

SECTION 14D MI – SEDALIA MIXED INDUSTRIAL

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1401D Intent

To provide areas for a full range of retail business, commercial, services, office, research, warehousing, small product assembly, manufacturing, distribution, and residential uses located to efficiently utilize public investment in infrastructure and to exercise economies of scale. Adequate facilities, such as roads, water and sanitation, fire protection, emergency services, and public utilities shall be available to serve the development. Growth should occur in a phased and contiguous manner to avoid the costly, premature extension of basic infrastructure.

Development within this District shall be designed to provide for such uses on well-landscaped sites such that they can be located in proximity to other business, commercial and residential uses in accordance with the intent of the Douglas County Comprehensive Master Plan. High performance standards are set forth for this District to assure that development is compatible with adjoining land uses.

The MI District is characterized by a full range of commercial and light industrial uses with residential and mixed-use development. Uses allowed within this District shall operate with minimal dust, fumes, odors, refuse, smoke, vapor, noise, lights, and vibrations. Such impacts shall be mitigated in accordance with applicable County, State, and federal regulations. Any other impacts shall be mitigated to the maximum extent possible. Development, or use of land, in this District is permitted only in accordance with the provisions herein. Heavy freight operations (railroad or multi-modal transfer) are not in keeping with the character of the District; new freight rail sidings are discouraged on private lots.

1402D Principal Uses (*Amended 08/28/18*)

The following uses shall be allowed upon the approval of a Site Improvement Plan in accordance with Section 27 of this Resolution, unless otherwise noted. The Director or designee may determine other similar uses as appropriate. A building or portion thereof may contain two (2) or more uses, residential, non-residential, or a combination of both.

1402D.01 Community Uses

- Church – maximum seating capacity 350
- College or University extension office
- Cultural Facility
- Fire Station (*with or without training facilities*)
- Library
- Museum
- Open Space, Trails, or both (*Site Improvement Plan not required*)
- Park, Playground, or both
- Post Office
- Recreation Facility – community or neighborhood
- Recreation Facility – indoor, outdoor, private

- School – private or public K-12
- Sheriff Station (*with or without training or with or without detention*)

1402D.02 Agriculture (*Site Improvement Plan not required*)

1402D.03 Agricultural Recreational Activities (*Site Improvement Plan not required*)

1402D.04 Animals (*refer to Section 24*) – household animals shall be an accessory use (*Site Improvement Plan not required*)

- Animals are limited to horse, cow, mule, llama, pig, goat, sheep, miniature horse, and alpaca.
- The minimum lot size required to keep hoofed animal(s) shall be one (1) acre. The maximum density for hoofed animals shall be one (1) animal unit per half (½) acre.
- Boarded horses will be counted in the total number of allowed animal units.
- Devegetated areas shall be setback 25 feet from all property lines.
- The location of a corral shall be such that it does not cause harm to septic fields and other on-site physical features and facilities.

1402D.05 Bank or Financial Institution (*no drive-up facility*)

1402D.06 Building Materials – retail, wholesale, or both

1402D.07 Commercial Storage Area (*Amended 3/26/24*)

1402D.08 Construction Office – temporary (*refer to Section 22*)

1402D.09 Day-care Center

1402D.10 Entertainment Event (*refer to Section 22B*)

1402D.11 Equipment Service, Repair, or both

1402D.12 Equipment Sales, Rental, or both – Large or Small

1402D.13 Firing Range – indoor

1402D.14 Garden – Public – one (1) acre maximum (*Site Improvement Plan not required*)

1402D.15 Greenhouse

1402D.16 Hotel

- 1402D.17 Industrial or manufacturing operation which does not emit unusual or excessive amounts of dust, smoke, fumes, gas, noxious odors, or noise beyond the lot boundary.
- 1402D.18 Motel
- 1402D.19 Motor Vehicle Sales
- 1402D.20 Motor Vehicle Service, Repair, or both
- 1402D.21 Motor Vehicle Service Station with gas pumps
- 1402D.22 Motorcycle Sales, Service, Repair or all
- 1402D.23 Office – General, Medical, Professional, Government
- 1402D.24 Office – Temporary (*refer to Section 22*)
- 1402D.25 Parking lot – Public or Private
- 1402D.26 Product Distribution, Storage, or both (*no hazardous materials*)
- 1402D.27 Recreational Vehicle Storage Lot
- 1402D.28 Research and Development Facility
- 1402D.29 Residence – Minimum of two (2) acres
- Group Home (*Site Improvement Plan not required*)
 - Single-Family (*Site Improvement Plan not required*)
 - Temporary (*refer to Section 22*)
- 1402D.30 Restaurant, Fast Food Restaurant (*no drive-up facility*)
- 1402D.31 Retail Business or Service Business, or both – Indoor or Outdoor
- 1402D.32 Retreat – Religious
- 1402D.33 Sales Office – temporary (*refer to Section 22*)
- 1402D.34 Satellite Earth Station
- 1402D.35 Seasonal Use (*refer to Section 22A*)
- 1402D.36 Theater – Indoor or Outdoor

- 1402D.37 Training Facility for Horses, Riders, or both (*maximum 14 lessons per week*)
- 1402D.38 Utility Service Facility (*refer to definition*)
- 1402D.39 Veterinary Clinic or Hospital
- 1402D.40 Warehouse
- 1402D.41 Warehouse – mini or self storage
- 1402D.42 Wholesale Business – sales, service, or both
- 1402D.43 Youth-Oriented Agricultural Activities (*refer to definition*) (*Site Improvement Plan not required*)

1403D Accessory Uses

The following uses shall be allowed only when a Principal Use has been established on the lot.

Residential:

- 1403D.01 Accessory Uses and Buildings
- 1403D.02 Animals – household pets
- Household pets inclusive of, but not limited to, dogs, cats, pot-bellied pigs, chickens, turkeys, and ducks shall be permitted for residential use provided that not more than four (4) animals of more than four (4) months of age are kept by the occupant of any residential unit.
- 1403D.03 Day-care Home – Small or Large
- 1403D.04 Guest House
- 1403D.05 Home Occupation (*refer to Section 23*) Class 1 or 2
- 1403D.06 Satellite Dish

Non-residential:

- 1403D.07 Accessory Uses and Buildings
- 1403D.08 Day-care Facility for employees' children

1403D.09 Caretaker *(Amended 08/28/18)*

1403D.10 Satellite Dish

1404D Uses Permitted By Special Review

The following uses are permitted, upon the approval of the Board, in accordance with Section 21 of this Resolution. *(Amended 3/26/24)*

1404D.01 Bar or Lounge

1404D.02 Bed and Breakfast

1404D.03 Campground

1404D.04 Cemetery

1404D.05 Church – seating capacity greater than 350

1404D.06 Club or Country Club

1404D.07 Group Residential Facility

1404D.08 Horse Boarding Facility – number of horses greater than allowed by right

1404D.09 Jail or Correctional Facility

1404D.10 Kennel

1404D.11 Propane Distribution, Storage, or both

1404D.12 Recycle Facility, Trash Transfer Facility, or both

1404D.13 Residence

- Multifamily
- Single-Family attached

1404D.14 Satellite Earth Station *(exceeding maximum health and height standards)*

1404D.15 Sewage Treatment *(refer to Utility Service Facility definition)*

1404D.16 Telecommunication Facility *(within or exceeding maximum height and health standards)*

1404D.17 Utility – Major Facility

1404D.18 Wind Energy Conversion System (*refer to Section 21*)1405D Minimum Lot Area

None

1406D Minimum Setbacks

MINIMUM SETBACK FROM		
Street*	CMTY/D/HC/RES/OS	MI/LSB/B/C/LI/GI/A-1
regional/major arterial: 25' minor arterial: 25' collector/local: 20'	25'	no setback

The setback is measured from the property line to the wall of the structure horizontally and perpendicular to the lot line

1407D Building Height

Maximum building height:

- Residential building – 35 feet
- Commercial building – 60 feet
- Industrial building – 60 feet

1407D.01 The maximum building height shall not apply to belfries, cupolas, penthouses, or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.

1407D.02 The maximum height of a roof-mounted church spire shall not exceed 1.62 times the height of the church (*refer to Section 36 building height definition - spire height calculation*).

1407D.03 The maximum height of a parapet wall shall be as approved by staff based on overall mass and bulk and its compatibility with the surrounding area.

1407D.04 All roof-mounted equipment (*mechanical, ventilating, antennas*) shall be properly screened, with the exception of solar collectors/heaters.

1408D Encroachments

1408D.01 A cornice, canopy, eave, fireplace, wing wall, or similar architectural feature may extend three (3) feet into a required setback.

1408D.02 Fire escapes may extend six (6) feet into a required setback.

1408D.03 Structures that do not require building permits may encroach into a rear setback. Any encroachment into an easement requires permission from the easement holder.

1408D.04 A garage directly accessed from an alley may encroach into a rear setback. Any encroachment into an easement requires permission from the easement holder.

1409D Water and Sanitation *(Amended 08/28/18)*

All uses shall be served by a central sanitation facility at the time a regional sanitary sewer solution is in place.

1409D.01 Until such time, the use of on-site wastewater treatment systems (OWTS) may be permitted provided the proposed use does not create more than a design flow of 2,000 gallons of effluent per day, as determined by Douglas County Health Department's OWTS Regulation. *(Amended 3/26/24)*

1409D.02 The proposed use and associated OWTS is evaluated by the Douglas County Health Department, and other applicable agencies, to determine if the use is compatible with an OWTS: *(Amended 3/26/24)*

- The evaluation will be based on land characteristics, including, but not limited to lot size, lot configuration, setbacks, parking areas, floodways and floodplains, detention facilities, soil suitability, site topography, proximity to wells and other on-site physical features and facilities.

1409D.03 If a Responsible Management Entity (RME) exists at the time of land use application, the subject land will be served by the RME.

1409D.04 All uses shall be served by a central water system. The use of individual wells may be permitted provided:

- The subject land is located within the boundaries of a special district providing water service.
- The District's water lines are not within 400 feet of the subject land [§32-1-1006(1)(a)(I), C.R.S.] or, if within 400 feet physical connection is not possible due to lack of legal access to lines.
- The proposed use is a low-water-demand use, as determined by the Director or designee in consultation with the special district providing water service.
- The District authorizes the use of wells.

1410D Utilities

All public utility distribution lines shall be placed underground.

1411D Land Dedication

A portion of the gross site area shall be dedicated to Douglas County for public use, or cash-in-lieu as required by the Douglas County Subdivision Resolution.

1412D Street Standards

Construction of paved streets shall be in accordance with the Douglas County Roadway Design and Construction Standards, Storm Drainage Design and Technical Criteria Manual, and other applicable County regulations.

1413D Parking Standards

1413D.01 Minimum off-street parking shall be provided in accordance with County regulations.

1413D.02 Parking for non-residential uses shall be provided as shown on the approved USR Plan Exhibit or Site Improvement Plan in accordance with Section 28 of this Resolution. *(Amended 3/26/24)*

1413D.03 For residential uses, inoperable or unlicensed, operable vehicles parked outside shall be concealed by a solid fence, berm, vegetative barrier, or any combination thereof. *(Amended 3/26/24)*

1413D.04 Unscreened parking of operable, unlicensed vehicles may be allowed in association with Motor Vehicle Sales as shown on an approved Site Improvement Plan in accordance with Sections 27 and 28 of this Resolution. *(Amended 3/26/24)*

1414D Fencing Standards *(Amended 3/26/24)*

Fencing shall be allowed for residential and non-residential uses in accordance with the following standards. Fencing provided for non-residential uses shall be shown on an approved USR Plan Exhibit or Site Improvement Plan, in accordance with Section 21 or Section 27 of this Resolution.

1414D.01 Concertina, razor wire, or other hazardous materials used for fencing shall be prohibited.

1414D.02 Electrically charged fencing material shall be permitted when it is installed for the purpose of containing animals within the boundaries of the lot.

- Electric fencing materials must be installed on the inside of the fence, within the lot area.

- Electric fencing shall use an interrupted flow of current at intervals of about one (1) second on and two (2) seconds off and shall be limited to 2,000 volts at 17 milliamperes current.
 - All electric fences shall be posted with permanent signs stating that the fence is electrified.
- 1414D.03 Barbed wire shall be permitted when located a minimum of 6' 6" in height measured from the ground level outside the fence.
- 1414D.04 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within a setback.
- 1414D.05 A building permit shall be required for any retaining wall as required by the Building Code, as amended and adopted by Douglas County.
- 1414D.06 A building permit is required for any fence greater than six (6) feet in height, or as required by the Building Code, as amended and adopted by Douglas County.
- 1414D.07 Solid fences, walls, or hedges shall not exceed four (4) feet in height when located within the required setback from a street except when a fence is required in order to conceal outdoor storage. Then the fence may exceed four (4) feet in height for no more than 50 percent of the lineal frontage of the lot. Fences extending above six (6) feet, to a height of 10 feet, may be permitted only with the approval of the Director or designee.
- 1414D.08 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.
- 1414D.09 Fences, walls, or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall, or hedge, which constitutes a public safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.
- 1414D.10 Fences constructed of woven wire or ornamental iron which are a minimum of 80 percent open may be constructed with no height limitation; however, a building permit is required for any fence greater than six (6) feet in height, or as required by the Building Code, as amended and adopted by Douglas County.
- 1414D.11 Fences or walls shall be designed and maintained so that they are architecturally harmonious with the principal structures on the lot. When abutting a property with a residence, such fences or walls shall be opaque and may not be constructed of woven wire.

1414D.12 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County.

1414D.13 Sound barrier walls, when constructed by the landowner other than the Colorado Department of Transportation adjacent to a street, shall be designed in accordance with the State Department of Transportation criteria and approved by the Director or designee.

1415D Landscaping

Non-residential uses shall be landscaped as shown on the approved landscape plan prepared in accordance with Section 21 or Section 27 of this Resolution. Areas to be landscaped include the lot area within the required setback from the street, parking areas, and other areas as required. *(Amended 3/26/24)*

1416D Sign Standards

Refer to Section 29 of this Resolution.

1417D Lighting Standards

Refer to Section 30 of this Resolution.

1418D Outdoor Storage *(Amended 3/26/24)*

Outdoor storage shall be permitted as shown on the approved USR Plan Exhibit or Site Improvement Plan, in accordance with the following standards:

1418D.01 Outdoor storage including, but not limited to, raw materials supplies, finished or semi-finished products, or equipment shall be screened from view from abutting properties and public streets or trails bordering the site by a solid fence, wall, or hedge that is a minimum of 6 feet in height.

1418D.02 Employee or customer parking or merchandise display areas shall not be considered outdoor storage.

1418D.03 Operable trailers or other equipment designed to be towed or lifted as a single component may be visible above the height of a six-foot tall fence, wall, or hedge without being additionally screened.

1418D.04 Outdoor storage shall be allowed within the required setback from a street provided that the storage area does not occupy more than 50 percent of the lineal frontage at the right-of-way.

1418D.05 For outdoor storage of vehicles, see the Parking Standards in this section.

- 1418D.06 Outdoor storage shall not be allowed within any required landscaped area.
- 1418D.07 Where the topography of the land is such that a solid fence, wall, or hedge would not prevent viewing outdoor storage from abutting properties and public streets or trails bordering the site, additional landscaping above the height of the fence, wall, or hedge to mitigate site-specific visual impacts.
- 1418D.08 A solid fence, wall, or hedge shall not be required at a shared property line which merely separates outdoor storage areas.