



CITY OF CORTEZ
PUBLIC WORKS DEPARTMENT
CITY SERVICE CENTER
110 WEST PROGRESS CIRCLE
CORTEZ, CO 81321

MINIMUM REQUIREMENTS FOR CHILD-CARE FACILITIES

This pamphlet is intended for general information. The appropriate sections of the Land Use Code must be consulted for details.

The rapid growth of necessary daycare operations has impacted many neighborhoods across the nation. It has become so prevalent that municipalities and other jurisdictions have found it necessary to review the site locations and require conditions for the operation of child-care facilities. The City of Cortez Land Use Code tries to minimize impacts on neighboring properties from larger daycare operations by addressing possible impacts from "noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, traffic circulation or other undesirable or hazardous conditions" through a review process by the Planning and Zoning Commission and the City Council.

The following information on child-care operations briefly describes the types of centers, where they can be located, and conditions of operation. The Land Use Code defines child-care facilities in the following way:

Child-Care Facility: A family care facility licensed by the State Department of Human Services and in compliance with State rules and regulations.

Small Home-Based Facility: A small home-based child-care facility is one that serves six (6) or fewer children, is licensed and run in accordance with State rules and is not required to limit hours of operation.

Large Home-Based Facility*: A large home-based child-care facility is one that serves twelve (12) or fewer children in accordance with State rules and shall be permitted to operate between the hours of 5:00 a.m. to 9:00 p.m. daily.

Commercial Facility*: A commercial facility is not attached to a residence and shall be permitted to operate between the hours of 5:00 a.m. to 9:00 p.m. daily.

The table in Section 3.05 of the Land Use Code (see other side) identifies which zones the different types of child-care facilities are allowed in and the conditions under which they are allowed.

Uses identified in a particular district column with a "P" are permitted as a use-by-right and subject to compliance with any applicable conditions and all other provisions of the Land Use Code.

Uses identified in a particular district column with a "C" shall be permitted in that district, **only after approval of a Conditional Use Permit by the City Council** in accordance with the procedures and standards of Sec. 6.10, Conditional Use Permits.

A Conditional Use is a use that may be permitted, subject to conditions imposed upon the approval of the use which are designed to reasonably mitigate any adverse impacts upon the surrounding properties. Conditional Use Permits may be approved for the uses indicated in the use regulations of the zoning district of the property for which the Conditional Use Permit is requested.

*** Ask your zoning official for more information on CONDITIONAL USE PERMITS.**

SCHEDULE OF USE REGULATIONS

Use Type	RE	R-1	R-2	MH	O	CBD	C	NB	I
	Zoning District								
Child Care Facility, small home-based	P	P	P	P				P	
Child Care Facility, large home-based	C	C	C	C		C	C	C	
Child Care Facility, commercial	C	C	C	C		C	C	C	