

C-2 COMMERCIAL OVERLAY ZONE

(TCLUR Chapter 2, Section 2.9.2)

Like a bedspread over a blanket, an “overlay zone ” is a special purpose zone district that is superimposed over one or more zone districts, or parts of one or more zone districts, that imposes specified requirements in addition to, or in place of, those that are otherwise applicable to the underlying (original) zone/s. Overlay zone district boundaries do not necessarily correspond perfectly with the boundaries of the original underlying zone/s, and may include only part of the underlying zone district or parts of several underlying zone districts. The provisions and requirements of the underlying zone district/s not affected by the overlay remain the same.

The Commercial Overlay Zone (C-2) is intended to provide for non-intensive commercial land uses which do not need a water supply or a means of sewage disposal due to the nature of the activity. This Overlay is intended to allow a commercial use of land without the human activities normally associated with a commercial land use, while still allowing a review of the activity to determine the potential impact, and the mitigation measures needed to reduce the potential impact on surrounding properties and the natural landscape. It may only be applied within the following areas:

1. Is within one-quarter mile from the boundaries of any incorporated city, including Woodland Park, Cripple Creek, Victor.
2. Is within the business area of the Divide Town Center as defined in the Divide Regional Plan.
3. Is within three-quarters of a mile from the center of the inter-section of U.S. Highway 24 and Teller County Highway 1.

A. Uses

1. Permitted Uses

PERMITTED USE	CROSS-REFERENCE
Storage units - commercial	
Utility transfer station (subject to Location and Extent requirements)	<i>Section 8.4</i>
Underlying zone district Permitted Uses when water and wastewater disposal are not necessary for the use.	

2. Administrative Review Uses

ADMINISTRATIVE REVIEW USE	CROSS-REFERENCE
Underlying zone district Administrative Review Uses when water and wastewater disposal are not necessary for the use.	

3. Conditional Uses

CONDITIONAL USE	CROSS-REFERENCE
Storage Yard: (1) Construction [Contractor's] or Construction Equipment Storage Yard; (2) Vehicle Towing and Storage Yard only	<i>Section 8.3.AA</i>
Underlying zone district Conditional Uses when water and wastewater disposal are not necessary for the use.	

4. Special Uses

SPECIAL USE	CROSS-REFERENCE
Underlying zoning zone district Special Uses when water and wastewater disposal are not necessary for the use.	

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5. **Accessory Uses.** Accessory uses are those specified by the original zone district of the land for which the Overlay Zone is granted when water and wastewater disposal are not necessary for the use.
 6. **Use Restrictions.** Use restrictions are those specified by the original zone district of the land for which the Overlay Zone is granted and the following:
 - a. All uses are subject to *Chapter 7 Site Plan and Site Plan Review.*
- B. Density and Minimum Lot Size.** Density and minimum lot size are those specified by the original zone district of the land for which the Overlay Zone is granted, subject to the requirements of the use.
- C. Dimensional Limitations.** Dimensional limitations are those specified by the original zone district of the land for which the Overlay Zone is granted.

CONTACT US!

The information above is a **summary only**. The Land Use Regulations may require more or less than is stated in this brochure.



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