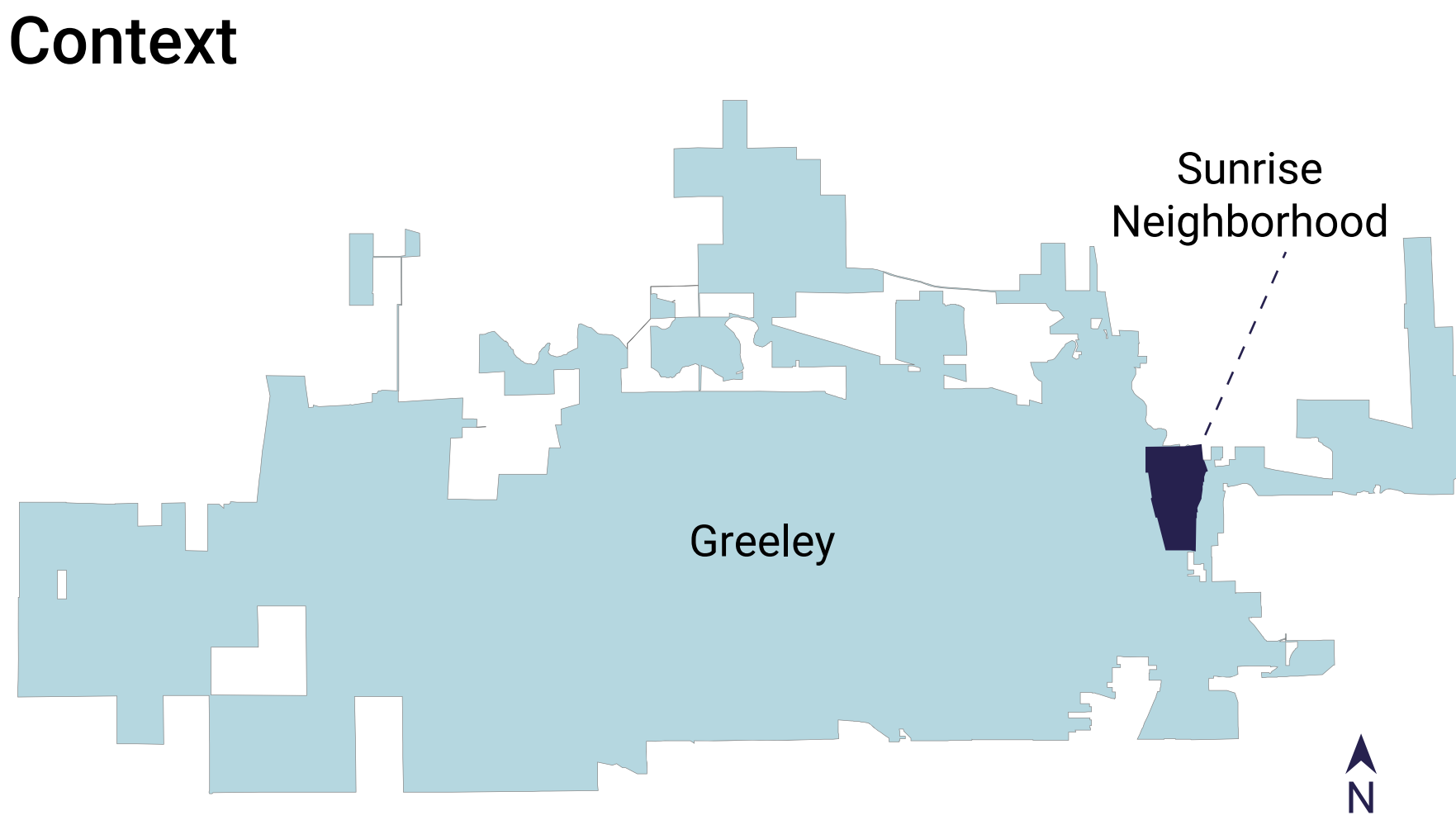


# A New Horizon for the Sunrise Neighborhood: A Comprehensive Zoning and Land Use Analysis



### Issue

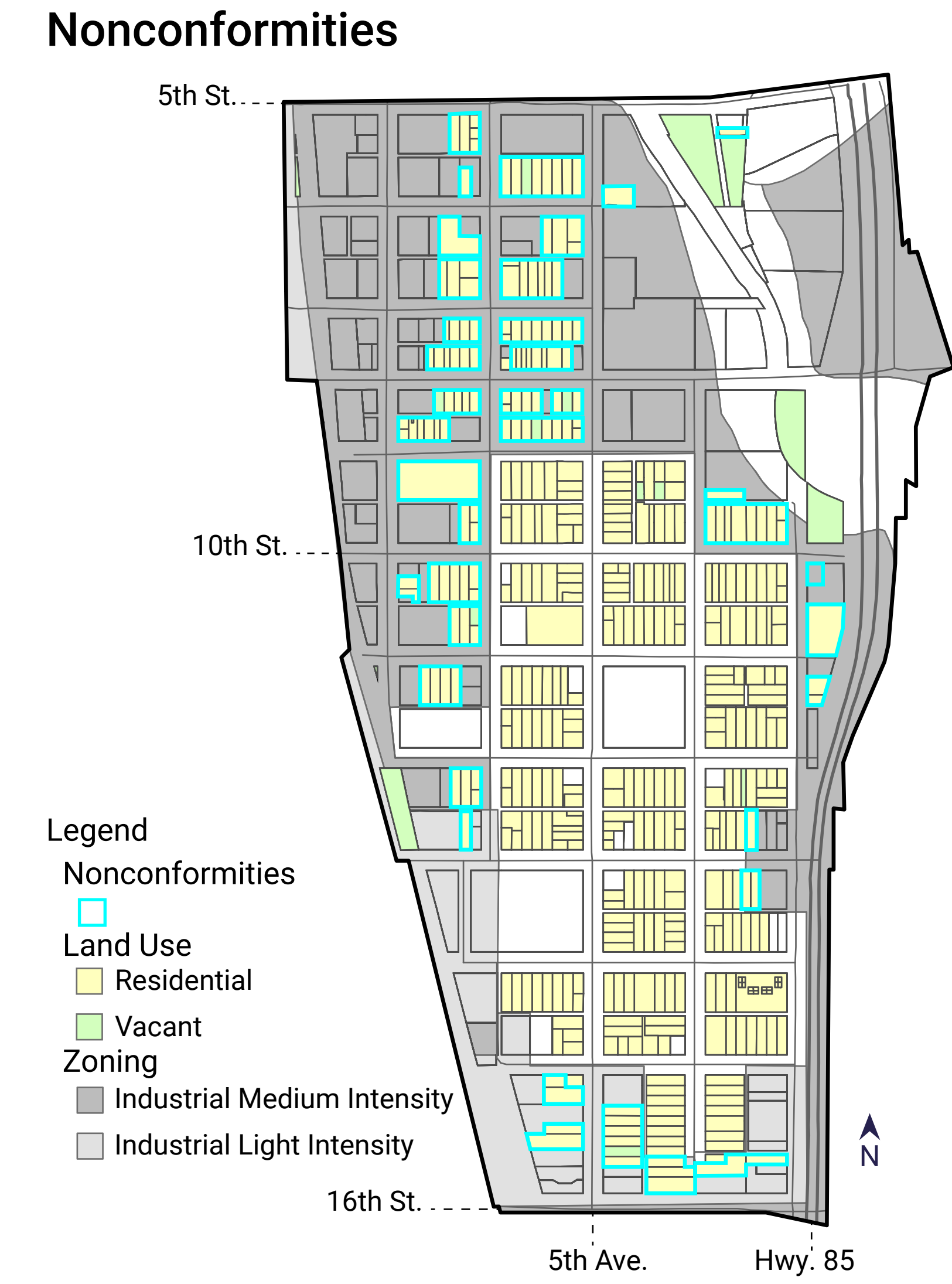
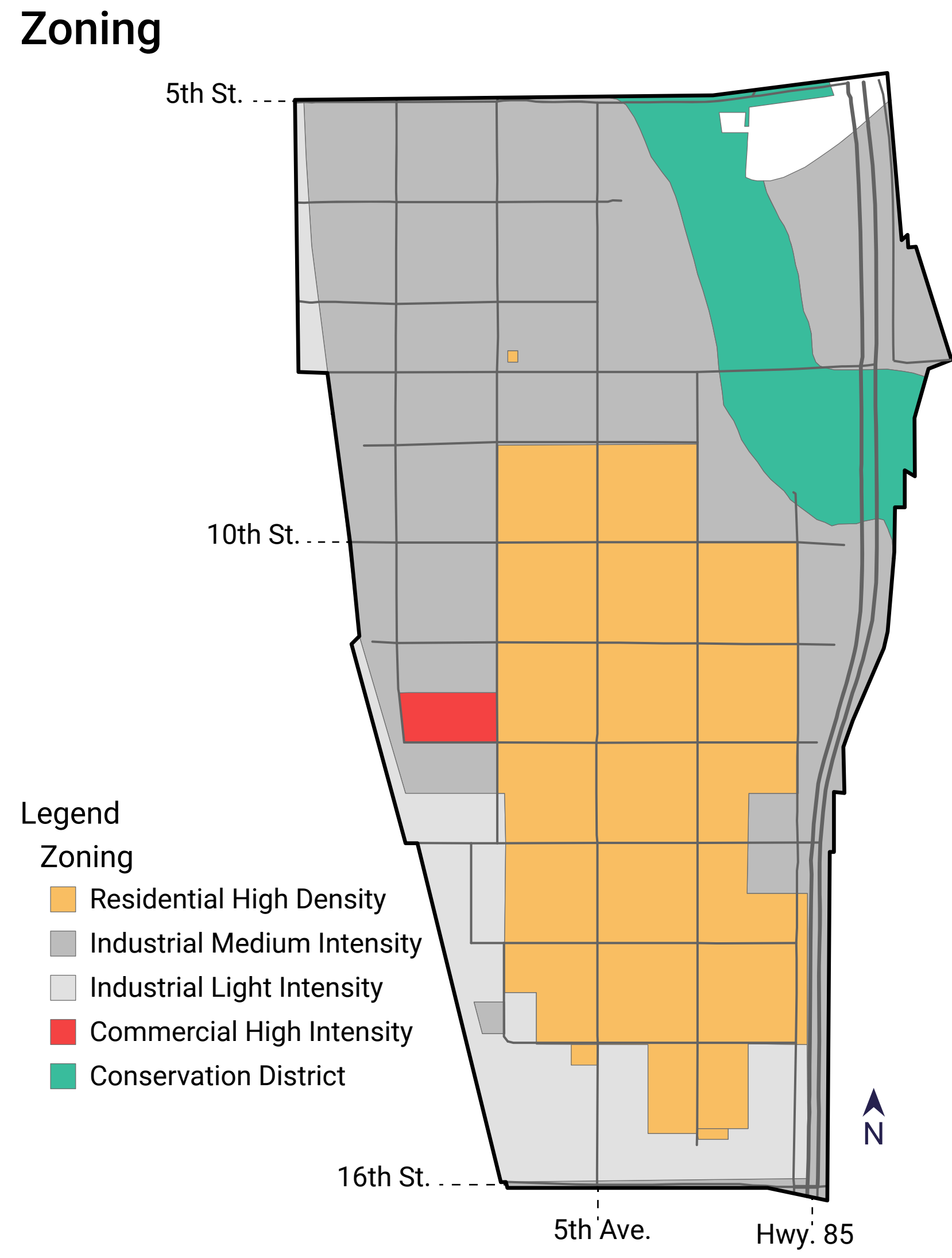
The Sunrise Neighborhood, one of Greeley, Colorado's oldest neighborhoods, is a unique place in part due to its mix of residential, commercial, institutional and industrial uses that are dispersed over multiple zone districts. As occurs in municipalities across the nation, the zoning in the Sunrise Neighborhood has changed throughout the years. Many of the homes in the neighborhood were built before zoning was implemented and have endured through several zoning map amendments during this time. Currently, there are a number of homes located in the industrially zoned area of the neighborhood resulting in nonconforming uses.

Although the continuance of these nonconforming properties is legally allowed because they were established before the zoning change, they are limited in how they can alter, expand, or rebuild their homes due to the incompatible zoning and land use. Traditional zoning theory states that nonconforming uses should be eliminated over time, but the City of Greeley, recognizing the significance of this well-established neighborhood, is seeking a way to correct this issue and maintain the homes in this area.

### Recommendations

Three options were identified that would legally allow these nonconforming properties to be altered, expanded, or rebuilt: the designation of benign nonconformities, rezoning, and an overlay zone. Community engagement is vital in determining what approach the City of Greeley should take, but the planned community meeting was postponed due to the COVID-19 pandemic. Therefore, the recommendations presented are preliminary.

- Overlays are not the most straightforward approach to this issue and the sole use of an overlay zone is not recommended to address the nonconforming use issue.
- Depending on community support, rezoning may be the simplest, most effective solution.
- If there is a significant portion of the community that does not want to rezone the area, benign nonconformities would give them the option to choose to change the status of their property.



## Options for Addressing Nonconformities

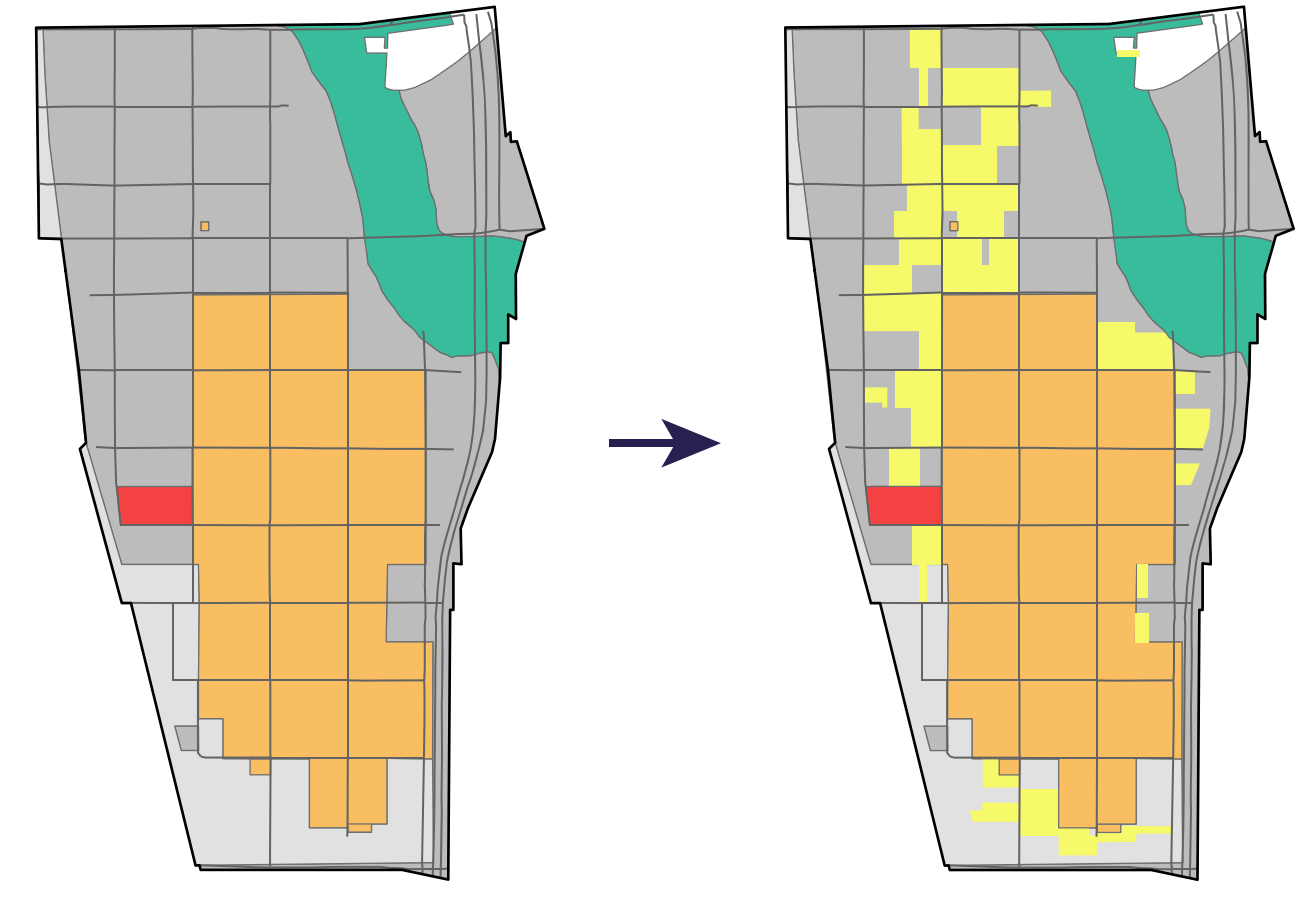
### Benign Nonconformities



Industrial Zone (Home prohibited)  
House presents **no negative impacts** to the surrounding area.

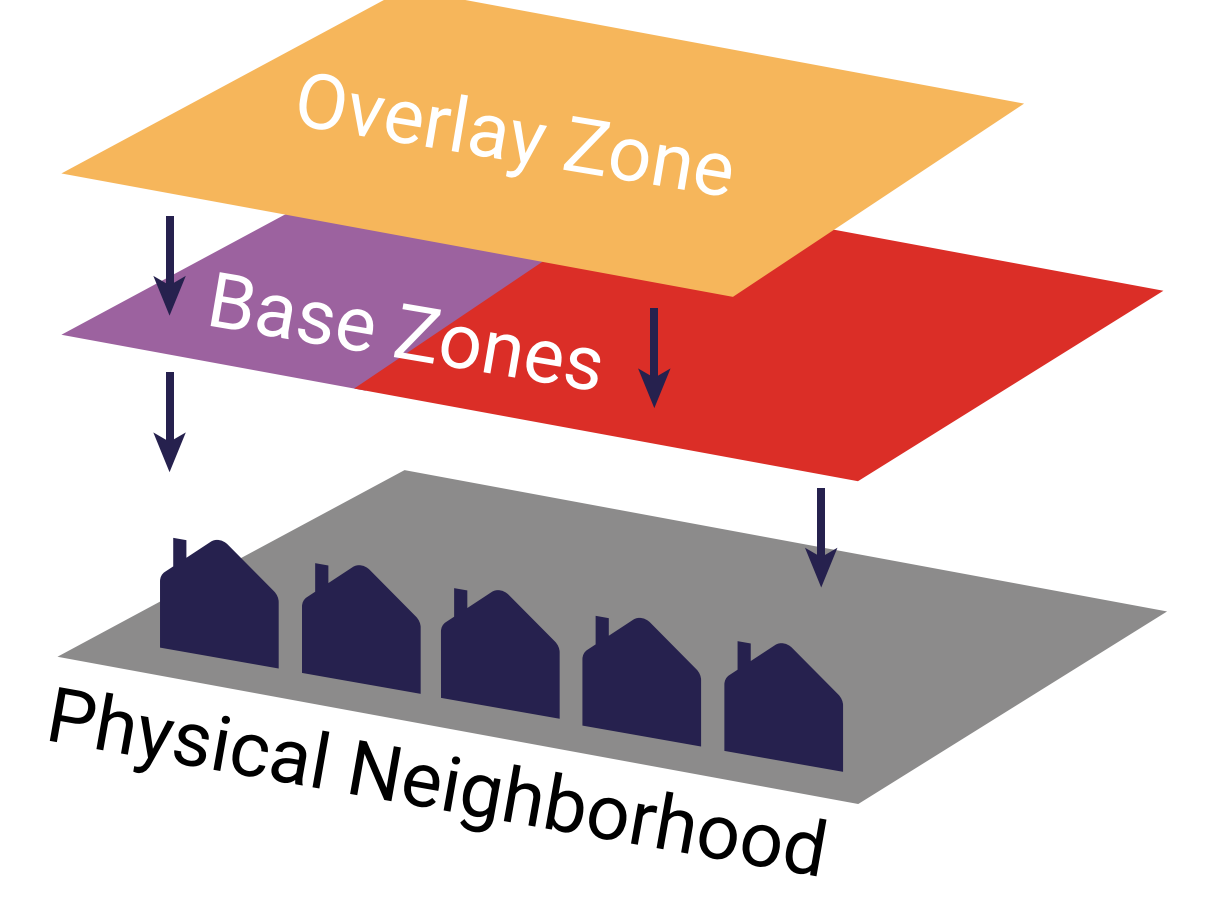
Administratively changing Greeley's Municipal Code to distinguish between non-harmful (benign) and harmful (detrimental) nonconformities. Often permitted on a case-by-case basis via an application process.

### Rezoning



Changing the industrial zoning of the nonconforming parcels to either one of Greeley's existing residential zoning districts or one that is created to meet the specific needs of the Sunrise Neighborhood.

### Overlay Zone



Creating an overlay zone to place over the Sunrise Neighborhood that would loosen the restrictions of the underlying industrial zones. Overlays are not typically used to resolve land use issues but can be used for this purpose.