way, public or private park, open space, and/or residential zone district with opaque fencing, wall(s), berm(s), landscaping, or combination thereof.</u>	New

Owner	Any person, agent, firm, corporation, or partnership that alone, jointly, or severally with others: 1) has legal or equitable title to any premises, dwelling, or dwelling unit, with or without accompanying actual possession thereof; or 2) has charge, care, or control of any premises, dwelling or dwelling unit, as agent of the owner or as executor, administrator, trustee, or guardian of the estate of the beneficial owner.	New
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P		
Parcel	A unit of land or a series of contiguous units of land held in common ownership. (See Illustration No. 16-1 at Section 16-2-30.)	Existing, Modified
Park	Land retained in an open condition for recreation use; it may be improved with playground apparatus, tennis courts, picnic areas, riding or hiking trails, recreation fields, swimming pools and similar facilities.	Existing, Unmodified
Parking and Traffic Control	All signs, signals, markings, and devices placed or erected by authority of a public body or official having jurisdiction, for the purpose of regulating, warning, or guiding traffic, including signs denoting names of streets and highways.	New
Parking Area	Any public or private area under or outside of a building or structure, designed and used for parking motor vehicles, including parking lots, garages, private driveways and legally designated areas of public streets.	Existing, Unmodified
Parking Area, Private	A parking area for the exclusive use of the owners, tenants, lessees or occupants of the lot on which the parking area is located, or their customers, employees or whomever else they permit to use the parking area.	Existing, Unmodified
Parking Area, Public	A parking area available to the public, with or without payment of a fee.	Existing, Unmodified
Parking Area, Shared	Joint use of a parking area for more than one (1) use.	Existing, Unmodified
Parking Garage	A building or structure consisting of more than one (1) level and used to store motor vehicles.	Existing, Unmodified
Parking Management Plan	A written document describing the number, location, size, and access to vehicular parking to be provided within a development and which is prepared and approved in accordance with a Development Agreement.	New
Parking, Off-Site	A parking area located on a separate lot than the principal use it serves.	New
Parking, Off-Street	An area maintained on a the lot or parcel in an accessible and unobstructed condition and accessed directly from a publicly or privately owned street for parking of vehicles by the residents, visitors, employees and customers of uses occupying the lot.	Existing, Modified
Parking, On-Site	Parking spaces located on the same lot or parcel as the land use generating the need for parking.	Existing, Unmodified
Parking, On-Street	The storage space of an automobile that is located in the street right-of-way.	New
Parking Space	Space adequate to park a standard automobile, plus means of access.	Existing, Unmodified

Parking Space, Accessible	A designated parking spot reserved for individuals with qualifying disabilities, featuring compliant dimensions, and adjacent striped access aisle, proper signage, and a direct connect to an accessible route.	New
Parking Space, Compact Vehicle	Designated parking spaces that are slightly smaller in dimension compared to standard spaces.	New
Parklet	An expansion of the sidewalk, often-times through the construction of a platform, into one or more on-street parking spaces to create people-oriented places and amenities.	New
Parks and Playground	Land dedicated to the Town, or dedicated to another governmental or quasi-governmental entity with the consent of the Town, that is designated for recreational use, and that may be improved with playground apparatus, sport courts, picnic areas, shelters, riding, biking or hiking trails, skateboard areas, other game courts or pits, art, memorials and historic structures.	New
Participant	Shall have the meaning provided in the Colorado Natural Medicine Code, as may be amended from time to time.	Existing, Unmodified
Particulate Matter	As defined within the Colorado Air Pollution Prevention and Control Act C.R.S. Title 25, Article 7.	New
Party Wall	A common, shared wall between two (2) separate structures, buildings or dwelling units. (See Illustration No. 16-1 at Section 16-2-30.)	Existing, Modified
Patio	A hardscape surface, which may or may not be constructed of pervious surfaces, and which functions as an outdoor living space as part of a landscape and, generally, is constructed at-grade.	New
Pawnshop	A place of business which takes or receives, by way of pledge, pawn or exchange, goods, wares, merchandise or any kind of personal property whatever, for the repayment or security of any money loaned thereon, or to loan money on deposit of personal property.	Existing, Unmodified
Pedestrian-Oriented	Development designed with an emphasis primarily on the street, sidewalk, and pedestrian access to the site and building rather than on auto access and parking areas.	New
Pedestrian Scale	The proportional relationship between an individual and his or her environment. <i>Pedestrian scale</i> suggests that the relationship between a person and the environment, whether natural or created, is comfortable and intimate and contributes to the individual's sense of accessibility. Pedestrian scale also means the proportional relationship between the dimensions of a building or building element, street, outdoor space, or streetscape element and the average dimensions of the human body, taking into account the perceptions and walking speed of a typical pedestrian.	Existing, Modified
Permit	A document issued by the Town granting permission to engage or commence in an activity authorized through the approval of a land use application perform an act or service which is regulated by the Town.	Existing, Modified

Permit (Areas and Activities of State Interest)	A permit issued under these regulations to conduct an activity of state interest and/or to engage in development in an area of state interest.	Existing, Unmodified
Permit Authority	The Town Council.	Existing, Unmodified
Permitted Property	The property subject to and associated with the fowl permit.	Existing, Unmodified
Person	Any private individual, natural person, company, corporate body, limited liability company or organization, or a manager, agent, owner, director, servant, officer or employee thereof; firm, partnership, association, social or fraternal organization, estate, trust, receiver, syndicate, branch of government any including the state and federal governments, and including any political subdivision, agency, instrumentality, or corporation thereof or any other group or combination acting as a unit.	Existing, Replaced
Personal Arts Studio	Place designed to be used, or used as, both a dwelling place and a place of work by an artist, artisan, or craftsperson, including persons engaged in the application, teaching, or performance of fine arts such as but not limited to drawing, vocal or instrumental music, painting, sculpture, and writing.	New
Personal Services	Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel. Personal services include, but are not limited to, the following: laundry, linen supply, diaper service, beauty and barber shops, shoe repair, funeral service, steam baths, reducing salons and health clubs, clothing rental, locker rental, porter service and domestic services.	Existing, Unmodified
Pervious Surface	Area on a lot that consists of natural or human made, pervious material that absorbs water, including storm water, and includes: wild ground cover, fescue sod, native grasses, wildflowers, xeriscape areas, trees, riparian areas, river and creek areas, wetlands, reservoirs, and other green plant life.	Existing, Modified
Pet Relief Area	Grass at a property providing commercial and retail services for pets, such as veterinarian and boarding facilities. The area must not exceed two hundred (200) square feet.	Existing, Unmodified
Phasing	Development undertaken in a logical time and geographic sequence. See also the phasing standards at Section XX-XX-XX of this Chapter.	Existing, Unmodified
Phasing Plan	A plan specifying the components of a development project that will be completed in each phase, proposed construction time frames, and anticipated Project investment for each Project component in each Phase.	New
Photographic Studio	An establishment for taking and developing photos for sale.	Existing, Unmodified
Pipeline	Any pipeline and appurtenant facilities thereto, designed for, or capable of, transporting natural gas, manufactured gas, or other petroleum derivatives.	Existing, Unmodified
Planned Unit Development (PUD)	An area of land controlled by one (1) or more landowners, to be planned, designed and developed as a , customized zone district under unified control or unified plan of development for a number of dwelling units, residential, commercial, educational, recreational or industrial uses or any combination of the foregoing, A PUD the plan for which	Existing, Modified

	may not correspond in lot size, bulk or type of use, density, building lot coverage, open space or other restriction to the existing land use regulations <u>or dimensional limitation prescribed or applicable within the underlying zone district in place prior to the approval of the proposed PUD. Pursuant to the State of Colorado Planned Unit Development Act of 1972 (Section 24-67-103(3), C.R.S.).</u>	
Planned Unit Development Agreement	<u>A legally binding, privately negotiated contract between a property developer and a local government unit that sets unique zoning rules, land uses, and design standards for a specific master planned project.</u>	New
Planning Commission	The Planning Commission of the Town, whose duly authorized agent for administrative matters is the Planning Director.	Existing, Unmodified
Planning Director	The Town Administrator or <u>their</u> his or her designee.	Existing, Modified
Planning Staff or Planner	A person or persons employed by the Town to assist the Planning Commission in a staff capacity.	Existing, Unmodified
Plat Mylar	<u>An official map of a land subdivision printed on a durable, archival polyester film that is legally recorded at local government offices.</u>	New
Platted Lot	<u>A parcel of land recorded in the office of the Clerk and Recorder, or a parcel described by metes and bounds, the description of which has been so recorded.</u>	New
Playground	<u>An area developed for active play that may contain playground apparatus, sport courts, picnic areas, shelters, skateboard areas, other game courts or pits, art, memorials and historic structures.</u>	New
Playground Turf	Grass in designated play areas with playground amenities, including, but not limited to, slides, swings and climbing structures on homeowner association owned/managed property or at a public park, water park, school, daycare or family care center facility, senior center or religious institution. Playground turf may be located less than ten (10) feet from a street if fenced.	Existing, Unmodified
Plaza	An open area that may be improved and landscaped; usually surrounded by streets and buildings.	Existing, Unmodified
Pocket Park	<u>A small publicly accessible outdoor space – usually the size of single residential lot or smaller – designed to provide recreation, seating/gathering, or places to rest.</u>	New
Potable Water	<u>Also known as drinking water, comes from surface and ground sources and is treated to levels that that meet state and federal standards for consumption.</u>	New
Power Plant	Any of the following: a. Any fossil fuel, biofuel, or similar electrical energy generating facility or addition thereto with a generating capacity of fifty (50) megawatts or more, and any appurtenant facilities.	Existing, Unmodified

	b. Any solar or wind electrical energy generating facility or addition thereto with a generating capacity in excess of five hundred (500) kilowatts, and any appurtenant facilities. c. Any nuclear or hydropower electrical generating facility of five hundred (500) kilowatts or more.	
Power Plant, Biomass	<u>A facility that generates electricity or thermal energy through the combustion, gasification, or biochemical conversion of organic materials derived from biological sources (e.g., agricultural residues, forest debris, wood waste, animal manure, energy crops, or food processing byproducts). The facility may include ancillary buildings, structures, and/or uses such as fuel storage areas, feedstock processing equipment, combustion or conversion systems, turbines, generators, emission control devices, and utility interconnections. This term does not include landfills, municipal solid waste incinerators, or facilities using hazardous or non-biogenic materials as primary fuel sources.</u>	New
Power Plant, Geothermal	<u>A facility designed, constructed, and operated to generate electric power by geothermal energy. A geothermal power plant may use conventional hydrothermal reservoirs, or enhanced geothermal system reservoirs, to produce geothermal fluids for power generation across differing power plant configurations (e.g., dry, steam, flash, binary cycle).</u>	New
Preexisting Use	The use of a lot or structure prior to the time of the enactment of this Zoning Code.	Existing, Unmodified
Preliminary Plat	The map of a proposed subdivision and specified supporting materials drawn and submitted in accordance with the requirements of this Chapter to permit the evaluation of the proposal prior to detailed <u>final</u> engineering and design required for the final plat.	Existing, Modified
Price Capped For Sale Housing	Housing subject to a deed restriction requiring that the housing meet initial sales prices, resale price appreciation limits, quality, and other criteria set forth in the guidelines and administrative procedures.	Existing, Unmodified
Price Capped Rental Housing	Rental housing subject to a deed restriction requiring that the housing meet rental rate restrictions, quality, annual compliance and other criteria set forth in the guidelines and administrative procedures.	Existing, Unmodified
Principal Building	<u>A building in which is conducted the primary or predominate use of the lot on which it is located.</u>	New
Principal Use	The primary purpose or function that a lot serves or is intended to serve.	Existing, Unmodified
Processing	<u>To subject to some special process or treatment, as in the course of manufacture; change in the physical state or chemical composition of matter; the second step in use of a natural resource; examples include but are not limited to petroleum refining, ore smelting, coal crushing and cleaning, saw mills, alfalfa pellet mills, food canning or packing, creation of glass, ceramic, or plastic materials, gravel crushing, cement manufacture.</u>	New
Professional Activities	The conduct of a business, profession, service or government where retail trade is not conducted.	Existing, Unmodified

Professional Office, Business Office and/or Studio	A room or suite of rooms maintained for the practice of any generally recognized profession, including medical practitioners, dentists, lawyers, architects, engineers or similar professions.	Existing, Unmodified
Project	The proposed activity for which a permit is required together with any development activity that is reasonably enabled or made possible by the proposed activity.	Existing, Unmodified
Projecting Sign	A sign other than a wall sign, which projects from a wall and is supported by a wall of a building or structure, or by a device that extends from the wall of the building or structure.	Existing, Unmodified
Property	A lot, parcel, tract, or plot of land together with the buildings, structures, improvements and appurtenances thereon.	New
Public Building/Facility or Use	Any building open to the general use, participation or enjoyment of the public and owned by the Town, county, district, state or federal government or a public utility corporation.	Existing, Unmodified
Public Event	An event that is open to and may be attended by the general public, regardless of whether an admission fee is charged. This includes, but is not limited to, concerts, fairs, festivals, parades, and performances.	New
Public Improvements	All commonly used amenities and infrastructure , including, but not limited to, parking, driveways, walkways, landscaping, recreational facilities, outdoor lighting, off-site roads, water and sewer mains, drainage, public parks, open space and other improvements.	Existing, Modified
Public Nuisance	Any place where people congregate, which encourages a disturbance of the peace, or where the conduct of persons in or about that place is such as to annoy or disturb the peace of the occupants of or persons attending such place, or the passerby on the public street or highway. (Section 16-14-304(1)(a), C.R.S.)	Existing, Unmodified
Public Space	An area or structure that is open and accessible to the general public, usually without charge or explicit invitation.	New
Public Transportation	Services provided for the public on a regular basis by vehicles such as bus or rail on public ways using specific routes and schedules, and usually on a fair-paying basis.	New
Public Utility	A closely regulated enterprise with a franchise for providing to the public a utility service deemed necessary for the public health, safety and welfare. Facilities used for public utility purposes, including but not limited to an electric substation, a gas regulator station, a telephone exchange, a water or sewer pumping station or a water reservoir.	Existing, Unmodified
Public Utility (Areas and Activities of State Interest)	As relates to Areas and Activities of State Interest , those utilities as defined by Sections 39-4-101 and 40-1-103.	Existing, Modified
Publicly Accessible	A space such as a plaza or sidewalk on private property that is directly accessible from a public right-of-way and use by the general public is allowed.	Existing, Unmodified

Q		
[Reserved]	[Reserved]	

R		
Rail	A system of tracks and related infrastructure (e.g., railroad yard, bridges, stations, etc.) used for the movement of goods and/or people via trains.	New
Railroad	Union Pacific Railroad (UPRR).	New
Railroad Yard	An open area for the storage and repair of trains.	Existing, Unmodified
Ranch Lot	A legally conveyable and developable parcel of land having a minimum land area of thirty-five (35) acres that is established as a lot pursuant to a ranch lot plat.	Existing, Unmodified
Ranch Lot Plat	The recorded final plat as approved pursuant to the ranch lot process.	Existing, Unmodified
Ranch Lot Process	The process described in Section 17-6-70 for Planning Commission review and approval of final subdivision plats to create legally conveyable and developable lots within the mountaintop area, each such lot having a minimum land area of thirty-five (35) acres.	Existing, Unmodified
Reclamation	The reasonable rehabilitation of the affected land for useful purposes, and the protection of the natural resources of the surrounding area.	New
Recreation, Active	Leisure activities, usually performed with others, often requiring equipment and taking place at prescribed places, sites, or fields. The term "Active Recreation" includes but is not limited to swimming, tennis, pickleball, and other court games, baseball and other field sports, golf, and playground activities.	New
Recreation, Passive	Recreational activities that generally do not require a developed site. This generally includes such activities as hiking, horseback riding, and picnicking.	New
Recreation Facility, Indoor	A facility place designed and equipped for the conduct of sports, and leisure time activities and/or other customary and usual recreation activities that are conducted within a building.	Existing, Modified
Recreation Facility, Outdoor	A facility, fields, courts, or similar areas designed and equipped for the conduct of sports, leisure time activities and/or other customary and usual recreation activities that are conducted outside of a building.	New
Recreation Facility, Private	A facility for use solely by the residents and guests of a particular residential development, planned unit development, or residential neighborhood including indoor or outdoor facilities.	New
Recreational Area, Outdoor	An open-air space or natural setting designated, managed, or used by the public for leisure, fitness, and recreational activities.	New
Recreational Vehicle	A vehicular-type portable structure without permanent foundation that can be towed, hauled or driven and primarily designed as a temporary living accommodation for recreational, camping and travel use and including, but not limited to, travel trailers, truck campers, camping trailers and self-propelled motor homes.	Existing, Unmodified
Recreational Vehicle Park	Any lot or parcel of land upon which two (2) or more recreational vehicles sites are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.	Existing, Unmodified

Recycling	In regards to Areas and Activities of State Interest , the treatment of wastewater in a manner that will replenish its quality to the standard established by the Colorado Department of Public Health and Environment where permissible by state water law.	Existing, Modified
Redevelopment	The process of improving, renovating, or rebuilding an area, building, or site that already has preexisting uses or structures.	New
Regulated Natural Medicine	Shall have the meaning provided in the Colorado Natural Medicine Code, as may be amended from time to time.	Existing, Unmodified
Rental Business	A business engaged in the lease and/or rental of new or used goods or products directly to a final user or a consumer, not a reseller.	New
Reservoir	A pond, lake, tank or basin, natural or man-made, used for the storage, regulation and control of water.	Existing, Modified
Reservoir Agreement	The meaning stated in Section 13-1-10 .	Existing, Unmodified
Resident Area Turf	Grass up to one hundred fifty (150) square feet per dwelling or accommodation unit at multi-family residential properties, multi-family mixed use properties, or assisted living and rehabilitation centers used by tenants for recreation or leisure, and is separate from non-functional and non-accessible but required landscape areas typically associated with parking lots, streetscapes or other non-accessible areas.	Existing, Unmodified
Resident Occupied Community Housing	Housing with a deed restriction recorded against it requiring that it be owned or occupied by an Employee/Qualified Resident as its Primary Residence as set forth in this Article and the Town of Minturn Housing Guidelines and Administrative Procedures.	Existing, Modified
Residential Nameplate	A type of sign allowed for the sole purpose of identifying the inhabitants of a residential structure, the house name or the address of the residence.	Existing, Unmodified
Restaurant	Any establishment whose principal business is the sale of food for consumption at tables located on the premises.	Existing, Unmodified
Restricted Parcels	As depicted on the Bolts Concept Plan, the following parcels or tracts of land within the Bolts Lake Property that are created pursuant [to] the exemption plat process, are neither Town parcels nor Battle Retained Parcels, and are subject to certain perpetual easements, restrictive covenants, purchase options or similar restrictions that run with title to such parcels, are binding on the landowner thereof, and are enforceable by and for the benefit of the Town: 1. The OTP Area; 2. The Processing Area (being a portion of the Reservoir South Area); 3. The CTP Area; and 4. The Maloit Wetlands Area.	Existing, Unmodified
Retail	The sale of goods, wares, or merchandise directly to the ultimate consumer or persons.	Existing, Replaced

Retail Marijuana Store	An entity licensed to purchase marijuana from marijuana cultivation facilities and marijuana and marijuana products from marijuana products manufacturing facilities and to sell marijuana and marijuana products to consumers.	Existing, Unmodified
Retail Store or Establishment	A building or part of a building where goods, merchandise, substances, articles or things are offered or kept for retail sale directly to the general public and includes storage on the store premises of limited quantities of such goods, merchandise, substances, articles or things sufficient only to service such store. Such a use may include outside display and sale.	Existing, Unmodified
Retirement Community	<u>A residential development designed and operated primarily for occupancy by older adults, typically age 55 and over, that may include a mix of independent living units, assisted living units, and common facilities. Retirement communities may offer shared amenities such as dining areas, recreational facilities, wellness services, transportation, and limited medical or personal care services. This use may also include accessory services such as housekeeping, security, and on-site management. This terms does not include skilled nursing facilities, hospitals, or assisted living facilities.</u>	New
Rezoning	<u>A revision, change, addition, or deletion in the text of this code, or a change in the zone classification or zoning district of one or more properties depicted on the official zoning map.</u>	New
Right-of-Way	A strip of land acquired by reservation, <u>easement</u> dedication, forced dedication, prescription or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission line, oil or gas pipeline, water line, sanitary storm sewer and other similar uses. Generally, it is the right of one to pass over the property of another.	Existing, Modified
Riparian Buffer	<u>The area typically comprised of the vegetative and wildlife habitats adjacent to a river, lake, or stream, consisting of the area of transition from an aquatic ecosystem to a terrestrial ecosystem.</u>	New
Roof, Flat	<u>A nearly horizontal roof pitched for water drainage only typically with a pitch of 2:12 or less.</u>	New
Roof, Pitched	<u>A shed, gabled, or hipped roof having a slope or pitch of greater than 2:12.</u>	New
Roof Ridge	<u>The horizontal line running along the very top peak of a sloped roof where two separate roof slopes meet.</u>	New
Roof Sign	A sign painted on the roof of a building or supported by poles, uprights or braces extending from the roof of a building, or projecting above the roof of a building.	Existing, Unmodified
Rowhome	<u>A group of attached residences, separated by vertical fire walls, in which each residence has its own front and rear yards.</u>	New
Run	When associated with fowl, a "run" is an enclosed and secured facility where fowl are able to move around more freely than within a coop.	Existing, Unmodified

S

Sandwich Board	A two-sided sign not affixed to a structure or permanent support.	Existing, Unmodified
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Scale	The perceived height and bulk of a building relative to that of neighboring buildings.	New
Screening Device	The enclosure of an area by a visual barrier, which may include open or solid fencing, walls, landscaping, or combination thereof.	New
Security and Crowd Control	The supervision and control of a crowd of people to maintain order and safety.	New
Sedimentation	The process by which sediment resulting from accelerated erosion has been or is being transported off the site of a land disturbing activity or into a lake or natural watercourse.	New
Self-Service Storage Facility	A structure containing separate, individual and private storage spaces of varying size, leased or rented, on individual leases for varying periods of time. Self-service storage facilities are often referred to as mini-warehouses and designed to serve both residential and commercial customers.	Existing, Unmodified
Semi-Public Space	Privately owned, but open and accessible to all.	New
Senior Housing	A dwelling unit(s) specifically designed, constructed, and managed to meet the physical and social needs of older adults, typically aged 55 years and older. Senior housing may include a variety of housing types, including independent living units, age-restricted apartments, or congregate housing, and may offer shared amenities or services such as community dining, housekeeping, wellness programs, transportation, or recreational activities. This terms does not include skilled nursing facilities, hospitals, or assisted living facilities.	New
Service Business	A business that provides a service(s) to another business(es). This includes, but is not limited to the following, consulting services, property and/or equipment maintenance services, financial and/or accounting services, computer and/or information management services, advertising and/or graphic services, and similar operations.	New
Setback	The minimum distance required between the face of a building and the lot line opposite that building face, measured perpendicularly to the building.	Existing, Modified
Shared or Party Driveway	A single driveway, no more than eighteen (18) feet wide serving two (2) or more adjoining lots. (See Illustration No. 16-1 at Section 16-2-30.)	Existing, Modified
Shed	A relatively small structure often purchased pre-built or as a kit in pre-fabricated sections. It is not designed to be served by heat, electricity or plumbing and does not need to be placed on a permanent foundation. The structure is intended to store lawn, garden, or pool care equipment.	New
Short-Term Rental	Any residential property dwelling unit or portion thereof rented for a period of less than thirty (30) consecutive days. Rentals of entire dwelling units, individual rooms, or portions of rooms shall each be considered short-term rentals. Short-term rentals are considered lodging accommodations under Chapter 4, Article 4, of this Code.	Existing, Unmodified
Sidewalk	An improved pedestrian surface that is typically adjacent to a roadway.	New
Sign	Any identification, description, logo, illustration or device that is affixed or placed directly or indirectly on a building, lot or parcel, including its structure and component parts, including any sign illumination device which is used or intended to be used to attract attention to the	Existing, Unmodified

	subject matter for the purpose of advertising or proposing a commercial transaction, or identification of a business or agency, and which is visible by the general public from any public right-of-way or any public area.	
Sign Area or Surface	a. <i>Single-face sign:</i> The entire area within a single continuous perimeter composed of squares, circles, triangles or rectangles which enclose the extreme limits of the advertising message, announcement, declaration, demonstration, display, illustration, insignia, surface or space of a similar nature, together with any frame or other material, color or condition which forms an integral part of the display and is used to differentiate such sign from the wall against which it is placed, excluding the necessary supports, architectural features, detailing or banding that is integral and incidental to the facade of the building and is clearly not considered sign backing, or uprights on which such sign is placed. b. <i>Two- or more faced signs:</i> Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that only one (1) face of a double-faced sign shall be considered in determining the sign area, when both faces are parallel and the distance between faces does not exceed five (5) feet or the interior angle does not exceed forty-five (45) degrees if the boards are in a "V" configuration. c. <i>Exempt sign backing:</i> For buildings where signage is to be mounted on building facades (such as pin-mounted or painted lettering), or on architectural detailing such as banding which is clearly integral and incidental to the building facade and architectural detailing of the building or structure, but which is i) clearly not intended to act as a separate sign backing, or ii) not integral to the construction of the sign or signage, such detailing, siding materials and/or architectural features may be exempt from the sign area calculations. However, if an applicant proposes to paint a sign on a building or structure siding or facade and the use of multiple colors produces the illusion of a sign (lettering, message, announcement, declaration, demonstration, display, illustration, or insignia) with backing, the entire area of backing shall count toward the sign area.	Existing, Unmodified
Sign Structure	Any structure which supports or is capable of supporting a sign.	Existing, Unmodified
Site Development Permit	The development plan for one (1) or more lots showing the existing and proposed conditions of the lot and any improvements existing or to be constructed on the lot. This includes topography, vegetation, drainage, floodplains, wetlands and waterways, landscaping and open spaces, walkways, means of ingress and egress, circulation, utility services, structures and buildings, signs and lighting, berms, buffers and screening devices, surrounding development, and other information that may be reasonably required for the Director to determine compliance with the requirements of these regulations, and subsequently authorize issuance of a building or development permit.	Existing, Unmodified

Site Development Sign	A sign used to identify a project under construction, including project name, general contractor, architect and prime real estate agent, and may include rental and sales information.	Existing, Unmodified
Site Plan	The scaled development plan for one (1) or more lots on which is shown the existing and proposed conditions of the lot. (See Illustration No. 16-4 at Section 16-2-30.)	Existing, Modified
Site Selection and Construction	Includes the initial site selection and construction of a facility as well as any subsequent relocation, reconstruction, or upgrade of such facility.	Existing, Unmodified
Ski Area	An area developed for snow skiing and snowboarding, with trails and lifts, including ski and snowboard rental and sales, instruction, emergency medical and eating facilities.	Existing, Unmodified
Ski Resort	A ski area that also includes sales, rental and services of related equipment and accessories, eating places, residences, hotels and motels.	Existing, Unmodified
Slope	The degree of deviation of a surface from the horizontal, usually expressed in percent or degrees.	New
Slope, Average	The mean rate of vertical elevation change over a specific horizontal distance across a land area.	New
Small Appliance Repair	A center for the sale, repair, maintenance of or diagnosis upon small appliances, defined herein as a device or instrument designed to perform a specific function, especially an electrical device such as a toaster, for household use.	Existing, Unmodified
Snow Storage Area	Adequate, usable, and accessible space within close or direct proximity to areas subject to snow removal.	New
Solar Energy System, Community-Scale	A solar energy system with a generating capacity of one (1) megawatt, or more, that serves electricity demands off-site.	New
Solar Energy System, Ground-Mounted, Accessory	A solar photovoltaic system mounted on a rack or pole that is ballasted on, or attached to, the ground and is accessory to the principal use(s) on the same lot.	New
Solar Energy System, Roof-Mounted, Accessory	A solar energy system mounted on a rack that is ballasted on, or attached to, the roof of a building or structure and is accessory to the principal use(s) on the same lot.	New
Spa/Wellness Center	As it pertains to Bolts Lake Development , a destination commercial establishment (as distinguished from a day spa) comprising at least five thousand (5,000) square feet of gross leasable area (as defined in Subsection 16-10.5-80(2)) that offers health and aesthetic services such as massages, face and body treatments, and skin treatments; health and wellness activities such as yoga rooms, meditation rooms, saunas, and hot tubs; and/or associated food and beverage services.	Existing, Modified
Special Districts	A local or area wide unit of special government, accept school districts, created pursuant to general or special law for the purpose of performing specialized functions within an areas boundaries.	New
State Licensing Authority	Shall have the meaning provided in the Colorado Natural Medicine Code, as may be amended from time to time.	Existing, Unmodified

Storage and Utility Area	That portion of a building or lot designed or used or both, primarily for holding or safekeeping goods or machinery, or for the location or installation of mechanical devices to provide, generate or store utility service, including heat, water, cooling, electric power, propane gas and natural gas.	Existing, Unmodified
Stormwater	The flow of water that results from precipitation and which occurs immediately following rainfall or a snowmelt.	New
Street	Any vehicular way that: (1) is an existing state, county or municipal roadway; (2) is shown upon a plat approved pursuant to law; (3) is approved by other official action; or (4) is shown on a plat duly filed and recorded in the County Clerk and Recorder's office. A street includes the land between the street lines, whether improved or unimproved. Unless otherwise indicated, the term "street" shall refer to both public and private streets.	Existing, Modified
Street Level	The elevation of the finished street, parking area, mall, or other circulation area open to the public. For multistory buildings, the floor at street level shall be that floor nearest in elevation to the elevation of that point of the finished street, parking area, mall, or other circulation area open to the general public.	Existing, Unmodified
Street, Private	A street that has not been accepted by the Town or other governmental entity.	Existing, Unmodified
Structure	Anything constructed or erected, the use of which requires with a fixed location on or in the ground. Examples including but are not limited to buildings, mobile homes, billboards, swimming pools or the like or part thereof . Utility poles, flagpoles or walls and fences less than four (4) feet high are excluded.	Existing, Modified
Studio for Arts, Crafts, and/or Performing Arts	The workshop of an artist, sculptor, photographer, crafts person or organization.	Existing, Unmodified
Subdivide	To make a disposition of land which is defined in this Section as a <i>subdivision</i> .	Existing, Unmodified
Subdivider	A person who makes a disposition of land which is defined in this Section as a <i>subdivision</i> .	Existing, Unmodified
Subdivision or Subdivided Land	any parcel of land in the Town (including land used for condominiums, apartments or any other multiple dwelling units) which is divided into two (2) or more parcels, separate interests or interests in common, unless exempted under other provisions of this Chapter. The terms <i>subdivision</i> and <i>subdivided land</i> as defined herein shall apply to any division of land. If a tract of land which has been subdivided in the past is later described as a single tract in deeds or plats by the legal or equitable owners thereof, any later subdivisions of that tract, even if along the lines of the earlier subdivision, shall be subject to the requirements of this Chapter. Further, if any tract of land has been subdivided as one (1) type of subdivision and thereafter is subdivided so as to create a different type of subdivision (for example, conversion of a condominium subdivision to a time-sharing subdivision), such conversion shall be subject to the requirements of this Chapter. Unless the method of disposition is adopted for the purpose of evading this Article, the terms <i>subdivision</i> and <i>subdivided land</i>, as defined herein, shall not apply to any division of land which:	Existing, Modified

	a. —Is created by a lien, mortgage, deed of trust or any other security instrument. b. —Is created by an interest in an investment entity. c. —Creates cemetery lots. d. —Creates an interest in oil, gas, minerals or water which is now or hereafter severed from the surface ownership of real property. e. —Is created by the acquisition of an interest in land in the name of a husband and wife or other persons in joint tenancy or as tenants in common of such interest. For the purpose of this Subparagraph, any interest in common owned in joint tenancy shall be considered a single interest. f. —Creates a leasehold interest of less than three (3) years in term and involves no change in use or degree of use of the leasehold estate or will devote the leasehold estate solely to the growing of crops or livestock. g. —Is created by any court in this State pursuant to the law of eminent domain or by operation of law, or by order of any court in this State if the Town is given timely notice of any such pending action by the court and given opportunity to join as a party in interest in such proceeding for the purpose of raising the issue of evasion prior to entry of the court order. h. —Would be redundant, where the case involved a clerical error in a previously approved plat. i. —Would result in a property division for the purpose of perpetual open space.	
Subdivision, Minor	A Minor Subdivision allows for a subdivision of land that creates no more than six (6) lots and does not require the dedication of public right-of-way for new streets or alleys or the construction, extension, and/or dedication of public improvements except for curb, gutter, and/or sidewalks.	Existing, Replaced
Substation	Any facility designed to provide switching, voltage transmission, or voltage control required for the transmission of electricity at one hundred fifteen (115) kilovolts or more, but does not have as a primary purpose the transformation of voltage to fifty (50) kilovolts or less for distribution purposes.	Existing, Unmodified
Survey Monument	A permanent or semi-permanent physical marker placed in the ground by a licensed surveyor to mark a specific point with a known location, elevation, or property boundary.	New
Swing Sign	A sign that is suspended from a horizontal support (a swing post) that is attached to a vertical support mounted in the ground. A swing sign may also include riders.	Existing, Unmodified

T		
Tailors or Dressmakers	A center for the repair or manufacturing of individual clothing or apparel on a small scale.	Existing, Unmodified

Temporary Processing Area	Together with the placement site as described below, an area used for processing and temporary storage of soil, gravel, minerals, rocks, sand and similar materials excavated from an immediately adjacent site, for the purpose of post-processing placement on another immediately adjacent site.	Existing, Unmodified
Temporary Sign	A sign which is, based upon materials, location and/or means of construction, e.g., light fabric, cardboard, wallboard, plywood, paper or other light materials, with or without a frame, intended for a definite and limited period of display and which is not permanently affixed to a structure or sign structure.	Existing, Unmodified
Temporary Structure	A structure without any foundation or footings and that is removed when the designated time period, activity or use for which the temporary structure was erected has ceased.	Existing, Unmodified
Temporary Use	An activity, structure, or occupation of land and buildings that last for a fixed, limited period without creating permanent changes or alterations.	Existing, Replaced
Terminal	A place where transfer between modes of transportation takes place.	Existing, Unmodified
Theater, Meeting Room, and/or Convention Center	A building(s) designed for one or more of the following: The viewing of movies, live performances, and/or other forms of entertainment, typically featuring a stage and/or screen and seating for an audience. Group gatherings, presentations, seminars, conferences, and/or other similar activities. Conferences, conventions, trade shows, and/or other similar large gatherings.	Existing, Replaced
Town	The Town of Minturn, Colorado.	Existing, Unmodified
Town Clerk	That person officially appointed by the Town Council to act as administrative secretary to maintain procedures and records in compliance with this Chapter.	Existing, Unmodified
Town Council	The Town Council of the Town of Minturn, Colorado.	Existing, Unmodified
Town Parcels	As depicted on the Bolts Concept Plan, the following parcels or tracts of land within the Bolts Lake Property that are created pursuant the exemption plat process, are neither Battle Retained Parcels nor restricted parcels, and are fee-owned by the Town (or a successor of the Town): 1. The Highlands Area; 2. The Reservoir South Area (excluding the Processing Area); 3. The Rec Center Parcel(s); and 4. The Highway 24 Parcels.	Existing, Unmodified
Townhouse	A single-family dwelling in a row of at least three (3) such units in which each unit has its own front and rear access to the outside, no unit is located over another unit and each unit is separated from any other unit by one (1) or more vertical, common fire-resistant walls.	Existing, Unmodified
Traffic Calming Device	The installation of speed humps, traffic circles, or similar devices intended to discourage speeding or to discourage through traffic.	New

Traffic Impact Study	A report analyzing anticipated street and roadway conditions within and without an applicant's development.	Existing, Unmodified
Trail	A public or private path or system of paths designed for walking, biking, and/or similar recreational activity and/or mode of transportation.	New
Trailer	A structure standing on wheels, towed or hauled by another vehicle, and used for short-term human occupancy, carrying of materials, goods or objects, or as a temporary office.	Existing, Unmodified
Trailhead	A designated access point to a public or private trail(s) that may include supporting amenities such as parking areas, informational signage, maps, restrooms, trash receptacles, bicycle racks, picnic areas, and/or interpretive displays.	New
Transitional Use	A permitted land use or structure of an intermediate intensity by level of activity or scale between a more intensive and less intensive use. Some examples of <i>transitional use</i> include professional offices located between retail and residential uses, duplex and townhouse units located between single-family detached and multi-family areas, and private clubs or low-intensity recreational uses between industrial and residential uses.	Existing, Unmodified
Transmission Line	Any electric transmission line and appurtenant facilities used to transmit electricity.	Existing, Unmodified
Travel and Ticket Agency	A sales or service establishment dealing in travel services.	Existing, Unmodified

U		
Use	The purpose or activity for which land or buildings are designed, arranged or intended, or for which land or buildings are occupied or maintained.	Existing, Unmodified
Uses Allowed Under Federal Regulation	Specific, legally authorized activities, land uses, or expenditures permitted by rules issued by federal administrative agencies.	New
Utility Facility and/or Improvement	A facility, infrastructure, and/or other similar improvement associated with the operation of a public or private utility including, but not limited to, potable water, irrigation water sewer, electrical power, and/or telecommunication.	New

V		
Valuation	The valuation determined by the County Assessor's most current valuation of improvements, not including the land. If the renovation, repair or replacement is less than the complete structure, then an average square footage price, calculated without respect to type of use, is applied to the proposed project area, defined herein as the area where any work is being done.	Existing, Unmodified
Variance	A modification only of dimensional standards such as maximum building height, minimum setbacks, and/or maximum lot coverage for a specific parcel without changing the underlying zoning of the parcel. Variances are not applicable to use of property.	New

Vehicle Queueing	A line of motor vehicles stopped or moving slowly while waiting for a traffic signal, a bottleneck, or a service.	New
Vehicle Repair, Major	An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar large mechanical equipment, including but not limited to repairs that require the removal or replacement of major component parts such as motors, axles, transmissions, drive shafts, and radiators. This use includes bodywork or the repair of a vehicle body following damage or for the purpose of restoring the appearance and functioning of the body.	New
Vehicle Repair, Minor	An establishment that is primarily engaged in the minor repair or minor maintenance of motor vehicles, trailers, and similar mechanical equipment, including but not limited to brake, muffler, tire repair and change, lubrication, oil changes, tune-ups, safety inspections and emissions testing, and detailing.	New
Vested Right	A use or development right that cannot be changed or altered by change in a regulation.	Existing, Modified
Veterinary Clinic	A local medical facility where licensed veterinarians and support staff provide routine healthcare, preventative medicine, and minor treatments for pets and animals.	New
Vicinity Map	A map, not necessarily to scale, showing the location of the proposed development in relation to abutting properties, major streets, and other known landmarks.	New
Visual Character	The image and perception of a community as defined by its built environment, landscaping, natural features and open space, types and style of housing, and number and size of roads and sidewalks.	New

W		
Walking Distance	A distance that is close enough to reach by walking, typically no more than a ten minute walk or half a mile in distance.	New
Walking Sign	Any sign attached to, painted on or erected against the building or structure, with the exposed face of the sign in a parallel plane of said wall.	Existing, Unmodified
Wall Sign	Any sign attached to, painted on or erected against the building or structure, with the exposed face of the sign in a parallel plane of said wall.	Existing, Unmodified
Wall, Top Of	The uppermost horizontal structural framing member of the sidewall (such as the top plate or eave strut).	New
Warehouse/Wholesale Establishment	A facility that is used for storage, wholesaling, and/or distribution of manufactured products, supplies, and equipment, but not involved in manufacturing or production and not primarily engaged in the retail sale of goods to the public.	Existing, Replaced
Wastewater Treatment Plant	The facility or group of units used for treatment of wastewater from sewer systems and for the reduction and handling of solids and gases removed from such wastes.	Existing, Unmodified

Water Distribution Line	A water supply system's pipe, conduit, ditch, natural water course, or combination thereof which is designed to transport water of a potable or non-potable quality, commonly referred to as treated or raw water, and having the characteristic that it allows customer service taps.	Existing, Unmodified
Water Supply System	The system of pipes, structures and facilities through which a water supply is obtained, collected, treated, and sold or distributed for human consumption or household use, or the system of pipes, structures, and facilities through which a water supply is obtained which will be exchanged or traded for water which will be used for human consumption. Water supply systems include those systems whose service area is, or will be, outside the boundaries of the Town.	Existing, Unmodified
Water Transmission Line	A water supply system's pipe, conduit, ditch, natural water course, or combination thereof which is designed to transport water of a potable or non-potable quality, commonly referred to as treated or raw water, and having the characteristic that it does not allow customer service tap.	Existing, Unmodified
Water Treatment Plant	The facility or facilities within the water supply system, which can alter the physical, chemical or bacteriological quality of the water.	Existing, Unmodified
Wildlife Habitat	Lands that contain significant food, water, or cover for native terrestrial and aquatic species of animals. Examples include forests, fields, riparian areas, wetlands, and waterbodies.	New
Wildlife Habitat, Critical	A specific geographic area that contains the essential physical and biological features needed to support the survival, conservation, and recovery of threatened or endangered species.	New
Wildlife Habitat, High-Priority	Specific geographical areas identified by Colorado Parks and Wildlife as needing special protection due to their importance for the survival of wildlife species. These areas include, but are not limited to, breeding areas, nesting areas, foraging areas, and migration corridors.	New
Wildlife Proof	Describes structures, containers, or properties designed to block wild animals from accessing food, entering buildings, or causing damage.	New
Window Sign	A sign that is painted on, applied or attached to a window, but excludes merchandise included in a window display. <i>Window signs</i> shall include signs located in the interior of a structure, placed so that they serve to effectively display advertising for any passerby on any public areas or a public right-of-way.	Existing, Unmodified
Window Sign, Temporary	A window sign which advertises special, temporary commercial events or sales. Signs displaying solely product names, product logos, business names or promoting the ongoing nature of a business and the product sold shall not be considered <i>temporary window signs</i> .	Existing, Unmodified
Wind Energy Facility, Accessory	A wind energy facility that consists of one or more wind turbines, has a rated capacity of less than 500 kilowatts, and is designed to supplement other electricity sources as an accessory use to existing facilities, wherein the power generated is used primarily for on-site consumption.	New
Wireless Communication Facility	A facility used to provide personal wireless services as defined at 47 U.S.C. Section 332 (c)(7)(C); or wireless information services provided to the public or to such classes of users as	New

	<u>to be effectively available directly to the public via licensed or unlicensed frequencies. A WCF does not include a facility entirely enclosed within a permitted building where the installation does not require a modification of the exterior of the building; nor does it include a device attached to a building, used for serving that building only and that is otherwise permitted under other provisions of the Code. A WCF includes an antenna or antennas, including without limitation, directional, omni-directional, and parabolic antennas, support equipment, alternative tower structures and towers. It does not include the support structure to which the WCF or its components are attached if the use of such structures for WCFs is not the principal use. The term does not include mobile transmitting devices used by wireless service subscribers, such as vehicle or hand-held radios/telephones and their associated transmitting antennas, nor does it include other facilities specifically excluded from the coverage of this Code.</u>	
Woonerf	<u>A narrow street shared between automobiles, pedestrians, and bicyclists.</u>	New

X

Xeriscape	A landscaping method developed especially for arid and semiarid climates that utilizes water-conserving techniques (such as the use of drought-tolerant plants, mulch, and efficient irrigation). Xeriscape areas must include at least fifty percent (50%) plants (as opposed to rocks under-laid by a landscape/soil barrier), and permit infiltration of stormwater into the underlying soil.	Existing, Unmodified
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Y

Yard	The space on the same lot as a building or structure that is unoccupied and open to the sky, except as provided herein.	Existing, Unmodified
Yard, Corner Lot	The yard on a lot that is bounded on two (2) sides by streets. The front yard is side of the lot where the front door is located as determined by the Planning Director. In addition to front, rear and side yard setbacks, a corner lot must meet the "clear vision" code. The application of side and rear yard setbacks shall be determined by the Planning Director.	Existing, Unmodified
Yard, Front	That portion of a yard between the street line and the front door of the building and between the two (2) side lot lines, the depth of which shall be the least distance between the front lot line and the building.	Existing, Unmodified
Yard, Rear	That portion of a yard between the rear of a building and a rear lot line, and between two (2) side lot lines, the depth of which shall be the least distance between the building and the rear lot line.	Existing, Unmodified

Yard, Side	All the yard between the front and rear yards, the width of which shall be the least distance between the side lot lines and the building.	Existing, Unmodified
Yard, Sign	A temporary portable sign constructed of paper, vinyl, plastic, wood, metal or other comparable material, and designed or intended to be displayed for a limited period of time on a lot with one (1) or more existing permanent structures.	Existing, Unmodified

Z		
Zone	<u>A specifically delineated area or district within which uniform development standards govern the use, placement, spacing, and size of land and buildings.</u>	New
Zoning	<u>The process of classifying land into areas and districts, such areas and districts being generally referred to as “zones” and the prescribing and application in each area and district of regulations concerning building and structure designs, building and structure placement, and uses to which land, buildings, and structures within such designated areas and districts may be put.</u>	New