

# MEMORANDUM



To: Weld County Planning Commission  
From: Jim Flesher, Long-Range Planner  
Date: September 2, 2025  
Re: Ordinance 2025-11, Chapters 23, Zoning, miscellaneous revisions

This ordinance mainly focuses on commercial vehicles and home businesses, though there are several other miscellaneous changes included.

## Commercial Vehicles and Semi-Trailers

- The definition of "Commercial Vehicle" is proposed to be deleted. The current definition is as follows (words in all capitals in Chapter 23 are defined in Sec. 23-1-90):

"Any vehicle used or previously used COMMERCIALY, excluding those USES listed by right in the A (Agricultural) Zone District. A COMMERCIAL VEHICLE shall include, but is not limited to, semi-tractors and SEMI-TRAILERS, dump trucks, construction equipment, box trucks, tow trucks, and vehicles such as taxis and ride-sharing vehicles used to transport passengers for a fee. A COMMERCIAL VEHICLE shall not be allowed to deteriorate to the condition of a DERELICT VEHICLE or be utilized as a storage unit, unless the USE is allowed through the zone district. For the purposes of enforcement, two-axle passenger motor vehicles, as defined in C.R.S. Section 42-1-102(58), which could be utilized in everyday personal transport, and which are used COMMERCIALY, such as but not limited to taxis, ride-sharing vehicles, and work pick-up trucks, may be allowed in any zone district without requirement of any permits provided they are operated solely by residents thereof."
- This definition is very broad and requires determining whether a vehicle is used "Commercially". The definition of "Commercial" is:

"An activity where goods, products or services are bought, sold or transferred in ownership on a fee, contract or barter basis excluding those USES listed by right and ACCESSORY USES in the A (Agricultural) Zone District."
- Rather than trying to determine whether a vehicle meets these definitions, Ordinance 2025-11 would instead limit vehicles with a gross vehicle weight rating over 26,000 pounds, which are Class 7 and 8 vehicles according to the USDOT's classification. For simplicity, we are referring to these as "heavy vehicles" or "heavy trucks", though not adding a definition to the code.
- Vehicles under this weight rating would not be restricted in any zone district. Any number of Class 6 vehicles would be allowed on any lot, for example.
- Recreational Vehicles would be excluded.
- The definition of "Farming" would be revised and include parking of vehicles used for Farming, regardless of weight rating. (Farming is a use by right in the Agricultural zone and an accessory use in the Estate zone.)
- Semi-Trailers would be limited separately and that definition would be revised.

- The limits would be as follows:
  - Ag zone outside subdivisions and townsites, at least 2.5 acres: Two heavy trucks and two Semi-Trailers (2 + 2).
  - Ag zone outside subdivisions and townsites, less than 2.5 acres: One heavy truck and two Semi-Trailers (1 + 2).
  - Ag zone in subdivisions and townsites with at least one acre, and Estate zone: One heavy truck and one Semi-Trailer (1 + 1).
  - No heavy trucks or Semi-Trailers would be allowed in Residential zones or on lots under one acre in Ag-zoned subdivisions or townsites.
  - There would not be a limit in Commercial and Industrial zones.
- The Semi-Trailers could be used either for transport or for storage and the zoning permit we currently require for using Semi-Trailers would be eliminated.
- Semi-tractors would need to be parked at least 50 feet from adjacent lots and Semi-Trailers would need to be at least 20 feet from property lines. This would not apply to Commercial and Industrial zones or Farming.

#### Trucking and Transportation Companies, other ZPAGs

- Current code does not have a defined use for trucking companies so we are proposing a new definition of Trucking and Transportation Companies, which would also include "Facilities where multiple passenger transport buses, taxis, or other vehicles for transporting paying customers are parked."
- In the Ag zone outside of subdivisions and townsites, a Trucking Company could be allowed by administrative zoning permit (ZPAG), which would allow up to 15 heavy trucks plus 15 Semi-Trailers. The regulations on ZPAGs, which currently limit the number of Commercial Vehicles to nine unless approved by the Board, would be increased to this new limit of "15 + 15".
- A use by special review (USR) would be an option in those areas as well. The Board could approve a USR for a Trucking Company with any number of heavy trucks and trailers.
- In the C-3, C-4, and Industrial zones, Trucking and Transportation Companies would be allowed by administrative site plan review (SPR).
- They would not be allowed in C-1 or C-2, in Residential or Estates zones, or in Ag-zoned subdivisions and townsites.

#### Home Businesses

- Current code has two classes of "Home Occupations", both allowed by zoning permit in Ag and Estate zones. Residential zones allow Class 1 Home Occupations. The Ag and Estate zones also allow "Home Businesses" by USR.
- These definitions and regulations would be consolidated and simplified. We would only have Home Businesses, which would be allowed by zoning permit in Ag, Estate, and R-1 zones. The permit would be simplified as well. Its main purpose would be to have the applicant acknowledge the regulations.
- Home Business must be accessory to a residence.
- No more than 10 customers, clients, patients, students, or nonresident employees would be allowed on-site at any one time.
- Public access would be limited to 7:00 a.m. to 7:00 p.m.

- Adequate off-street parking would be required.
- Home businesses on lots smaller than one acre would need to be conducted entirely indoors or off-site.
- If activities occur outside on larger lots, opaque screening (e.g., a privacy fence at least six feet high) would be required.
- Certain uses listed in the ordinance would not be allowed by Home Business.

#### Other miscellaneous

- The ordinance would remove the requirement for a zoning permit for office trailers.
- Provisions regarding zoning permits for storage of unoccupied manufactured homes would also be removed.
- The ordinance defines "Public School" and "Private School" and makes them an SPR in all zones. The definition of Commercial School would be grouped with these under "School".
- Public parks, which are not defined, would be removed from the uses by right. This use is already included in the definition of Public Recreational Facilities.
- The definition of "Screen" would be updated to clarify that fencing for screening, where required, needs to be a privacy fence or wall, not chain link.
- A few other cleanup-type revisions are included as well. Please see the ordinance for more information.

Staff recommends the Planning Commission forward a recommendation of approval to the Board of County Commissioners for Ordinance 2025-11.