

Sec. 16-3-230. - CEC Commercial East Corridor District.

(a) Intent.

- (1) The Commercial East Corridor District (CEC) is intended to help localize Lyons' economy, provide employment opportunities in Town and encourage the Town's economic sustainability. It is intended to serve as an employment area within the Town and to provide locations for a variety of workplaces, including but not limited to office and business parks, tourism-related uses, light industrial uses, research and development offices and educational facilities. Further, the CEC District is intended to complement the downtown area, be compatible with Lyons' small-town character and quality of life, and protect the St. Vrain River and its associated riparian areas and floodplain.
- (2) Because the CEC District is intended to be along Lyons' eastern gateway and the St. Vrain River, it shall promote excellence in environmentally sensitive design and construction of buildings, outdoor spaces and streetscapes. The corridor's commercial viability relies on careful planning for automobiles, but it should be designed and improved to accommodate pedestrians, bicycles and transit as well. Because of the highway traffic, special design features may be necessary for the buildings to be accessible and visible to passing motorists, while also accommodating practical multi-modal transit.

(b) Permitted Uses. Permitted principal uses in the CEC District shall be as follows:

- (1) Accessory building or use.
- (2) Accessory dwelling.
- (3) Agri-tourism business and sustainable agricultural use.
- (4) Artisan studio and/or gallery.
- (5) Bed and breakfast.
- (6) Day care center (all ages).
- (7) Event center, small.
- (8) Farmer's market.
- (9) Financial institution.
- (10) Greenhouse and plant nursery.
- (11) Group home for people with disabilities.
- (12) Hospital.
- (13) Hotel or motel, small.
- (14) Light industrial uses not required to hold operating permits for air emissions with the Colorado Department of Public Health and Environment.
- (15) Long-term care facility.
- (16) Medical and dental office and clinic.
- (17) Medical marijuana center.

- (18) Medical marijuana-infused product manufacturer.
- (19) Medical marijuana optional premises cultivation operation.
- (20) Mixed-use building (a building with less than fifty percent (50%) of the total gross floor area of the building consisting of residential uses, all of which residential uses are located on upper floors, where combined with a permitted nonresidential use on the ground level).
- (21) Museum.
- (22) Personal and business service shop.
- (23) Professional office.
- (24) Public and private school, including college, vocational training and technical training.
- (25) Public facilities, including municipal offices, parks and trails.
- (26) Recreational facility, limited indoor and limited outdoor.
- (27) Research, experimental or testing laboratory.
- (28) Restaurant and/or bar without drive-up food or beverage service, small (four thousand [4,000] square feet or less).
- (29) Retail establishment (including grocery store), small.
- (30) Solar garden, as an accessory use.
- (31) Stone cutting, finishing and sales establishment.
- (32) Veterinary hospital and veterinary facility.
- (33) Workshop and custom small industry.

(c) **Uses by Special Review.** Uses allowed only upon approval by special review in the CEC District shall be as follows:

- (1) Automobile, boat and motorcycle rental and sales.
- (2) Automotive and motorcycle repair (major and minor).
- (3) Campground.
- (4) Dog day care facility.
- (5) Event center, large.
- (6) Gasoline station.
- (7) Hotel/motel, large.
- (8) Kennel.
- (9) Mini storage facility.
- (10) Mixed-use building (a building with at least fifty percent (50%) of the total gross floor area of the building consisting of residential uses, all of which residential uses are located on upper floors, where combined with a special review use on the ground level).
- (11) Light industrial uses required to hold operating permits for air emissions with the Colorado Department of Public Health and Environment.

- (12) Restaurant and/or bar with a drive-up window for food or beverage service, or that otherwise serves food or beverages to customers in parked motor vehicles, or a restaurant and/or bar with more than four thousand (4,000) square feet.
- (13) Retail establishment, large.
- (14) Solar garden, as a principal use.
- (15) Telecommunication facility.

(d) Dimensional Standards. Dimensional standards in the CEC District shall be as follows:

- (1) Minimum setbacks:
 - a. Front yard - twenty-five (25) feet.
 - b. Side yard - five (5) feet; twenty-five (25) feet if yard abuts a residential or agricultural zoning district.
 - c. Rear yard - twenty-five (25) feet.
 - d. When abutting any A, E, R-1, R-2, R-2A or R-3 District, the yard between the zone district boundary and any building shall not be less than three (3) times the height of the proposed building.
- (2) Maximum building height - forty (40) feet.

(Ord. 910 §2, 2013; Ord. 911 §2, 2013)