

Sec. 16-3-110. A-1 Agricultural District.

- (a) Intent. The A-1 District is a low-density district intended for the pursuit of farm activities. This District is characterized by the growing of crops and related functions.
- (d) Development Standards. Development standards in the A-1 District shall be as follows:
 - (1) **Minimum lot area: Five (5) acres.**
 - (2) Minimum lot width: Three hundred (300) feet.
 - (3) Minimum setbacks:
 - a. Front yard: Thirty (30) feet.
 - b. Side yard: Ten (10) feet plus one (1) foot for each two (2) feet of building height.
 - c. Rear yard: Twenty-five (25) feet (principal building), and five (5) feet (accessory building).
 - (4) Maximum building height: Thirty (30) feet.
 - (5) **Maximum density: One (1) dwelling unit per five (5) acres.**

(Prior code 9-2-4; Ord. 914 §§ 1, 2, 2012; Ord. 956 § 1, 2014)

(Ord. No. 1130 , § 3, 9-19-2022)

Sec. 16-3-120. A-2 Agricultural District.

- (a) Intent. The A-2 District is an ultra-low-density district intended for the pursuit of farm activities and limited animal raising and grazing activities.
- (d) Development Standards. Development standards in the A-2 District shall be as follows:
 - (1) **Minimum lot area: Thirty-five (35) acres.**
 - (2) Minimum lot width: Three hundred (300) feet.
 - (3) Minimum setbacks:
 - a. Front yard: Thirty (30) feet.
 - b. Side yard: Ten (10) feet plus one (1) foot for each two (2) feet of building height.
 - c. Rear yard: Twenty-five (25) feet (principal building) and five (5) feet (accessory building).
 - (4) Maximum building height: Thirty (30) feet.
 - (5) **Maximum density: One (1) dwelling unit per thirty-five (35) acres.**

(Prior code 9-2-4; Ord. 865 § 1, 2009; Ord. 956 § 1, 2014)

(Ord. No. 1130 , § 4, 9-19-2022)

Sec. 16-3-130. E Estate Residential District.

- (a) Intent. The E District is a very low-density residential district. This District has been developed to provide for large-lot single-family development in areas more characteristically rural and in the outer portion of the planning area.
- (d) Development Standards. Development standards in the E District shall be as follows:
 - (1) **Minimum lot area: One (1) acre.**
 - (2) Minimum lot width: One hundred twenty (120) feet.
 - (3) Minimum setbacks:
 - a. Front yard: Thirty (30) feet.
 - b. Side yard: Fifteen (15) feet.
 - c. Rear yard: Twenty-five (25) feet (principal building) and five (5) feet (accessory building).
 - (4) Maximum building height: Thirty (30) feet.

(5) Maximum density: One (1) dwelling unit per acre.

(Prior code 9-2-4; Ord. 928 § 1, 2013; Ord. 956 § 1, 2014)

(Ord. No. 1130 , § 5, 9-19-2022)

Sec. 16-3-140. EC Estate Country Residential District.

- (a) Intent. The EC District is a low-density residential district for large-lot single-family development.
- (d) Development Standards. Development standards in the EC District shall be as follows:
 - (1) Minimum lot area: Fifteen thousand (15,000) square feet.**
 - (2) Minimum lot width:
 - a. One hundred (100) feet.
 - b. Sixty (60) feet (cul-de-sac lot).
 - (3) Minimum setbacks:
 - a. Front yard: Twenty-five (25) feet.
 - b. Side yard: Fifteen (15) feet.
 - c. Rear yard: Twenty-five (25) feet (principal building) and five (5) feet (accessory building).
 - (4) Maximum building height: Thirty-five (35) feet.
 - (5) Maximum density: Three (3) dwelling units per acre.**

(Prior code 9-2-4; Ord. 956 § 1, 2014)

(Ord. No. 1048, § 3, 12-3-2018 ; Ord. No. 1130 , § 6, 9-19-2022)

Sec. 16-3-150. R-1 Low Density Residential District.

- (a) Intent. **The R-1 District is a low-density housing district intended primarily for single-family uses on individual lots.**
- (d) Development Standards. Development standards in the R-1 District shall be as follows:
 - (1) **Minimum lot area:** Seven thousand (7,000) square feet.
 - a. If a legally described, standard lot of the Town of Lyons platted blocks, as recorded on March 20, 1929, is less than seven thousand (7,000) square feet, such lot shall be considered as sufficient for the minimum lot area development standard.
 - (2) Minimum lot width:
 - a. Fifty (50) feet (interior lot).
 - b. Sixty (60) feet (corner lot).
 - (3) Minimum lot depth: Fifty (50) feet.
 - (4) Minimum setbacks:
 - a. Front yard: Twenty-five (25) feet.
 - b. Side yard: Total of both side yards shall not be less than fifteen (15) feet, with each side yard to be at least five (5) feet.
 - c. Corner side yard: Twenty (20) feet (street side). The opposite side shall not be less than five (5) feet.
 - d. Rear yard: Twenty (20) feet (principal building) and five (5) feet (accessory building).
 - (5) Maximum building height: Thirty (30) feet.
 - (6) Maximum density: Six (6) dwelling units per acre.**

(Prior code 9-2-4; Ord. 956 § 1, 2014)

(Ord. No. 1048, § 3, 12-3-2018 ; Ord. No. 1130 , § 7, 9-19-2022; Ord. No. 1137 , § 2, 11-21-2022)

Sec. 16-3-160. R-2 Medium Density Residential District.

(a) **Intent.** The R-2 District is a medium-density residential district for single-family and two-family dwellings.

(d) Development Standards.

(1) **Minimum lot area:**

a. Four thousand five hundred (4,500) square feet per dwelling unit, except:

1. Nine thousand (9,000) square feet for a single-family dwelling.
2. Nine thousand (9,000) square feet for all other uses not listed above.

(2) **Minimum lot width:**

- a. Fifty (50) feet (interior lot).
- b. Sixty (60) feet (corner lot).

(3) **Minimum lot depth:** Fifty (50) feet.

(4) **Minimum setbacks:**

- a. Front yard: Twenty (20) feet.
- b. Side yard: Ten (10) feet.
- c. Corner side yard: Twenty (20) feet.
- d. Rear yard: Twenty (20) feet (principal building) and five (5) feet (accessory building).

(5) **Maximum building height:** Thirty (30) feet.

(Prior code 9-2-4; Ord. 956 § 1, 2014)

(Ord. No. 1048, § 3, 12-3-2018 ; Ord. No. 1130 , § 8, 9-19-2022)

Sec. 16-3-170. R-2A Medium-High Density Residential District.

(a) **Intent.** The R-2A District is a district for medium to high residential development of single-family and two-family dwellings.

(d) Development Standards.

(1) **Minimum lot area:**

a. Three thousand five hundred (3,500) square feet per dwelling unit, except:

1. Seven thousand (7,000) square feet per single-family dwelling.
2. Seven thousand (7,000) square feet for all other uses not listed above.

(2) **Minimum lot width:**

- a. Fifty (50) feet (interior lot).
- b. Sixty (60) feet (corner lot).

(3) **Minimum lot depth:** Fifty (50) feet.

(4) **Minimum setbacks:**

- a. Front yard: Twenty (20) feet.
- b. Side yard: Five (5) feet, provided that the combination of both side yard setbacks must total fifteen (15) feet. (No side setback is required on internal lot lines for two-family dwellings.)
- c. Corner side yard: Twenty (20) feet.
- d. Rear yard: Twenty (20) feet (principal building) and five (5) feet (accessory building).

(5) **Maximum building height:** Thirty (30) feet.

(Prior code 9-2-4; Ord. 956 § 1, 2014)

(Ord. No. 1048, § 3, 12-3-2018 ; Ord. No. 1130 , § 8, 9-19-2022)

Sec. 16-3-180. R-3 High Density Residential District.

- (a) **Intent.** The R-3 District is a high-density residential zone intended primarily for multi-family uses on individual lots.
- (d) Development Standards.
 - (1) **Minimum lot area:**
 - a. Two thousand seven hundred twenty-five (2,725) square feet per dwelling unit for two-family or multiple-family dwelling units.
 - b. One thousand (1,000) square feet per dwelling unit for two-family or multiple-family dwelling units owned or operated by the Town or a governmental housing authority and lawfully reserved for housing accommodations for persons classified as senior, aged, elderly or eligible for ownership or occupancy on the basis of income.
 - c. Five thousand (5,000) square feet for single-family dwelling.
 - d. Seven thousand (7,000) square feet for all other uses not listed above.
 - (2) Minimum lot width:
 - a. Fifty (50) feet (interior lot).
 - b. Sixty (60) feet (corner lot).
 - (3) Minimum lot depth: Fifty (50) feet.
 - (4) Minimum setbacks:
 - a. Front yard: Twenty (20) feet.
 - b. Side yard: Ten (10) feet.
 - c. Rear yard: Twenty (20) feet (principal building) and five (5) feet (accessory building).
 - d. Corner side yard: Twenty (20) feet.
 - (5) Maximum building height: Thirty (30) feet.

(Prior code 9-2-4; Ord. 956 § 1, 2014)

(Ord. No. 1130 , § 9, 9-19-2022)

Non- Residential and PUD Zones:

Sec. 16-3-190. B Business District.

- (a) Intent. The B District is intended to provide business uses that primarily serve the daily needs of the immediate neighborhood, as opposed to community-wide needs.
- (e) Development Standards. Development standards in the B District shall be as follows:
 - (1) Minimum lot area: Six thousand (6,000) square feet
 - (2) Minimum setbacks:
 - a. Front yard: Twenty-five (25) feet.
 - b. Side yard: Zero (0) feet.
 - 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.
 - (3) Maximum building height: Thirty (30) feet.

(Prior code 9-2-4; Ord. 956 § 1, 2014)

(Ord. No. 1136 , § 2, 11-21-2022)

Sec. 16-3-200. C Commercial District.

- (a) Intent. The C District is intended to provide commercial uses to meet community-wide needs.
- (d) Development Standards. Development standards in the C District shall be as follows:
 - (1) Minimum lot area: Six thousand (6,000) square feet.
 - (2) Minimum setbacks:
 - a. Front yard: Twenty-five (25) feet.
 - b. Side yard: Zero (0) feet.
 - 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.
 - (3) Maximum building height: Forty (40) feet.

(Prior code 9-2-4; Ord. 894 §2, 2011; Ord. 956 § 1, 2014)

(Ord. No. 1114 , § 2, 12-20-2021; Ord. No. 1130 , § 10, 9-19-2022)

Sec. 16-3-210. CD Commercial Downtown District.

- (a) Intent. The CD District is intended to reflect the character of the original downtown and to provide for a mixture of uses that will strengthen and expand the core community with zero-lot-line development. The desired character for the Commercial Downtown District includes retail uses and restaurants on the first floor of buildings, with offices and residential uses on the upper floors.

(Prior code 9-2-4; Ord. 956 § 1, 2014)

(Ord. No. 1066, § 4, 9-3-2019 ; Ord. No. 1127 , § 2, 9-6-2022; Ord. No. 1130 , § 11, 9-19-2022)

Sec. 16-3-220. CE-1 Commercial Entertainment District.

- (a) Intent. The purpose of the CE-1 District is to provide for a wide variety of for-profit and/or not-for-profit entertainment activities and uses, including, but not limited to:

(Prior code 9-2-4; Ord. 956 § 1, 2014)

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.

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

(Ord. No. 1114 , § 3, 12-20-2021)

Sec. 16-3-240. LI Light Industrial District.

- (a) Intent. The LI District is intended to provide locations for a variety of workplaces, including light industrial uses, research and development offices and institutions.

(Prior code 9-2-4; Ord. 894 §3, 2011; Ord. 956 § 1, 2014)

(Ord. No. 1114 , § 3, 12-20-2021)

Sec. 16-3-250. GI General Industrial District.

- (a) Intent. The GI District is intended to provide a location for a variety of employment opportunities, such as manufacturing, warehousing and distributing, indoor and outdoor storage and a wide range of commercial and industrial operations.

(Prior code 9-2-4; Ord. 894 §4, 2011; Ord. 956 § 1, 2014)

(Ord. No. 1114 , § 4, 12-20-2021)

Sec. 16-3-260. M Municipal Facilities and Services District.

- (a) Intent. The intent of the M District is to provide land areas for the planning, construction, development, expansion and redevelopment of municipally owned and municipally related public uses, facilities, services and buildings, including:

(Prior code 9-2-4; Ord. 956 § 1, 2014)

(Ord. No. 1130 , § 12, 9-19-2022)

Sec. 16-3-270. POS Parks and Open Space District.

- (a) Intent. The POS District is intended for open space preservation of environmental resources and protection of ridgelines, parks, recreation and public access to parks and open space. Land within the POS District is Town-owned land. It is intended that municipal use changes occur within a public review process.

(Prior code 9-2-4; Ord. 956 § 1, 2014)

(Ord. No. 1119 , § 2, 3-7-2022)

Division 3 Planned Unit Development (PUD) District

Sec. 16-3-310. Intent.

- (a) The PUD District is intended to encourage innovative land planning and site design concepts that promote the most beneficial and creative development of land within the Town and that achieve a high level of environmental sensitivity, energy efficiency, aesthetics, high-quality development and other community goals by:
- (1) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning and development standards that were designed primarily for individual lots.
 - (2) Allowing greater freedom in selecting the means to provide access, light, open space and design amenities.
 - (3) Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, densities and/or supporting commercial uses in residential PUD Districts.
 - (4) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land uses.
 - (5) Encouraging quality design and environmentally sensitive development by allowing increases in densities when such increases can be justified by superior design or the provision of additional amenities such as public open space.
- (b) In return for flexibility in site design and development, PUD Districts are expected to include innovative design that preserves critical environmental resources, provide above-average open space and recreational amenities, incorporate creative design in the layout of buildings, open space and circulation, assure compatibility with surrounding land uses and neighborhood character, and provide greater efficiency in the layout and provision of roads, utilities and other infrastructure.

(Prior code 9-2-4; Ord. 956 § 1, 2014)

Sec. 16-3-320. PUD Districts.

The PUD Districts set forth in this Division are authorized. Please refer to Section 16-2-10 of this Chapter for general provisions addressing the establishment of these PUD Districts (i.e., PUD Districts that may be established through annexation or rezoning versus PUD Districts that may be applied as an overlay district over the standard base zoning districts).

Sec. 16-3-330. PUD-R Residential Planned Unit Development District.

- (a) Specific Purpose. The purpose of the PUD-R District is to establish areas for high quality residential development where development and use standards are flexible in order to achieve superior innovation in land use, neighborhood compatibility, high-quality architectural design and environmental design. PUD-R Districts are also intended to provide opportunities for creative integration of resident-serving commercial uses within residential neighborhoods.

(Prior code 9-2-4; Ord. 956 § 1, 2014)

Sec. 16-3-340. PUD-C Commercial Planned Unit Development District.

- (a) Specific Purpose. The purpose of the PUD-C District is to establish areas for planned commercial centers and grouping of consumer-oriented commercial uses that incorporate high-quality architectural design and to allow development of tracts of land large enough to accommodate well-planned and rational connections between structures, people and automobiles through the use of planned parking access, pedestrian walkways, courtyards, malls and landscaped open space.

(Prior code 9-2-4; Ord. 956 § 1, 2014)

Sec. 16-3-350. PUD-I Industrial Planned Unit Development.

- (a) Specific Purpose. The purpose of the PUD-I District is to establish areas for planned office and industrial parks that incorporate well-planned access and parking areas, adequate fire and safety controls, landscaped open space areas and high-quality architectural design.

(Prior code 9-2-4; Ord. 956 § 1, 2014)

Sec. 16-3-360. PUD-MU Mixed Use Planned Unit Development.

- (a) Specific Purpose. The purpose of the PUD-MU District is to establish areas facilitating the integration of residential, commercial and light industrial development, incorporating high-quality architectural design, on parcels of sufficient size to support a self-sustaining project.

(Prior code 9-2-4; Ord. 956 § 1, 2014)

(Ord. No. 1094 , § 2, 1-4-2021)