

My Mainstreet ZONING COMPARISON

SITES	ZONING	DESIGN/AREA DISTRICT		
19801 E. Mainstreet	Greater Downtown	Historic Center		
PACE Lot 2	Greater Downtown	Historic Center		
Pine Curve	Greater Downtown	Historic Center		
East Main	EastMain Planned Development	Planning Area 3 - Mixed Use		
19640 E. Mainstreet	Greater Downtown	Historic Center		
ZONE	GREATER DOWNTOWN	EASTMAIN PLANNED DEVELOPMENT		
Design/Area Districts	Historic Center	Ground Floor Adjacent to Mainstreet	Ground Floor Not Adjacent to Mainstreet	Upper Floors
RESIDENTIAL/ACCOMMODATIONS				
Residential dwelling units located above the street-level floor	Permitted	Not Permitted	Special Review	Permitted
Residential dwelling units for owners, caretakers, or employees	Permitted	N/A	N/A	N/A
Single-family detached & duplexes	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Multifamily	Permitted	Not Permitted	Special Review	Permitted
Multifamily on ground floor fronting Mainstreet	Not Permitted	Not Permitted	N/A	N/A
Lodging establishments (hotel, motel, inn, or bed and breakfast)	Permitted	Not Permitted	Permitted	Permitted
GENERAL OFFICE, RETAIL & SALES				
Professional offices	Permitted	Not Permitted	Permitted	Permitted
Financial services, such as banks and brokerages	Permitted	Not Permitted	Permitted	Permitted
Retail shopping establishments	Permitted	Permitted	Permitted	Permitted
Commercial services establishments, including printing and publishing	Permitted	Not Permitted	Not Permitted	Not Permitted
Research and development facilities	Permitted	Not Permitted	Not Permitted	Not Permitted
Specialty goods and service establishments	Permitted	Not Permitted	Not Permitted	Not Permitted
Grocery store	Permitted	Not Permitted	Not Permitted	Not Permitted
Convenience service establishments	Permitted	Permitted	Permitted	Permitted
Convenience stores with gas pumps	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Motor vehicle filling stations, with or without car wash	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Mortuaries and/or crematoriums	Special Review	Not Permitted	Not Permitted	Not Permitted
Greenhouses, plant nurseries (retail)	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Greenhouses, plant nurseries (wholesale)	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Building material sales without outdoor storage	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Building material sales with outdoor storage	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Personal services, such as salon, beauty shop, spas	Permitted	Permitted	Permitted	Permitted
Small animal dog training and grooming where ancillary to permitted retail use (indoor)	Permitted	Not Permitted	Not Permitted	Not Permitted
Small animal veterinary clinic/hospital, kennels or pet day care (indoor)	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Small animal veterinary clinic/hospital, dog training/grooming, kennels or pet day care (outdoor)	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Studio/gallery	Permitted	Permitted	Permitted	Permitted
EATING & DRINKING ESTABLISHMENTS				
Restaurant (with indoor & outdoor seating) with or without liquor service	Permitted	Permitted	Permitted	Permitted
Restaurant with drive through	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Take out and delivery	Permitted	Permitted	Permitted	Permitted
Lounge, bar, or microbrewery	Permitted	Permitted	Permitted	Permitted
INSTITUTIONS				
Educational facilities (private and public)	Special Review	Not Permitted	Not Permitted	Not Permitted
Day care center, preschool, nursery	Permitted	Not Permitted	Not Permitted	Not Permitted
Nursing homes, hospitals, minor emergency centers, or extended care facilities	Special Review	Not Permitted	Not Permitted	Not Permitted
Assisted and independent living centers	Special Review	Not Permitted	Not Permitted	Not Permitted
Library	Permitted	Not Permitted	Not Permitted	Not Permitted
Conference center or meeting hall	Special Review	Not Permitted	Not Permitted	Not Permitted
MOTOR VEHICLE RELATED SALES AND SERVICE OPERATIONS				
	Not Permitted	Not Permitted	Not Permitted	Not Permitted
RECREATION, AMUSEMENT AND ENTERTAINMENT				
Indoor recreational activities, such as bowling, skating, arcade	Special Review	Not Permitted	Not Permitted	Not Permitted
Cultural facility, such as a museum, stage theatre, or amphitheater	Special Review	Not Permitted	Not Permitted	Not Permitted
Indoor movie theater	Special Review	Not Permitted	Not Permitted	Not Permitted
Outdoor recreation activities, such as miniature golf, batting cage	Special Review	Not Permitted	Not Permitted	Not Permitted
Health club (with public or private memberships)	Special Review	Not Permitted	Not Permitted	Not Permitted
Public park, playgrounds, or open space	Permitted	Not Permitted	Not Permitted	Not Permitted
Trail and trail head	Permitted	Not Permitted	Not Permitted	Not Permitted
Night Club	Permitted	Not Permitted	Permitted	Permitted
TRANSPORTATION/PARKING STRUCTURES/STORAGE				
Recreational vehicle storage	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Self-storage units, provided no flammable or hazardous materials are kept on the premises	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Commercial outdoor storage, screened from view	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Parking garages (public and private)	Special Review	Accessory Use Permitted	Accessory Use Permitted	Accessory Use Permitted
Public transportation facility, such as shuttle service or park and ride	Permitted	Not Permitted	Not Permitted	Not Permitted
UTILITIES/ALTERNATIVE ENERGY				
Treatment plant	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Public utility major facility	Special Review	Not Permitted	Not Permitted	Not Permitted
Water storage facility	Special Review	Not Permitted	Not Permitted	Not Permitted
Wind or solar energy conversion system	Special Review	Not Permitted	Not Permitted	Not Permitted

GREATER DOWNTOWN ZONING DISTRICT

PURPOSE

The Greater Downtown District covers the geographic region of the Town's commercial core and seeks to achieve the following goals:

1. To establish a practical, interconnected system of streets, parks and walkways that allows easy orientation and convenient access for all modes of transportation.
2. To utilize natural open spaces, such as gulches, and developed public spaces, parks and plazas, to organize and coordinate development.
3. To accommodate a broad mix of development types that encourages alternative transportation, especially walking and transit use.
4. To provide common usable open space that is of mutual benefit to surrounding property owners, businesses and residents.
5. To construct the early phases of development in a manner that establishes a pattern and character for the long-term evolution of the Historic Center.
6. To create a built environment that is in scale and character with pedestrian-oriented activities.
7. To provide opportunities to increase Parker's retail competitiveness within its trade area.
8. To encourage the long-term sustainability and vitality of Greater Downtown, including the creation of opportunities for new retail development and sales tax generation.
9. To ensure that future growth proceeds in a manner consistent with the vision of the community developed through the Downtown Strategic Action Plan process.

Within the Greater Downtown District, five (5) separate "Design Districts" are established: Historic Center, Pikes Peak Center, Town Center, Twenty Mile Center and Market Center. In order to address their unique characteristics, each design district shall contain separate stand-alone standards and guidelines for development, as provided herein.

Source [Town of Parker's Municipal Code 13.04.110 - GD - Greater Downtown District](#)

PLANNED DEVELOPMENT ZONING DISTRICT

INTENT

Areas to accommodate innovative approaches to residential, recreational, commercial and industrial land uses. Planned developments are encouraged to bring about innovative approaches to development, creative designs of land uses, preservation of significant natural features within the Town, retention of historic structures and sites, retention of open space, compatibility with overall community objectives, and consideration of environmental concerns.

DEFINITION

Planned development means a tract or parcel of land controlled by one (1) or more landowners, which is developed under a single development plan for either a number of residential units, business, commercial, industrial, educational, recreational uses or any combination of the foregoing. In addition to a development plan, a development guide shall be prepared, and the development guide shall reflect the variations in lot size, bulk, type of use or activity, density and lot coverage, as modified and approved by the Town Council upon the recommendation of the Planning Commission.

Source [Town of Parker's Municipal Code 13.04.150 - PD- Planned Development](#)

EASTMAIN PLANNED DEVELOPMENT GUIDE

PURPOSE

The purpose of the EastMain Planned Development Guide is to implement the EastMain Vision Plan through establishing standards for the orderly development and improvement of the real property contained within the Development Plan described. The Development Guide will provide opportunities for innovative design of the Property, support implementation by the private and public sectors and incorporate a blend of amenities and activities that will increase vitality and energy to the area around the Property.

VISION

By 2020 the EastMain site will be an integrated component of our Old Town serving as a desirable destination for a wide range of year round activities. The residents of the Denver Region will recognize EastMain as a defining place and part of the Old Town District through conversation, images, social media and the internet.

Source [Town of Parker's Eastmain Planned Development - Development Guide](#)