

CONDITIONAL USES

Supplemental Application Requirements

UTILITY INSTALLATIONS

Utility installations which occupy more than one thousand (1,000) square feet are permitted with conditions in all zone districts, including telephone exchange, water reservoir, gas regulator stations, electric substations and utility pumping stations, including water wells, not including local transmission and distribution lines, provided the following conditions are met:

- Provide description and supporting documentation showing that the location of the facility will not create a negative impact on existing or proposed development.
- Show how the facilities are to be properly screened from general public view.
- Provide a written description explaining how the applicable performance standards of Chapter 4 of the Zoning Ordinance will be met.



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CHILD CARE CENTERS AND PRIVATE SCHOOLS

(INCLUDING CENTERS AND SCHOOLS LOCATED IN CHURCHES)

Childcare centers and private schools for any number of children, including childcare centers and schools in church facilities (except Sunday school classes) are permitted with conditions in all zone districts, provided the following are met:

- Provide a copy of current State License.
- Include the following details on the site development plan or sketch plan:
 - Location of open play areas; provide location and description of screening or buffer as necessary to minimize noise and negative visual impacts on or from adjacent properties, including landscaping in accordance with the City's Landscaping Requirements (Chapter 5, Zoning Ordinance)
 - Show adjacent streets and describe how play areas are protected from vehicular traffic (e.g. distance separation, physical barriers, etc.)
 - Show location of a safe drop-off/pick-up point for children on the site.
 - Show location of other physical features (e.g. trash enclosures, drainage channels, contaminated areas, etc.) on or directly adjacent to the site that could pose a danger to children. Describe how these potential problems will be mitigated.
- Provide projected traffic volumes and describe adequacy of public street capacity to safely carry additional vehicular traffic.



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RADIO TRANSMISSION TOWERS, WIND GENERATORS AND SIMILAR STRUCTURES

Radio transmission towers (except those used for cellular telecommunications, CMRS), wind generators and similar structures are permitted in all zone districts provided the following conditions are met:

- Provide a drawing showing the setback of the structure from all property lines and any buildings. The structure must be setback from the property line no less than the height of the structure plus 10 feet. Height shall be measured from ground level to the top of the highest attachment or, in the case of wind generators, the largest rotary blade, when vertical.
- Provide drawings and specifications for the structure and footings. The drawings and specifications must be approved and certified by a registered engineer competent in structural design and bear the seal of the engineer.
- Provide documentation showing that the maximum noise level generated by the wind generator will not exceed the allowances of Section 7-3-6 of the City Code.

Those commercial mobile radio service (CRMS) facilities which are allowable as conditional uses shall be subject to the standards set forth in section 10-4-11 of the City Code.



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INDOOR AMUSEMENT CENTERS

Indoor amusements, including, but not limited to, foosball, pinball, electronic games and other coin operated amusement devices which occupy more than fifty percent (50%) of the gross floor area of the establishment are permitted in the B-2 and B-3 zone districts provided the following conditions are met:

- Provide a written description and lighting plan demonstrating that adequate exterior lighting and other security measures will be provided.
- Provide hours of operation and other restrictions. The hours of operation and other restrictions, including curfews in accordance with Section 6-3-2 of the City Code, shall be posted on the premises.
- Provide a written description explaining the measures, including security, which will be implemented to ensure that adjacent properties will be adequately protected from any negative impacts including, but not limited to, litter, loitering, and noise.



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COMMERCIAL OUTDOOR RECREATIONAL USES

Commercial outdoor recreational uses including, but not limited to, go-kart tracks, skateboard and roller skating rinks, miniature golf courses, driving ranges, tennis courts and swimming pools are permitted with conditions in the B-2 and B-3 zone districts provided the following conditions are met:

- Provide a written description and lighting plan demonstrating that adequate exterior lighting and other security measures will be provided.
- Provide hours of operation and other restrictions. The hours of operation and other restrictions, including curfews in accordance with Section 6-3-2 of the City Code, shall be posted on the premises.
- Provide a written description explaining the measures, including security, which will be implemented to ensure that adjacent properties will be adequately protected from any negative impacts including, but not limited to, loitering, noise, glare, litter and other visual impacts.



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SOLID WASTE INCINERATORS, TRANSFER STATIONS, AND SIMILAR USES

Solid waste incinerators, transfer stations, and similar uses are permitted with conditions in the I-2 zone district provided the following conditions are met:

- Provide documentation showing that the use shall not have an adverse impact on water resources.
- Describe and/or show how the use is to be fully screened from adjacent properties and public ways.
- Describe how noise and odors are to be controlled to minimize impacts on adjacent properties and the surrounding neighborhoods.
- Describe what measures are to be taken to adequately address pest control.
- Provide a plan detailing the clean and safe transport of materials to and from site, which does not pass through residential neighborhoods except for routine collection service.
- Describe restriction on hours and operations for uses located adjacent to residential property.



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OFF-SITE PARKING FOR COMMERCIAL USES ON RESIDENTIALLY ZONED LOTS

Off-site parking for commercial uses is permitted with conditions on residentially zoned lots which are located adjacent to B-P, T, B-1, B-2, B-3 or CA zone district provided the following conditions are met:

- Provide zoning designation of property upon which principle commercial use is located and the zoning designation of the property proposed to be used for parking.
- Provide traffic circulation and access plan that minimizes vehicular impacts into residential areas.
- Provide description and accompanying graphics of proposed method of screening parking area from surrounding residential areas and adjacent public streets.
- Provide plan delineating location, wording and size of signage to be posted limiting the use to customer and employee parking.



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COMMERCIAL TEEN CLUBS

Commercial teen clubs are permitted with conditions in the B-2 and B-3 zone districts provided the following conditions are met:

- Provide a written description and lighting plan demonstrating that adequate exterior lighting and other security measures will be provided.
- Provide hours of operation and other restrictions. The hours of operation and other restrictions, including curfews in accordance with Section 6-3-2 of the City Code, shall be posted on the premises.
- Provide a written description explaining the measures, including security, which will be implemented to ensure that adjacent properties will be adequately protected from any negative impacts including, but not limited to, loitering, noise, glare, litter and other visual impacts.



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COMMUNITY CORRECTIONAL FACILITIES

Community correctional facilities are permitted with conditions in the B-3, I-1, and I-2 zone districts provided the following conditions are met:

- Provide copy of contract or agreement to provide services to a judicial district, or correctional department of a governmental unit.
- Provide copy of current state or county permit to operate.
- Provide a map showing that the property containing the correctional facility is not located within five hundred feet (500') of any school, preschool, daycare center, playground, park which includes playground equipment or from any property zoned for residential use, measured from property line to property line.
- Provide a description of the staffing levels and on-site supervision of the residents housed therein.
- Provide rendering or photographs showing compatibility of the outside appearance of the facility with that of adjacent uses and buildings.

Please note that in addition to those provisions for termination or abatement of violations as specified in subsection [10-8-3\(D\)](#) and section [10-1-4](#) of the Zoning Ordinance, a conditional use or renewal thereafter granted will be approved for a period up to five (5) calendar years unless complaints are received concerning the operation of the community correctional facility or ownership of the facility changes. No later than forty five (45) days prior to the expiration of the conditional use, the operator of the community correctional facility shall request a public hearing before the planning commission for the purpose of determining whether said facility shall be granted a renewal. The renewal shall be issued upon finding that the facility has operated within all conditions previously set forth and that the facility has not been in violation of the intent requirements of section [10-8-1](#) of the Zoning Ordinance.



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CIRCUSES AND CARINVALS

Circuses and carnivals are permitted in the B-3 and CA zone districts, subject to the following conditions:

- Describe measures which will be taken to conform to the requirements for licensing as stated in Title 3, Chapter 3 of the City Code.
- Describe how any negative visual impacts, including glare from outdoor lighting, are to be minimized.
- Describe what measures will be taken to assure conformance with noise ordinance.
- Describe how exterior lighting and other security measures are to be provided.
- Provide hours of operation and other restrictions. [Note: Conditional Use approval shall not allow circuses or carnivals for periods in excess of sixteen (16) days.]
- Describe measures, including security, to adequately protect adjacent properties from any negative impacts.
- Provide a plan showing routing of vehicular traffic and description of measures to be taken to minimize impacts on adjacent residential neighborhoods.



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OPEN AIR MARKETS

Open air markets are permitted in I-1 and I-2 districts, subject to the following:

- Provide a written description and lighting plan demonstrating that adequate exterior lighting and other security measures will be provided.
- Provide hours of operation and other restrictions. The hours of operation and other restrictions, including curfews in accordance with Section 6-3-2 of the City Code, shall be posted on the premises.
- Provide a written description explaining the measures, including security, which will be implemented to ensure that adjacent properties will be adequately protected from any negative impacts including, but not limited to, loitering, noise, glare, litter and other visual impacts.
- Provide a plan showing routing of vehicular traffic and description of measures to be taken to minimize impacts on adjacent residential neighborhoods.



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USED MOTOR VEHICLE SALES

The sale, leasing, renting, or pawning of used motor vehicles is permitted in the B-2 zone district, subject to the following conditions:

- Provide a lighting plan which demonstrates that all exterior lights used to illuminate the premises shall be arranged to reflect light away from any public right of way and away from any adjoining residentially zoned or used property and is in compliance with the City's lighting ordinance.
- Provide documentation to verify that the noise shall conform to the standards of subsection [7-3-5\(K\)](#) of the City Code regarding amplified sound.
- Provide verification that the property is at least three acres in size.
- Provide verification that no outdoor display ramps will be used as these ramps shall not be permitted.



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CREMATORIUM

A crematorium is permitted in the T zone district provided the following conditions are met:

- Provide documentation verifying that all emissions, ash or odors shall be controlled as provided in [title 7, chapter 3](#) of the City Code, sections [10-4-6](#) and [10-4-7](#) of the Zoning Ordinance and any federal or state statutes or regulations to minimize impacts on adjacent properties and the surrounding neighborhood. The planning commission may require installation of monitoring devices to ensure compliance with this section.
- Provide documentation verifying that the facility shall be used only for incineration.
- Provide plans and renderings showing that the outward appearance of the facility will be designed and constructed in a manner which will be compatible with the appearance of on-site and off-site adjacent uses and buildings. Chimneys, smokestacks and vents must be designed with or screened by similar exterior materials to those used on the building in which the crematoria unit is located. Designs of a new facility or proposed changes to an existing structure shall be submitted with the required application materials and shall include, at a minimum: building elevations, proposed building materials and colors, a landscaping plan and any plans for fencing or other enclosure materials.
- Provide plans and drawings showing that all smokestacks, vents or chimneys will not exceed thirty feet (30') above finished grade of the lot or parcel or nine feet (9') above the finished roofline, whichever is less.
- Provide plans and drawings showing that the facility will be located on the same lot or parcel as a cemetery or mortuary. The same drawing should also show that the incineration unit will be a minimum of twenty feet (20') from any lot or property line. No variance shall be allowed from this minimum distance.

CONDITIONAL USES

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ANIMAL BOARD AND CARE FACILITY

Animal board and care facility is a permitted use in the B-1 and B-2 zone districts provided the following conditions are met and addressed in the application materials:

- Animal boarding and care facilities shall not open before six thirty o'clock (6:30) A.M. and shall close no later than nine o'clock (9:00) P.M. No more than three (3) animals at a time shall be allowed outdoors after eight o'clock (8:00) P.M. until closing. No animals shall be allowed outdoors before six thirty o'clock (6:30) A.M.
- Dogs boarded overnight shall be housed in individual indoor secured kennels when staff is not present.
- While inside overnight boarding is allowed, the picking up and dropping off of dogs shall be limited to six thirty o'clock (6:30) A.M. to nine o'clock (9:00) P.M.
- The facility must control odor, dust, noise, waste, drainage and security so as not to constitute a nuisance, safety hazard or health problem to adjoining property or uses. The operator must provide a plan of operation demonstrating it can meet these provisions.
- A perimeter fence must be provided for all on site outdoor recreation and socialization areas. The fence structure shall be deep enough and secured sufficiently enough to the ground to prevent escape and provide full containment of the animals at all times. The perimeter fencing must be approved by Community Development and comply with one of the following criteria regarding fence height:
 - o Eight feet (8') tall; or
 - o Six feet (6') tall with a top angled in; or
 - o Two (2) fences of at least six feet (6') in height, with one fence set inside the other fence and with a separation of three (3) to six feet (6') between fences.
- Outdoor areas where animals will be allowed must be a minimum of twenty feet (20') from any property line abutting a residential use.
- The facility and the operation of the facility shall meet or exceed the minimum guidelines for operation of this type of facility established under the pet animal care and facilities act, Colorado Revised Statutes 35-80-101 through 117. A license from the state of Colorado department of agriculture must be obtained and a copy provided to the city. Additionally, all pertinent city of Littleton permits must be obtained.



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Certain Nonresidential Uses In Residential Zone Districts

Studios for teaching fine arts and martial arts are permitted with conditions in the R-3, R-3X, and R-4 zone districts provided the following conditions are met and addressed in the application materials:

- The use is conducted within a nonresidential structure that was constructed for a church or school.
- The use and site shall comply with the off street parking requirements specified in section [10-4-9](#) of the City Code.
- Exterior lighting shall be fully shielded and comply with the requirements of Chapter 15, Title 10 of the City Code in order to mitigate negative impacts to the surrounding residential properties.
- Adjacent public streets shall have adequate capacity to safely carry any additional vehicular traffic which may be generated by the use.
- All signage must comply with section [4-3-2-3](#) of the City Code.



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