

shall cease operations no later than March 22, 2024. Any MCC Facility operating after March 22, 2024, shall be considered an unlawful use under this UDC.

- c. No MCC Facility shall operate or permit any person upon the licensed premises without a ventilation and filtration system that ensures odors are not reasonably detectible by a person with a typical sense of smell from any adjoining lot, parcel, tract, public right-of-way, building unit, or residential unit.

#### 4. Medical Marijuana Store

This use shall be located at least one thousand (1,000) feet from any Elementary or Secondary School, Residential Childcare Facility, Drug or Alcohol Treatment Facility, or any other Medical Marijuana Store. This minimum distance shall be measured from the nearest portion of the building used for the Medical Marijuana Store to the nearest property line of the school, Residential Childcare Facility, Drug or Alcohol Treatment Facility, or other Medical Marijuana Store using a route of direct pedestrian access.

### G. Retail Sales and Service

#### 1. Adult Retail

No Adult Retail Use shall be located within one thousand (1,000) feet of another Adult Retail use, an Adult Entertainment use, residentially zoned or used property, Religious Institution, Child Daycare Center, Park, Elementary or Secondary School, or Higher Education School (whether within or without the City).

### H. Office

~~1. When adjacent to an Attached and Detached Single-Family and Two-Family Dwelling zoning or use, a data center office use shall adhere to the Buffer 2 standards in Table 7.4.9-C.~~

~~2.1. Parking for data center office uses shall be 1 (one) per 1,000 (one thousand) sf of GFA.~~

### I.H. Utilities and Communication

#### 1. Wireless Communication Facility

##### a. Purpose

The purpose of these use-specific standards is to accommodate the communication needs of residents and businesses while protecting the public, health, safety, and welfare of the community. In particular, the purpose of these standards is to:

- (1) Provide for the managed development and installation, maintenance modification, and removal of wireless communications infrastructure in the City with the fewest number of WCFs to complete a network without unreasonably discriminating against wireless communications providers of functionally equivalent services, including all of those who install, maintain, operate, and remove WCFs;
- (2) Promote and protect the public health, safety, and welfare by reducing the visibility of WCFs to the fullest extent possible through techniques including but not limited to stealth design techniques and undergrounding of the equipment associated with WCFs where technologically feasible;
- (3) Encourage the deployment of smaller, less intrusive WCFs to supplement existing larger WCFs;
- (4) Encourage the use of wall-mounted panel antennas;
- (5) Encourage Roof Mounted antennas only when wall-mounted antennas will not provide adequate service or are not otherwise technologically feasible;
- (6) Encourage the location of Towers in non-residential areas in a manner that minimizes the total number of Towers needed throughout the community;

- (8) The mining operation is in conformance with the Colorado Springs Comprehensive Plan and the Master Plan for Extraction of Commercial Mineral Deposits that was adopted July 1, 1975; and
  - (9) The mining reclamation plan and time schedule are acceptable to the City.
  - d. Following conditional approval of this use, the mining operator is required to post a bond with the City in an amount set by the City that is sufficient to ensure that the mining reclamation plan is carried out.
  - e. For use, storage, and handling of explosives, contact the Fire Code Official. All dynamite shot plans must be reviewed by the Fire Code Official.
- 4. Plant-Based Extraction**
- a. This use shall install, maintain, and operate an adequate ventilation and filtration system that ensures odors are not detectible by a person with a typical sense of smell from any adjoining lot, parcel, tract, public right-of-way, building unit, or residential unit.
  - b. The design and operation of each Hazardous Plant-Based Extraction facility shall comply with all Fire Code Official requirements.
- 5. Self-Storage**
- a. All storage shall be kept within an enclosed building, except recreation or other oversized vehicles which shall be stored only in exterior areas screened from view from any street frontage.
  - b. Only storage of goods and materials are allowed in self-storage rental spaces. The use of storage spaces to conduct or operate a business is prohibited.
  - c. The storage of hazardous materials is prohibited.
  - d. Loading docks may not be located on a side of the facility adjacent to a residential zone district.
  - e. A permanent screen shall be required along all property boundaries and shall conform to landscaping and screening requirements in Part 7.4.9 (Landscaping and Green Space).
  - f. If the facility is within an MX-N zone district, all storage shall be contained within a fully enclosed structure that:
    - (1) Is at least a two (2) story structure with storage units on upper floors with access doors to storage units accessed from interior hallways; and
    - (2) Does not have any garage doors or access doors to any storage unit facing any public street, park, or green space, unless the doors are screened from all visible public streets, parks, and green spaces.
  - g. The use of shipping containers for permanent structures is subject to Development Plan review and architectural review pursuant Part 7.4.11 ([Building Design and Site Features](#)).
  - h. Exterior façade treatment shall be consistent within the developed area including materials and colors.
- 6. Light Industrial**
- a. When adjacent to an Attached and Detached Single-Family and Two-Family Dwelling zoning or use, a data center office use shall adhere to the Buffer 2 standards in Table 7.4.9-C.
  - b. Parking for data center office uses shall be 1 (one) per 1,000 (one thousand) sf of GFA.