



PLANNING DEPARTMENT

Childcare Ordinance Update | Attachment A: Allowed Use Table Comparison

How to use this document:

The Allowed Use Table Comparison document is intended to illustrate the changes to the allowance of childcare uses in the City of Colorado Springs before and after the comprehensive update of the Unified Development Code (UDC), as well as display the changes being proposed under the Childcare Ordinance Update. The header of each table references the corresponding code, such that “Chapter 7” refers to the previous code (pre June 5th, 2023) and the “UDC” refers to current code (post June 5th, 2023). Changes that are being proposed as a part of this ordinance update use the term “recommended.”

Within the table subsection listing Staff’s proposed changes to the Allowed Uses Table, where there is a reduction in required action to legally establish an Adult or Child Day Care use, the use becomes permitted by right, or may be conditionally approved when previously prohibited, the respective boxes are filled in **Green**.

NOTE: there are no proposed changes to Section 7.3.301 Base and NNA-O District Use Table for Home Adult and Child Center, Accessory (small/large), so this particular use is not restated under the below Table’s “UDC: Recommended Changes” subsections. This use type was included for reference purposes only.

Table List:

1. Adult and Child Day Care in Residential Zone Districts
2. Adult and Child Day Care in Mixed-Use Zone Districts
3. UDC Recommended Addition to All Zone Districts
4. Adult of Child Participant Maximums per Use’s Definition



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1. ADULT AND CHILD DAY CARE USES IN RESIDENTIAL ZONE DISTRICTS										
PREVIOUS: Chapter 7: Residential Zone Districts										
	A	R	R-1 9000	R-1 6000	R-2	R-4	R-5	SU	TND	
Daycare center	C						P	P	C	
Daycare home, Large	C	C	C	C	C	P	P	P	P	
Daycare home	P	P	P	P	P	P	P	P	P	
CURRENT Chapter 7 (UDC): Residential Zone Districts										
	A	R-E	R-1 9	R-1 6	R-2	R-4	R-5	R Flex Low	R Flex Med.	R Flex Large
Adult or Child Day Care Center, Large							P			P
Adult or Child Day Care Center, Small							P		P	P
.....										
Home Adult or Child Day Care Center, Large, Accessory	A	A	A	A	A	A	A	A	A	A
Home Adult or Child Day Care Center, Small, Accessory	A	A	A	A	A	A	A	A	A	A
PROPOSED CHAPTER 7 (UDC): Recommended Changes to the Residential Zone Districts										
	A	R-E	R-1 9	R-1 6	R-2	R-4	R-5	R Flex Low	R Flex Med.	R Flex Large
Adult or Child Day Care Center, Large	C	C	C	C	P	P	P	C	P	P
Adult or Child Day Care Center, Small	P	P	P	P	P	P	P	P	P	P

Key: P = Permitted by Right | C = Conditional Use | A = Accessory to primary use | R = Allowed pursuant to regulating plan
 = Areas where the PROPOSED use allowance is more permissive than that allowed in the PREVIOUS Chapter 7 code.



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2. ADULT AND CHILD DAY CARE USES IN MIXED-USE ZONE DISTRICTS

PREVIOUS Chapter 7: Mixed-Use Zone Districts

	OR	OC	PBC	C5	C6	PIP-1	PIP-2	M1	M2	PF	PK	PCR	APD	TND
Daycare Services	C	P	P	P	P	C	C	C	C				C	P

CURRENT Chapter 7 (UDC): Mixed-Use Zone Districts

	OR	MX-N	MX-T	MX-M	MX-L	MX-I	FBZ	BP	LI	GI	ADP	PF	PK	
Adult or Child Day Care Center, Large	C	C	P	P	P	P	R	C	C	C				
Adult or Child Day Care Center, Small	C	C	P	P	P	P	R	C	C	C				
....														
Home Adult or Child Day Care Center, Large, Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	
Home Adult or Child Day Care Center, Small, Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	

PROPOSED Chapter 7 (UDC): Recommended Changes to Mixed-Use Zone Districts

	OR	MX-N	MX-T	MX-M	MX-L	MX-I	FBZ	BP	LI	GI	ADP	PF	PK	
Adult or Child Day Care Center, Large	P	P	P	P	P	P	R	P	C	C	P	C	C	
Adult or Child Day Care Center, Small	P	P	P	P	P	P	R	P	C	C	P	C	C	

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3. UDC: ACCESSORY ADULT/CHILD DAY CARE CENTER RECOMMENDED ADDITION TO ALL ZONE DISTRICTS***

PROPOSED Chapter 7 (UDC): Residential Zone Districts

	A	R-E	R-1 9	R-1 6	R-2	R-4	R-5	R Flex Low	R Flex Med.	R Flex Large
Adult or Child Day Care Center, Large, Accessory	A	A	A	A	A	A	A	A	A	A
Adult or Child Day Care Center, Small, Accessory	A	A	A	A	A	A	A	A	A	A

PROPOSED Chapter 7 (UDC): Mixed-Use Zone Districts

	OR	MX-N	MX-T	MX-M	MX-L	MX-I	FBZ	BP	LI	GI	ADP	PF	PK
Adult or Child Day Care Center, Large, Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A
Adult or Child Day Care Center, Small, Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A

***Adult or Child Day Care Center, Accessory uses are subject to use-specific standards that further define where this use is permitted. This use will only be permitted when collocated with the following uses and after a review is completed by Staff to determine that all relevant UDC requirements are met with the addition of the accessory use.

Religious Institution; School (elementary or secondary; higher education); Club, Lodge, or Service Organization; Semipublic Community Recreation; Multi-family, residential; Tiny House Community; Office, Medical Office, or Vocational Skills Education; Hospital; Light Industry; Warehousing and Wholesale; or Special Industry

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Adult of Child Participant Maximums per Use's Definition

UDC - Adult or Child Day Care Center (for primary and accessory use located in a non-residential use) participant caps:

ADULT OR CHILD DAY CARE CENTER, LARGE: A facility that provides care for sixteen (16) or more children under the age of sixteen (16) years, or not more than sixteen (16) elderly adults, who are not related to the owner, operator, or manager of the facility.

ADULT OR CHILD DAY CARE CENTER, SMALL: A facility that provides care of between six (6) to fifteen (15) children under the age of sixteen (16) years, or five (5) to fifteen (15) elderly adults, who are not related to the owner, operator, or manager of the facility.

UDC - Home Adult or Child Day Care Center, Accessory participant caps:

HOME ADULT OR CHILD DAY CARE CENTER, ACCESSORY, SMALL: A facility for the care of not more than six (6) full time and two (2) part time children or adults.

HOME ADULT OR CHILD DAY CARE CENTER, ACCESSORY, LARGE: A facility for the care of more than six (6) and less than twelve (12) full time and part time children and adults.

Pre-UDC Participant Caps:

DAYCARE HOME, SMALL: Daycare homes which have an attendance of not more than six (6) full time and two (2) part-time children

DAYCARE HOME, LARGE: A licensed large daycare home, a facility with attendance of seven (7) to twelve (12) children

DAYCARE CENTERS / SERVICES: Undefined participant maximum in Code. Participant maximums at discretion of State Licensing.

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