

4-108 Transitional (T) District

- A. Purpose: Areas containing both a variety of residential uses and a limited number of business uses which are compatible with residential development.
- B. Principal Uses Permitted
 - 1. Agri-business Uses (see 4-501)
 - a. Keeping of Nondomestic Animals (S)
 - 2. Agricultural Uses (see 4-502)
 - a. Open Agricultural Uses
 - 3. Commercial/Business Service Uses (see 4-503)
 - None Permitted
 - 4. Community Uses (see 4-504)
 - a. Adaptive Reuse of a Historic Landmark (I)
 - b. Church
 - c. Educational Facility (S)
 - d. Membership Club
 - e. Reception Halls and Community Meeting Facilities
 - f. Use of Community Significance (I)
 - 5. Forestry Uses (see 4-505)
 - None Permitted
 - 6. Industrial Uses (see 4-506)
 - None Permitted
 - 7. Lodging Uses (see 4-507)
 - a. Overnight Lodging
 - b. Resort Lodge, Conference Center, or Guest Ranch
 - 8. Mining Uses (see 4-508)
 - a. Limited Impact Open Mining (I)
 - b. Oil and Gas Operations
 - 9. Office Uses (see 4-509)
 - a. Professional Office
 - 10. Recreation Uses (see 4-510)
 - a. Indoor Recreation
 - b. Outdoor Recreation, for day use
 - c. Outdoor Recreation, for night use (S)
 - d. Park and/or Playfield, for day use
 - e. Park and/or Playfield, for night use (S)
 - 11. Residential Uses (see 4-511)
 - a. Boarding House
 - b. Group Care or Foster Home (S)
 - c. Multifamily Dwelling
 - d. Single Family Dwelling
 - 12. Retail and Personal Service Uses (see 4-512)
 - a. Building Material or Garden Store (S)
 - b. Day Care Center (S)
 - c. Eating or Drinking Place, with drive through (S)
 - d. Eating or Drinking Place, without drive through (S)
 - e. Marijuana Establishment
 - f. Mortuary
 - g. Recycling Collection Center, Small (I)
 - h. Veterinary Clinic, without outdoor holding facilities

13. Transportation Uses (see 4-513)
 - a. Airport (S)
 - b. Heliport (S)
 - c. Helistop (S)
 - d. Multimodal Parking Facility (S) (I)
14. Utility and Public Service Uses (see 4-514)
 - a. Central Office Building of a Telecommunication Company (R)
 - b. Community Cistern (I)
 - c. Fire Barn (I)
 - d. Fire Station (S)
 - e. Major Facility of a Public Utility (S) (R) (L)
 - f. Public or Quasi-public Facility other than Listed (S)
 - g. Public Safety Telecommunication Facility (I)
 - h. Sewage or Water Transmission Line (R) (L)
 - i. Sewage Treatment Facility (S) (R) (L)
 - j. Small Wind-Powered Energy System
 - k. Solar Energy – Building-Mounted System
 - l. Solar Energy – Ground-Mounted System (SPR) (I)
 - m. Solar Energy - Parking Canopy System (SPR)
 - n. Telecommunications Facility, existing structure meeting height requirements
 - o. Telecommunications Facility, new structure or not meeting height requirements (S)
 - p. Utility Service Facility
 - q. Water Reservoir (S) (R) (L)
 - r. Water Tank or Treatment Facility (S) (R) (L)
15. Warehouse Uses (see 4-515)
None Permitted

C. Accessory Uses Permitted (see 4-516)

1. Temporary Accessory Community Meeting Facility
2. Accessory Dwelling (I)
3. Accessory Outside Storage
4. Accessory Solar Energy System
5. Accessory Structure
6. Grading of more than 500 Cubic Yards (I)
7. Home Events
8. Home Occupation
9. Household Pets
10. Noncommercial Telecommunication Site, one structure which meets setback and height requirements
11. Noncommercial Telecommunication Site, multiple structures and/or not meeting setback or height requirements (I)
12. Parking
13. Small Wind-Powered Energy System, Roof-Mounted
14. Accessory Agricultural Sales
15. Accessory Agricultural Structure
16. Primary Dwelling Short-Term Rental
17. Secondary Dwelling Short-Term Rental (I)

D. Temporary Uses Permitted (see 4-517)

1. Emergency Noncommercial Telecommunication Site (A)
2. Garage Sales or Occasional Sales
3. Group Gathering / Special Events (A)
4. Temporary Batch Plant (A)
5. Temporary Construction or Sales Office (A)
6. Temporary Dwelling Unit (A)
7. Temporary Fireworks and Christmas Tree Sales (I)
8. Temporary Special Use (nonconforming use under Section 4-1004.A.2. (S)

9. Temporary Weather Device Tower
10. Educational Tour

E. Lot, Building, and Structure Requirements

1. Minimum lot size
 - a. In a community service area on subdivided land where any other principal structure is connected to public water and sewer facilities...15,000 square feet
 - b. On any other land...35 acres
2. Minimum setbacks
 - a. Front yard...25 feet
 - b. Side yard...7 feet
 - c. Rear Yard...15 feet
 - d. From an irrigation ditch...50 feet from the centerline of the ditch. This requirement only affects structures built after October 10, 1996. The setback may -with County concurrence- be reduced in accordance with a letter from the applicable ditch company establishing a different setback, but in any event shall not be less than 20 feet from the ditch centerline.
 - e. Supplementary requirements may apply, refer to Article 7-1400.
3. Maximum building height...50 feet

F. Additional Requirements

1. Maximum gross residential density
 - a. In a community service area on subdivided land where the dwellings are connected to public water and sewer facilities...Nine dwelling units per acre
 - b. On other land...One dwelling unit per 35 acres
2. Special Review is required for any use which:
 - a. generates traffic volumes in excess of 150 average daily trips per lot, as defined by the Institute of Transportation Engineers;
 - (i) Property with a Verified Established Farm Use may have up to 200 average daily trips per lot, as determined through the applicable review process, when there is an Agricultural Sales Structure in operation on the property.
 - b. has an occupant load greater than or equal to 100 persons per lot;
 - (i) Property with a Verified Established Farm Use may have an occupant load up to 150 persons per lot, as determined through the applicable review process, to accommodate Farm Events.
 - c. has a wastewater flow greater than or equal to 2,000 gallons per day per lot;
 - d. has a total floor area greater than 25,000 square feet (35,000 square feet in a community service area); or
 - e. has a second Principal Use which does not increase density.
3. Limited Impact Special Review is required for any use which:
 - a. a parking area associated with a trail of a governmental entity on publicly acquired open space land, which parking area is in accordance with an open space management plan approved by the Board of County Commissioners, and which generates traffic volumes in excess of 150 average daily trips per lot as defined by the Institute of Transportation Engineers;
 - b. grading involving the movement of more than 500 cubic yards of material as defined and provided in Section 4-516.
4. An exemption plat is required for any single family residential development on vacant land proposed for subdivided land with a final plat approved prior to March 22, 1978.
5. No parcel shall be used for more than one Principal Use, except for allowed Agricultural uses, Forestry uses, Mining uses, or any combination thereof; unless approved through Special Review, or for multiple Principal Uses on properties that have been designated as historic landmarks by Boulder County where the Boulder County Commissioners and Historic Preservation Advisory Board determine that the multiple uses serve to better preserve the landmark; or for second Principal Uses approved through Special Review under 4-108.F.2.e, above.
6. Small Wind-Powered Energy Collectors Systems and Solar Energy Systems may be approved without Special Review approval on parcels with existing Principal Uses; however, these uses shall be reviewed using the process and standards described in the Utility and Public Service Uses classification in this Code.