

**ARTICLE 3**

**ZONE DISTRICTS - EAGLE COUNTY**

ARTICLE 3

ZONE DISTRICTS

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**ARTICLE 3**  
**ZONE DISTRICTS**

**DIVISION 3-1. GENERAL**

**SECTION 3-100. ESTABLISHMENT OF ZONE DISTRICTS**

- A. Purpose.** The purpose of this Article is to establish the zone districts and zone district overlays that regulate the type and intensity of land uses within the unincorporated area of Eagle County.
- B. Division of County Into Zone Districts.** The unincorporated area of Eagle County is hereby divided into the minimum number of zone districts necessary to achieve the compatibility of uses and character within each zone district, to implement the Master Plan and to achieve the purposes of these Land Use Regulations.
- C. Zone Districts Established.** The following zone districts and zone district overlays are hereby established:
1. **RMF.** Residential Multi-Family
  2. **RSM.** Residential Suburban Medium Density
  3. **RSL.** Residential Suburban Low Density
  4. **RR.** Rural Residential
  5. **AL.** Agricultural Limited
  6. **AR.** Agricultural Residential
  7. **RL.** Resource Limited
  8. **R.** Resource
  9. **BC.** Backcountry
  10. **FH.** Fulford Historical
  11. **CL.** Commercial Limited
  12. **CG.** Commercial General
  13. **I.** Industrial
  14. **RC.** Rural Center
  15. **PUD.** Planned Unit Development
  16. **Eagle-Vail PUD.** Eagle-Vail Planned Unit Development
  17. **FO** Floodplain Overlay

**SECTION 3-110. OFFICIAL ZONE DISTRICT MAPS**

- A. Maps Established.** The location and boundaries of the zone districts established by these Land Use Regulations with the exception of the FO Zone District Maps are shown on the maps entitled "Eagle County Official Zone District Maps". The Official Zone District Maps and all explanatory materials contained thereon are hereby established and adopted as part of these Land Use Regulations, incorporated into these Land Use Regulations by reference and made a part hereof. The Official

Zone District Maps shall be identified by signature of the Chairman of the Board of County Commissioners and bear the date of their adoption. The FO Zone District Maps are listed in Section 3-350 D. Official Floodplain Maps. (am 1/4/05)

- B. Location.** The Official Zone District Maps are filed in the Office of the County Clerk. A copy of the Official Zone District Maps is on display and available for inspection during normal business hours in the Community Development Department. The FO Zone District Maps are on file and available from the Office of the County Engineer. (am 1/4/05)
- C. Amendment.** If, pursuant to Section 5-230, Amendments to the Text of These Land Use Regulations or the Official Zone District Map, an amendment is made to the Official Zone District Maps, such amendment shall be entered on the maps by the Community Development Director promptly following its adoption. A note shall be entered on the maps, indicating the number of the amending resolution and the date of its adoption. The FO Zone District Maps shall be amended pursuant to Section 5-230, Amendments to the Text of These Land Use Regulations or the Official Zone District Map, and records of such amendments shall be kept by the Office of the County Engineer. (am 1/4/05)

### SECTION 3-120. INTERPRETATION OF ZONE DISTRICT BOUNDARIES

The Community Development Director shall be authorized to determine the precise location of any zone district boundaries shown on the Official Zone District Maps. The Community Development Director shall follow the procedures of Section 5-220, Interpretations, and the rules of this Section in determining the precise location of zone district boundaries. The County Engineer shall be authorized to determine the precise location of the boundaries of the FO zone district as outlined in Section 3-350 D. (am 1/4/05)

- A. Boundaries Follow Municipal or County Limits.** Zone district boundary lines shown as following or approximately following municipal or county limits shall be construed as following such limits.
- B. Boundaries Follow Section Lines, Platted Lot Lines or Right-of-Way Center Lines.** Zone district boundary lines shown as following or approximately following section lines or platted lot lines shall be construed as following such lines. Zone district boundary lines shown as following or approximately following a road, alley or railroad right-of way shall be construed to lie on the centerline of such right-of-way.
- 1. Land Not Platted or Lot Divided By Zone District Boundary.** For land which has not been platted, or where a zone district boundary divides a lot or parcel, the location of such boundary, unless indicated by dimension, shall be determined by scale of the zone district maps.
  - 2. Vacated Right-Of-Way.** Where a zone district boundary coincides with a right-of-way line and said right-of-way is subsequently vacated, the zone district boundary shall continue to follow the centerline of the former right-of-way.
  - 3. Land Not Designated in Any Zone District.** Land that is not part of a public right-of-way and that is not designated on the Official Zone District Map as being in any zone district shall be considered to be included in that adjacent zone district that is the most restrictive

with regard to minimum lot area standards, even when such zone district is separated from the land in question by a public right-of-way.

- C. Boundaries Follow Streams or Rivers.** Zone district boundary lines shown as following or approximately following the centerline of streams, rivers or other continuously flowing watercourses shall be construed as following the channel of such watercourse. In the event of a natural change in the location of such stream, river, or other watercourse, the zone district boundary shall be construed as moving with the channel. In any instance where the channel moves beyond the Eagle County limits, the zone district boundary shall remain coterminous with the County limits.

## DIVISION 3-2.PURPOSES OF ZONE DISTRICTS

### SECTION 3-200. GENERAL

This Division specifies the purpose and intent of the zone districts established by these Land Use Regulations. The zone districts have been organized into four broad classifications. These are: residential, agricultural and resource zone districts; commercial and industrial zone districts; planned unit development (PUD) district; and floodplain overlay district. *(am 1/4/05)*

### SECTION 3-210. RESIDENTIAL, AGRICULTURAL AND RESOURCE ZONE DISTRICTS

- A. Residential Multi-Family (RMF).** The purpose of the Residential Multi-Family (RMF) zone district is to provide for higher density residential development within the County's community centers, where transportation facilities, necessary infrastructure and employment opportunities are already available. This is accomplished by permitting development of single-family, duplex and multi-family residences on lots of six thousand (6,000) square feet or larger and by setting maximum lot coverage and maximum floor area standards appropriate for such uses and lots. The zone district also permits the development of small, convenience-type commercial uses to serve the neighborhood.
- B. Residential Suburban Medium Density (RSM).** The purpose of the Residential Suburban Medium Density (RSM) zone district is to provide for moderate density residential development within the County's community centers, where transportation facilities, necessary infrastructure and employment opportunities are already available. This is accomplished by permitting development of single-family, duplex and multi-family residences on lots of eight thousand (8,000) square feet or larger and by setting maximum lot coverage and maximum floor area standards appropriate for such uses and lots. The zone district also permits the development of small, convenience-type commercial uses to serve the neighborhood.
- C. Residential Suburban Low Density (RSL).** The purpose of the Residential Suburban Low Density (RSL) zone district is to provide for relatively low density residential neighborhoods within and at the periphery of the County's community centers and rural centers. This is accomplished by permitting development of single-family, duplex and multi-family residences on lots of fifteen thousand (15,000) square feet or larger and by setting standards that limit the maximum lot coverage and maximum floor area of structures.

- D. Rural Residential (RR).** The purpose of the Rural Residential (RR) zone district is to serve as a transition area between the denser development found in towns, community centers and rural centers and the lower densities found in the County's agricultural and resource areas. This is accomplished by permitting development of single-family dwelling units on lots of two (2) acres or more, or by encouraging clustered development on smaller lots within those portions of a property that do not contain environmental resources or natural hazard areas and by maintaining the remainder of the property as common open space or agricultural land.
- E. Agricultural Limited (AL).** The purpose of the Agricultural Limited (AL) zone district is to maintain the rural character of areas outside of the County's towns, community centers, rural centers and resorts, while allowing for some appropriate residential development. This is accomplished by permitting development of single-family dwelling units on relatively larger lots of five (5) acres or more, or by encouraging clustered development on smaller lots within those portions of a property that do not contain environmental resources or natural hazard areas and by maintaining the remainder of the property as common open space or agricultural land.
- F. Agricultural Residential (AR).** The purpose of the Agricultural Residential (AR) zone district is to maintain the rural character of outlying areas of Eagle County, while allowing for compatible low density residential development. This is accomplished by permitting development of single-family dwelling units on relatively larger lots of ten (10) acres or more, or by encouraging clustered development on smaller lots within those portions of a property that do not contain environmental resources or natural hazard areas and by maintaining the remainder of the property as common open space or agricultural land.
- G. Resource Limited (RL).** The purpose of the Resource Limited (RL) zone district is to protect areas of Eagle County that contain valued natural resources and agricultural uses, while allowing some relatively low density development to occur. This is accomplished by permitting development of single-family dwelling units on relatively larger lots of twenty (20) acres or more, or by encouraging clustered development on smaller lots within those portions of a property that do not contain environmental resources or natural hazard areas and by maintaining the remainder of the property as common open space or agricultural land.
- H. Resource (R).** The purpose of the Resource (R) zone district is to maintain the open rural character of Eagle County and to protect and enhance the appropriate use of natural resources and agricultural uses in the County including water, minerals, fiber and open land. This is accomplished by limiting residential development to very low density single-family uses on lots of thirty-five (35) acres or larger, or by encouraging clustered development on smaller lots within those portions of a property that do not contain environmental resources or natural hazard areas and by maintaining the remainder of the property as common open space or ranch land, and by limiting new commercial development to uses that have a resource orientation and to small recreation areas that comply with Master Plan policies for such uses.

- I. Backcountry (BC).** The purpose of the Backcountry (BC) zone district is to preserve and enhance the unique character of Eagle County's remote and unspoiled natural areas for the benefit of all residents. The Backcountry (BC) zone district has been applied to all wilderness lands located within Eagle County so as to: (1) protect and regulate the appropriate use of natural resources found in these areas, including water, wetlands, minerals, fiber, open space, wildlife, wildlife habitat, airsheds, watersheds, and aesthetics; (2) protect these lands against air, noise and water pollution, destruction of scenic beauty, disturbance of the ecology and environment; and (3) avoid geologic, wildfire and flood hazards.
- J. Fulford Historical (FH).** The purpose of the Fulford Historical (FH) zone district is to provide for limited residential development within the existing historical Townsite of Fulford, while preserving the rural character of Eagle County. Commercial uses are not permitted within the zone district, but arts and crafts operations that retain the residential character of the Townsite are permitted, pursuant to Section 5-250, Special Uses.

### SECTION 3-220. COMMERCIAL AND INDUSTRIAL ZONE DISTRICTS

- A. Commercial Limited (CL).** The purpose of the Commercial Limited (CL) zone district is to provide for the range of commercial uses needed to meet the daily or frequent shopping needs of neighborhood residents in the immediate area. Uses permitted in this zone district are limited to those listed under the retail, restaurant, personal service and office categories of the use schedule and generally exclude those listed under the industrial, service-commercial and wholesale categories of the use schedule.
- B. Commercial General (CG).** The purpose of the Commercial General (CG) zone district is to provide for the broad range of commercial operations and services required for the proper and convenient functioning of commercial centers serving the larger regions of the County. Uses permitted in this zone district include those listed under the retail, restaurant, personal service, office and industrial, service-commercial and wholesale categories of the use schedule.
- C. Industrial (I).** The purpose of the Industrial (I) zone district is to provide appropriate areas for light and general industrial and service businesses, in locations where conflicts with residential, commercial and other land uses can be minimized. Uses permitted in this zone district include primarily those listed under the industrial, service-commercial and wholesale categories of the use table.
- D. Rural Center (RC).** The purpose of the Rural Center (RC) zone district is to recognize and provide for existing small residential centers or crossroads developments. Uses permitted in this zone district include relatively moderate to lower density residential uses and convenience-oriented commercial uses that serve the needs of residents in the surrounding area and visitors and other passers-by.

### SECTION 3-230. PLANNED UNIT DEVELOPMENT (PUD) ZONE DISTRICT

The purpose of the Planned Unit Development (PUD) zone district is to permit variations from the strict application of the standards of the County's other zone districts in order to allow flexibility for landowners to

creatively plan for the overall development of their land and thereby, to achieve a more desirable environment than would be possible through the strict application of the minimum standards of these Land Use Regulations. This is done through the application of performance standards that:

- A. Permit Integration of Uses.** Permit the integration, rather than separation of uses, so that necessary commercial, recreational, and educational facilities are conveniently located in relation to housing;
- B. Efficient Land Use Patterns.** Establish land use patterns that promote and expand opportunities for public transportation and for efficient, compact networks of streets and utilities that lower development and maintenance costs and conserve energy;
- C. Preserve Lands.** Preserve valued environmental resource lands and avoid the development of natural hazard areas;
- D. Maintain Water Quality.** Maintain and enhance surface and ground water quality and quantity in Eagle County;
- E. Contribute to Trails System.** Improve and enhance the County's multi-use trail system and maintain access to public lands and rivers;
- F. Incentives for Affordable Housing.** Establish incentives for applicants to assure that long term affordable housing will be developed; and
- G. Achieve Master Plan.** Ensure that the purposes of the Eagle County Master Plan and these Land Use Regulations are achieved; and
- H. Air Quality.** Maintain and enhance air quality in Eagle County; and
- I. Wildlife.** Protect and maintain critical wildlife habitat and migration corridors.

#### **SECTION 3-240. EAGLE-VAIL PUD**

The Eagle-Vail PUD is considered a separate zone district and a copy of the Eagle-Vail PUD Guideline is attached hereto as Appendix B, and incorporated herein by reference. The provisions of these Land Use Regulations shall not affect the validity of the Eagle-Vail PUD.

#### **SECTION 3-250. FLOODPLAIN OVERLAY ZONE DISTRICT** (*org. 1/4/05*)

The purpose of the Floodplain Overlay (FO) zone district is to manage development while protecting public safety in the floodplain. This is an overlay zone district and shall be applied as a supplemental regulation on existing zoned areas containing flood hazard areas, including Planned Unit Development zone district and the Eagle-Vail PUD zone district. The FO zone district is superimposed on the existing zoning and all restrictions and requirements herein are in addition to those of the underlying zone district. All land use review processes that apply to the underlying zone district shall remain in full force and effect. In the case of overlapping or conflicting requirements, the most restrictive provision shall apply.

**DIVISION 3-3. USE AND DIMENSIONAL STANDARDS****SECTION 3-300. RESIDENTIAL, AGRICULTURAL AND RESOURCE ZONE DISTRICTS USE SCHEDULE**

Table 3-300, "Residential, Agricultural and Resource Zone Districts Use Schedule", categorizes the uses that are applicable to the County's resource, agricultural and residential zone districts. The table utilizes the following symbols:

- A. Use By Right.** "R" indicates uses that are uses by right. The Community Development Director shall verify that development of a use by right complies with all applicable provisions of these Land Use Regulations, pursuant to Section 5-2100, Certificate of Zoning Compliance.
- B. Special Review Uses.** "S" indicates uses that are allowed, subject to Special Review. The Planning Commission shall make a recommendation and the Board of County Commissioners shall conduct a public hearing to determine whether the special use complies with all of the standards and requirements of these Regulations, pursuant to Section 5-250, Special Uses.
- C. Limited Review Uses.** "L" indicates uses that are allowed, subject to limited review. The Community Development Director shall verify that development of the use complies with all of the standards and requirements of these Land Use Regulations, pursuant to Section 5-2100, Certificate of Zoning Compliance and Section 5-300, Limited Review Use. (am 9/27/99)
- D. Uses Not Allowed.** "N" indicates uses that are not allowed.
- E. Standards.** The "Standards" column refers the reader to particular sub-sections of Section 3-310, Review Standards Applicable to Particular Residential, Agricultural and Resource Uses, when applicable.
- F. Uses Not Listed.** Uses that are not listed in Table 3-300 shall be considered to be uses that are not allowed, unless one (1) of the following occurs:
  - 1. Regulations Amended.** An amendment to these Regulations is adopted, pursuant to Section 5-230, Amendments to the Text of These Land Use Regulations or the Official Zone District Maps, that lists the use in the table and indicates in which zone districts the use is a use by right, allowed by limited review, or allowed by special review and in which zone districts it is not allowed; or
  - 2. Determination of Similar Use.** The Community Development Director determines, pursuant to Section 5-220, Interpretations, that the proposed use is sufficiently similar to a use listed in Table 3-300, "Residential, Agricultural and Resource Zone Districts Use Schedule". A use that is determined to be similar to a listed use shall be subject to the same standards as the use to which it was determined to be similar.

**TABLE 3-300  
RESIDENTIAL, AGRICULTURAL AND RESOURCE ZONE DISTRICTS USE SCHEDULE**

Uses: R= Use By Right ; L= Allowed by Limited Review; S = Allowed by Special Review; N = Not Allowed	FH <sup>1</sup>	RMF	RSM	RSL	RR	AL	AR	RL	R	BC <sup>2</sup>	Standards
<b>Residential Uses</b>											
Accessory Dwelling	N	N	N	L <sup>3</sup>	L <sup>3</sup>	L <sup>3</sup>	L	L	R	N	Sec. 3-310 A
Cluster Development Option A	N	N	L	L	L	L	L	L	S	N	Sec. 3-310 B
Cluster Development Option B	N	S	S	S	S	S	S	S	N	N	Sec. 3-310 B
Customary Accessory Residential Uses	R	R	R	R	R	R	R	R	R	R	
Duplex Dwelling	N	R	R	R	N	N	N	N	N	N	
Mobile Home Park	N	S	S	S	N	N	N	N	N	N	Sec. 3-310 Y
Multi-Family Dwelling	N	R	R	R	N	N	N	N	N	N	
Multi-Housekeeping Dwelling	N	L	L	L	N	N	N	N	N	N	Sec 3-310 Z
Single-Family Dwelling	R	R	R	R	R	R	R	R	R	S	
Time Share and Fractional Fee Estates	N	S	S	N	N	N	N	N	N	N	
<b>Home Uses</b>											
Bed and Breakfast	N	S	S	S	S	S	S	S	L	N	Sec. 3-310 C
Day Care Center	N	S	S	S	S	S	S	S	S	N	Sec. 3-310 D
Day Care Home	R	R	R	R	R	R	R	R	R	N	
Group Home	N	S	S	S	S	S	S	S	S	N	Sec. 3-310 E
Home Business	N	S	S	S	S	S	S	S	S	N	Sec. 3-310 F
Home Occupation	R	R	R	R	R	R	R	R	R	N	Sec. 3-310F
<b>Public Facilities, Utilities and Institutional Uses</b>											
Airport, Landing Strip, Utility or Air Carrier	N	N	N	N	N	N	N	N	S	N	Sec. 3-310 G
Cemetery	N	N	N	N	N	S	S	S	S	N	
Church	L	L	L	S	S	S	S	S	S	N	
Community or Public Building	S	S	S	S	S	S	S	S	S	N	
Educational Facility	S	S	S	S	S	S	S	S	S	N	
Electric Power Generation Facility	N	S	S	S	S	S	S	S	S	N	Sec. 3-310 H
Electric Power Transmission Line	S	S	S	S	S	S	S	S	S	N	Sec. 3-310 H
Fire Station	S	S	S	S	S	S	S	S	S	N	

**TABLE 3-300  
RESIDENTIAL, AGRICULTURAL AND RESOURCE ZONE DISTRICTS USE SCHEDULE**

Uses: R= Use By Right ; L= Allowed by Limited Review; S = Allowed by Special Review; N = Not Allowed	FH <sup>1</sup>	RMF	RSM	RSL	RR	AL	AR	RL	R	BC <sup>2</sup>	Standards
Helistop	N	N	N	N	N	N	S	S	S	N	
Library	N	R	R	R	R	R	R	R	R	N	
Water or Wastewater Projects (am 02/11/03)	S	S	S	S	S	S	S	S	S	S	Sec. 3-310 I
Natural Gas Transmission Line	S	S	S	S	S	S	S	S	S	S	Sec. 3-310 H
Park, Open Space or Greenbelt	R	R	R	R	R	R	R	R	R	S	Sec. 3-310 J
Postal Substation	N	N	S	S	S	S	S	S	S	N	
Recycling Collection or Drop Off Center	N	L	L	L	L	L	L	L	L	N	Sec. 3-310 K
Reservoirs and Dams engineered to contain more than ten (10) acre feet of water	N	N	N	N	N	S	S	S	S	N	Sec. 3-310 L
Sanitary Landfill	N	N	N	N	N	N	N	N	S	N	
Snow Dump/Snow Storage Area	L	L	L	L	L	L	L	L	L	S	
Transfer Station	N	N	N	S	S	S	S	S	S	N	
Utility Distribution Facilities	S	R	R	R	R	R	R	R	R	S	Sec. 3-310 H
Utility Substation	N	S	S	S	S	S	S	S	S	N	Sec. 3-310 H
Water Diversion Structures, Ditches and Pipeline Structures engineered to convey fifteen (15) cfs of water or less or designed to serve as a domestic supply for less than ten (10) dwelling units	S	R	R	R	R	R	R	R	R	S	
Water Diversion Structures, Ditches and Pipeline Structures engineered to convey more than fifteen (15) cfs of water or designed to serve as a domestic supply for more than ten (10) dwelling units	N	S	S	S	S	S	S	S	S	S	Sec. 3-310 M
Water or Wastewater Treatment Facility	N	S	S	S	S	S	S	S	S	N	Sec. 3-310 N
Water Impoundment	N	N	S	S	R	R	R	R	R	S	Sec. 3-310 N
Water Storage Facility	S	S	S	S	S	S	S	S	S	N	Sec. 3-310 N
<b>Commercial Uses/Personal Services</b>											
Convenience Grocery Store <sup>4</sup>	N	S	S	S	S	S	S	S	S	N	
Kennel	N	N	N	N	N	N	N	S	S	N	
Self Service Laundromat <sup>5</sup>	N	S	S	S	S	S	S	S	S	N	
Studio For Arts and Crafts	S	L	L	L	L	L	L	L	L	N	Sec. 3-310 O
Veterinary Hospital	N	N	N	N	S	S	S	S	S	N	

<p align="center"><b>TABLE 3-300</b> <b>RESIDENTIAL, AGRICULTURAL AND RESOURCE USE SCHEDULE</b></p>											
<p>Uses: R= Use By Right ; L= Allowed by Limited Review; S = Allowed by Special Review; N = Not Allowed</p>	FH <sup>1</sup>	RMF	RSM	RSL	RR	AL	AR	RL	R	BC <sup>2</sup>	Standards
<b>Industrial Uses<sup>6</sup></b>											
Extraction or Exploration (gravel pit, petroleum or natural gas well, coal or ore mine)	N	N	N	N	N	N	N	S	S	S	Sec. 3-310 P
Land Application of domestic or industrial sludge	N	N	N	N	N	N	N	S	S	N	Sec. 3-310 Q
Processing (including alfalfa pellet mill, saw mill, gravel crushing, asphalt or concrete batch plant, but excluding primary wood processing)	N	N	N	N	N	N	N	N	S	N	Sec. 3-310 P
Telecommunication Facilities	N	S	S	S	S	S	S	S	S	N	
<b>Agricultural/Forestry Uses</b>											
Agriculture and Customary Accessory Agricultural Buildings	N	N	N	N	R	R	R	R	R <sup>7</sup>	N	
Boarding Stable	N	N	N	N	S	S	S	S	R	N	
Farmers Market	N	N	N	N	S	S	S	S	S	N	
Farm or Ranch Stand/Sales of Agricultural Products	N	N	N	N	L	L	L	L	L	N	Sec. 3-310 R
Feedlot	N	N	N	N	N	N	N	N	S	N	
Forestry	N	N	N	N	N	N	N	N	R	S	Sec. 3-310 S
Livestock Sales Yard	N	N	N	N	N	N	N	N	S	N	
Sales of Commercial Firewood	N	N	N	N	N	N	N	N	S	N	
Tree Storage	N	N	N	N	N	L	L	L	L	N	Sec. 3-310 Aa
<b>Resort/Recreation/Amusement Uses</b>											
Drive-in Theater	N	N	N	N	S	S	S	N	N	N	
Golf Course or Golf Driving Range	N	N	N	N	S	S	S	S	S	N	
Mass Gatherings	N	N	N	N	N	N	N	N	L	S	Sec. 3-310 T
Outfitter and Guide	N	N	N	N	R	R	R	R	R	R	Sec. 3-310 U
Polo Field	N	N	N	S	S	S	S	S	S	N	
Recreational Vehicle Park	N	N	N	N	S	S	S	S	S	N	
Resort Recreational Facility; Day or Resident Camp	N	N	N	N	N	N	N	N	S	S	Sec. 3-310 V
Riding Stable	N	N	S	S	S	S	S	S	R <sup>8</sup>	N	
Ski Area	N	N	N	N	N	N	S	S	S	S	

**TABLE 3-300  
RESIDENTIAL, AGRICULTURAL AND RESOURCE ZONE DISTRICTS USE SCHEDULE**

Uses: R= Use By Right ; L= Allowed by Limited Review; S = Allowed by Special Review; N = Not Allowed	FH <sup>1</sup>	RMF	RSM	RSL	RR	AL	AR	RL	R	BC <sup>2</sup>	Standards
Sports Complex	N	N	N	N	N	S	S	S	S	N	
Sports Shooting Range	N	N	N	N	S	S	S	S	S	N	
<b>Temporary Uses</b>											
Temporary Building or Use	N	S	S	S	S	S	S	S	S	N	Sec. 3-310 W
Temporary Housing	N	L	L	L	L	L	L	L	L	N	Sec. 3-310 X

**Notes:**

Existing uses located within the boundaries of each "Fulford Parcel" as of September 1, 1988, and identified on the "Fulford Land Use Map No. 1", on file in the Eagle County Department of Community Development, shall be considered uses by right in the Fulford Historical (FH) zone district.

In addition to other considerations, the applicant shall adequately demonstrate that environmental hazards and impacts resulting from any proposed construction of units, out buildings, or other structures within the Backcountry (BC) zone district are adequately mitigated, resulting in no net adverse impact upon the environment.

An accessory dwelling unit proposed as part of a cluster development shall be allowed by Special, rather than Limited Review.

A convenience store may also conduct retail gas sales, but automobile service and repair shall only be allowed in commercial and industrial zone districts; see Table 3-300. The maximum size for a convenience store is 3,500 square feet of floor area.

The maximum size for a laundromat is 2,000 square feet of floor area.

In addition to the standards listed for particular uses, see also Article 4, Division 5, Commercial/Industrial Performance Standards.

Dwellings for persons and their immediate families employed principally or seasonally in a bonafide agricultural or ranching activity on a minimum of 35 acres are allowed.

Use By Right riding stables in the Resource zone district shall be allowed on lots of 35 acres or greater in size. Riding stables occurring on lots less than 35 acres in the Resource zone district shall require a Special Use Permit.

**SECTION 3-310. REVIEW STANDARDS APPLICABLE TO PARTICULAR RESIDENTIAL, AGRICULTURAL AND RESOURCE USES**

Certain uses are important to the County's character and functions, but may not be appropriate in all circumstances within a particular zone district. Such uses cannot be judged solely by standards common to all uses in the zone district or by the standards applicable to all uses that are allowed by review. They also require individualized standards to review their location, site plan, operating characteristics, intensity and similar factors.

Those uses in the residential, agricultural and resource zone districts for which such additional standards have been identified are listed in the "Standards" column of Table 3-300 "Residential, Agricultural and Resource Zone Districts Use Schedule". The standards for each of these uses are established herein. The definitions of these uses are found in Section 2-110, Definitions. The following section addresses:

- A. Accessory Dwelling Unit
- B. Cluster Development
- C. Bed and Breakfast
- D. Day Care Center
- E. Group Home
- F. Home Business
- G. Airport, Landing Strip, Utility or Air Carrier
- H. Utility Transmission and Distribution Facilities
- I. Water and Sewer Projects (*am 02/11/03*)
- J. Park, Open Space or Greenbelt
- K. Recycling Collection or Drop-Off Center
- L. Reservoirs and Dams
- M. Water Diversion Structures, Ditches and Pipeline Structures
- N. Water Storage or Impoundment Facility, Water or Wastewater Treatment Facility
- O. Studio for Arts and Crafts
- P. Exploration, Extraction and Processing Operations
- Q. Land Application of Sludge
- R. Farm or Ranch Stand/Sales of Agricultural Products
- S. Forestry
- T. Mass Gatherings
- U. Outfitter and Guide
- V. Resort Recreational Facility
- W. Temporary Building or Use
- X. Temporary Housing
- Y. Mobile Home and Recreational Vehicle Parks
- Z. Multi-Housekeeping Dwelling Unit
- Aa. Tree Storage (*orig 3/12/02*)

**A. Accessory Dwelling Unit.**

1. **Number.** No more than one (1) accessory dwelling unit shall be permitted in conjunction with and in addition to the principal use of the parcel. An accessory dwelling unit in the Resource Zone District on 35 acres or more per parcel is considered a use by right and exempt from Limited Review and notice requirements.
2. **Size and Use.** The size of accessory dwelling units shall be determined by the zone district and parcel size as follows:

<u>Zone District</u>	<u>Minimum Parcel Size</u>	<u>Accessory Unit Max. Floor Area</u>
R	35 acres	1,800 sq. ft.
RL	20 acres	1,200 sq. ft.
AR	10 acres	1,000 sq. ft.
AL	5 acres	850 sq. ft.
RR	2 acres	850 sq. ft.
RSL	15,000 sq. ft.	600 sq. ft.
PUD - As approved.		

In the RSL zone district, the floor area contained within the accessory dwelling unit shall count toward the maximum allowable floor area permitted on the parcel. Accessory dwelling units are not allowed in conjunction with duplex or multi-family units nor shall short term rentals (less than 14 days) be allowed. *(am 3/12/02)*

3. **Location.** An accessory dwelling unit may be located within or attached to the structure containing the principal use of the parcel, or may be detached from that structure if: 1) it is located within or above a garage; 2) it is located within a lawful accessory building; or 3) it is independent from any structure located within the Resource (R), Resource Limited (RL) or Agricultural Residential (AR) zone district. *(am 3/12/02)*
4. **Parking.** There shall be one (1) additional off-street parking space provided for any accessory dwelling unit that is a studio or one bedroom unit. Any accessory dwelling unit containing two (2) or more bedrooms shall have two (2) off-street parking spaces.
5. **Ownership.** The accessory dwelling unit shall not be condominiumized or sold separately from the principal use of the parcel.
6. **Dimensional Limitations.** Accessory dwelling units shall only be permitted on parcels that conform with the minimum lot size standard of the underlying zone district, however, an accessory dwelling unit may be allowed subject to Special Review on legal, nonconforming lots or parcels (see Section 6-120, Nonconforming Legal Lots of Record). The unit shall be developed so as to conform to all setback, height, lot coverage, floor area and other

dimensional limitations of the underlying zone district, but shall not count towards any applicable density limitations for the property. (am 3/12/02)

7. **Adequate Facilities.** It shall be demonstrated that the accessory dwelling unit will be provided adequate facilities for potable water supply, sewage disposal, solid waste disposal, electrical supply, fire protection, and roads.

**B. Cluster Development.**

1. **Purpose.** Cluster development offers applicants an alternative to conventional types of subdivisions, by permitting development to be concentrated into one (1) or more limited portions of the entire land area, so the development can avoid those portions of the property that provide valued environmental resources or are subject to natural hazards. This is accomplished by allowing applicants to subdivide lots that are smaller than the minimum required lot size in the underlying zone district and by permitting the density allowed on the entire property to be transferred to these lots, while the remainder of the property is retained in common open space for the benefit of the residents.
2. **Cluster Development Options.** This section provides for two (2) cluster development options that offer the applicant the opportunity to design a development that deviates from certain dimensional standards of the underlying zone district, as specified herein. These two options are summarized in Table 3-310 B., Dimensional Standards for Cluster Development Options, and can be further described as follows.
  - a. **Cluster Development Option A.** Cluster Development Option A permits an applicant to create lots that are smaller than the minimum required lot area in the underlying zone district, if the total number of dwelling units that are developed on the property does not exceed that permitted in the underlying zone district.
  - b. **Cluster Development Option B.** Cluster Development Option B permits an applicant to create lots that are smaller than the minimum required lot area in the underlying zone district, and also offers applicants a density bonus as shown in Table 3-310 B., Dimensional Standards for Cluster Development Options.

TABLE 3-310 B DIMENSIONAL STANDARDS FOR CLUSTER DEVELOPMENT OPTIONS				
Zone District	Minimum Lot Area <sup>1</sup>	Maximum Density <sup>2,4</sup>		Max. Lot Coverage/ Floor Area
		Option A	Option B	
R		1 unit per 35 acres	N/A	no limitation
RL	10 acres	1 unit per 20 acres	1 unit per 15 acres	no limitation
AR	5 acres	1 unit per 10 acres	1 unit per 8 acres	no limitation
AL	2.5 acres	1 unit per 5 acres	1 unit per 4 acres	no limitation
RR	1 acre	1 unit per 2 acres	1 unit per 1.6 acres	no limitation
RSL	7,500 s.f.	1 unit per 15,000 s.f.	1 unit per 10,000 s.f.	see note 3
RSM	4,000 s.f.	1 unit per 8,000 s.f.	1 unit per 6,000 s.f.	see note 3
RMF		12 units/acre	16 units/acre	see note 3
<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. Minimum lot area means the minimum size of the residential lots that can be created in a cluster development.</li> <li>2. Density shall be calculated counting only the number of principal dwelling units per lot, excluding any accessory dwelling units that may also be approved for the property.</li> <li>3. These standards are the same as in the underlying zone district.</li> <li>4. Slope restrictions may apply pursuant to 4-420, <u>Development In Areas Subject to Geologic Hazards.</u></li> </ol>				

(am 9/27/99)

- 3. Process.**
- a. Cluster Development Option A.** Cluster Development Option A is designated as a use allowed by limited review in the Residential Suburban Medium Density (RSM), Residential Suburban Low Density (RSL), Rural Residential (RR), Agricultural Limited (AL), Agricultural Resource (AR), and Resource Limited (RL) zone districts. The Resource (R) zone district requires a special use permit for cluster development option A. In addition such development is also subject to subdivision review. Therefore, review and approval of a development pursuant to Cluster Development Option A shall be accomplished pursuant to Section 5-280, Subdivision, or Section 5-290, Minor Subdivision.
  - b. Cluster Development Option B.** Cluster Development Option B is designated as a use allowed by special review in the Residential Multiple Family (RMF), Residential Suburban Medium Density (RSM), Residential Suburban Low Density (RSL), Rural Residential (RR), Agricultural Limited (AL), Agricultural Resource (AR), and Resource Limited (RL) zone districts. Such development is also subject to subdivision review. Therefore, review and approval of a development pursuant to Cluster Development Option B shall be accomplished pursuant to Section 5-250, Special Uses and Section 5-280, Subdivision, or Section 5-290, Minor Subdivision.
  - c. Accessory Dwelling Units.** Accessory dwelling units proposed under Cluster Development Option A in the Residential Suburban Low Density (RSL), Rural Residential (RR), Agricultural Limited (AL) zone districts shall only be allowed pursuant to Section 5-250, Special Uses.
- 4. Compliance With Other Standards.** In addition to the standards of this Section 3-310 B., Cluster Development, a cluster development shall comply with all applicable standards of the underlying zone district, any other applicable standards of these Land Use Regulations, and the following additional design standards:
- a. Cluster Development Option A.** Lands may be divided into clusters of lots as provided in these Regulations. The subdivision plan must be approved whereon the included amount of greenbelt or open space reserved or dedicated to the public is sufficient to maintain the gross project density allowed in the respective Zone District. (Density calculations shall exclude road rights-of-way and private road easements.)
  - b. Cluster Development Option B.** Lands may be developed in accordance with Cluster Development Option B as provided in these Regulations and pursuant to the following criteria:
    - (1)** Site Plan maximizes the preservation of agricultural and wildlife lands and protects steep slopes and vegetation on the site.

- (2) Cluster Option B directs development to areas which result in minimal visual impacts from both housing and road construction. Buildings should be kept off of prominent visual locations.
- (3) Access to adequate road system.
- (4) Additional requirements for projects of urban and suburban character:
  - (a) Pedestrian path system
  - (b) Municipal or District water and sewer
  - (c) Landscaping plan
  - (d) Solar access provision
  - (e) Affordable housing

The provision of affordable housing is one of the requirements for a Special Design Project in the RSM and RMF zones. A determination must be made by the Board of County Commissioners that there is an unmet demand for the “affordable” housing for the area in which they are proposed. This housing must be provided in a condominium or townhouse framework and integrated into the overall design of the project. Associated with the project must be legal documentation limiting (a) the original sales price, (b) buyer qualifications, and (c) an appreciation value per year on resale. This affordable housing provision may also be met in the form of long term rentals acceptable to the County Commissioners. Units would be required to remain as long term for a minimum of 20 years.

- (5) In a Cluster Development Option B, the number of dwelling units, square footage of floor area and the number of affordable housing units shall be assigned to each lot on the Final Plat. The permitted Floor Area Ratio shall be based on the size of the clustered parcel.

### C. Bed and Breakfast.

1. **Parking.** The bed and breakfast shall provide one (1) parking space for each accommodations unit, in addition to any parking required for the primary residential dwelling unit.
2. **Maximum Number of Accommodation Units.** The bed and breakfast shall not contain more than six (6) separate rental guest accommodation units. Morning meals shall be provided for guests in one common eating area and/or to the guest room. *(am 9/27/99)*
3. **Owner Shall Live on Premises.** Operation of the bed and breakfast shall be secondary and incidental to the primary residential use. *(am 9/27/99)*

**D. Day Care Center.**

1. **Parking.** A day care center shall provide one (1) off-street parking space per non-resident employee. This space shall be provided in addition to any parking required for the principal use of the property.
2. **Drop-off/Pick-up Area.** A day care center shall have one (1) designated on- or off-street drop-off/pick-up space for every six (6) children. The space shall be available during operating hours for loading and unloading of children. If the space is located on-street, it shall be located on the same side of the street as the day care facility and shall not be used as a parking space.
3. **Play Area.** A day care center shall have an on-site play area that meets the State standard for facilities of this size, as specified in "Minimum Rules and Regulations for Child Care Centers of the Colorado Department of Social Services".
4. **Working Telephone.** A day care center shall have a working telephone on the premises.
5. **Local and State Codes.** Day care centers shall demonstrate their compliance with all applicable state and local health, safety, fire and building codes, including, but not limited to, all applicable requirements of the Colorado Department of Human Services and the Eagle County Department of Social Services.

**E. Group Home.** The applicant shall submit a report with the application for the group home that identifies potential impacts from the proposal and shows how those impacts will be mitigated. The report shall include site plans and interior building plans that depict living spaces, recreation areas, off-street parking, and other special needs of the facility and shall also address the following standards:

1. **Child Care.** Child care facilities shall comply with all requirements for licensing as either a Foster Care Home or Specialized Group Home, as is defined by the Colorado Department of Social Services.
2. **Neighborhood Density.** A group home should not be located within seven hundred-fifty (750) feet of any other group home.
3. **Necessary Facilities.** A group home may only be located in an area where the applicant demonstrates that necessary public facilities and services for the occupants can be provided, including, but not limited to water supply, sewage disposal, fire and police protection and transportation.

**F. Home Business and Home Occupation.****1. Home Business.**

- a. Use Subordinate.** The use of a dwelling for a home business shall be clearly incidental and subordinate to its use for residential purposes and shall not change its basic residential character.
- b. Activity Conducted Indoors.** All activities associated with a home business shall be conducted indoors. Materials and equipment used in the home business shall be stored in a building.
- c. Employment.** A home business shall be conducted by persons residing on the premises and by no more than two (2) employees residing off-premises.
- d. Patrons.** A home business may serve patrons on the premises, provided all other standards of this Section are met.
- e. Parking.** A home business shall provide one (1) off-street parking space for each employee working on-site and residing off-premises and one (1) space for patrons of the business. These spaces shall be provided in addition to the parking required for the principal residential use of the property.
- f. Sales.** Incidental sale of supplies or products associated with the home business shall be permitted on the premises. A home business whose primary activity is retail sales shall be prohibited, except if the home business is for catalogue sales.
- g. Nuisance.** A home business shall not produce noise, electrical or magnetic interference, vibrations, heat, glare, odors, fumes, smoke, or dust and shall not operate at such hours or in such a manner as to create a public nuisance, disturb neighbors or alter the residential character of the premises.
- h. Codes.** The building housing the home business shall comply with all County or State building, fire and safety codes applicable to the particular business.
- i. Signs and Illumination.** Signs and other outdoor structures advertising the home business shall not be permitted. Illumination of the structure housing the home business shall be limited to that which is customary for the primary residential use of the property.

**2. Home Occupation.**

- a. Use Subordinate.** The use of a dwelling for a home occupation shall be clearly incidental and subordinate to its use for residential purposes and shall not change its basic residential character.

- b. Activity Conducted Indoors.** All activities associated with a home occupation shall be conducted indoors. Materials and equipment used in the home business shall be stored in a building.
- c. Parking.** A home occupation shall not generate the need for any additional parking other than that required for the principal residential use of the property.
- d. Sales.** Incidental sale of supplies or products associated with a home occupation shall be permitted on the premises. A home occupation whose primary activity is retail sales shall be prohibited, except if the home occupation is for catalogue sales.
- e. Nuisance.** A home occupation shall not produce noise, electrical or magnetic interference, vibrations, heat, glare, odors, fumes, smoke, or dust and shall not operate at such hours or in such a manner as to create a public nuisance, disturb neighbors or alter the residential character of the premises.
- f. Codes.** The building housing the home occupation shall comply with all County or State building, fire and safety codes applicable to the particular business.
- g. Signs and Illumination.** Signs and other outdoor structures advertising the home occupation shall not be permitted. Illumination of the structure housing the home occupation shall be limited to that which is customary for the primary residential use of the property.

**G. Airport, Landing Strip, Utility or Air Carrier.**

- 1. Environmental Impact Report.** An applicant for an airport, utility or air carrier shall submit an Environmental Impact Report, containing the materials specified in Section 4-460.
- 2. Conflicts.** An Airport Utility shall not conflict with:
  - a. Existing Facility.** Any site or operation of any existing aircraft facility;
  - b. Airport Plan.** Any official county, state or federal airport plan; or
  - c. Government Agency Regulation or Requirement.** Any reservation, easement, right-of-way regulation or requirement of the Federal Aviation Administration, or of any other governmental agency.

**H. Utility Transmission and Distribution Facilities.** Nothing in these Regulations shall be construed to prohibit construction or installation of a public utility use or structure necessary for transmission of commodities or services of a utility company, through mains or distribution lines, in any zone district. Storage, maintenance facilities, substation or exchanges, and business offices shall only be permitted in those zone districts where such uses are allowed or are allowed by review. The location of power

transmission lines with a capacity of sixty-nine (69) kilovolts or greater and pipelines for major transmission shall be subject to the requirements of Section 5-250, Special Uses.

**I. Water or Sewer Projects.** *(am 02/11/03)*

1. Major new domestic water or sewer systems, major extensions of such systems and municipal and industrial water projects shall comply with the following standards:
  - a. **Abstract.** The applicant shall submit an abstract of the proposal indicating the scope and need for the facility.
  - b. **State Review.** Preliminary review and comment on the proposal by the appropriate agency of the Colorado Department of Natural Resources and the Colorado Department of Health shall be provided within sixty (60) days of submission of the application to the County.
  - c. **Alternatives.** Alternatives to the proposed facility shall be evaluated, including but not limited to alternative locations and the no development alternative.
  - d. **Demographic Data.** Any demographic data needed to fulfill the requirements of this Section shall be consistent with the data used for the 208 Areawide Waste Treatment Management Planning for Region XII, Colorado.
2. **Waiver Provision.** The Special Review Use permit application for water and sewer projects may be waived in whole or in part by the Board of County Commissioners upon a written petition by the applicant showing that: *(am 02/11/03)*
  - a. A permit application pursuant to Chapter 6, sections one through five of the Eagle County Guidelines and Regulations for Matters of State Interest has been submitted to the Eagle County Permit Authority relative to this land use which would be the subject of a special use permit application. *(am 02/11/03)*
  - b. Compliance with the Special Review Use permit requirements would be unreasonably burdensome for the applicant.

Such a waiver may be granted upon a determination by the Board of County Commissioners that requiring a Special Review Use permit in addition to the permits(s) required under the Eagle County Guidelines and Regulations for Matters of State Interest would serve no further legitimate planning, zoning or other land use objective. *(am 02/11/03)*

**J. Park, Open Space or Greenbelt.**

1. **Designation.** Land designated as a park, open space or greenbelt through dedication or reservation, or other reason, shall be indicated as such on the plat or other document recorded to formalize the project approval.

2. **Ownership.** Park, open space or greenbelt land and any facilities thereon shall be provided and maintained either by a unit of government, by a non-profit corporation or by private interests as part of a subdivision or development of land for use by the inhabitants thereof; ownership of the land may be deeded or reserved to a property owner's association or it may be dedicated to the public; or as required by any condition for granting of approval of an application, including designation of a park or other open recreation use.
- K. Recycling Collection or Drop Off Center.** A recycling collection or drop off center shall either be developed in association with another use on the same site, whose owner shall provide for maintenance of the site, or shall require the recycling entity to demonstrate how the collection or drop off center will be maintained in a clean and sanitary manner.
- L. Reservoirs and Dams.** Reservoirs and dams engineered to contain more than ten (10) acre feet of water shall comply with all applicable state specification and the following standards:
1. **Public Need.** The use shall serve an obvious public need or shall serve the needs of the agricultural use of the property
  2. **Not Create Hazard.** The reservoir or dam shall not create a hazard to the existing populated areas of Eagle County, either during construction or afterwards.
  3. **Maintenance.** The reservoir shall be properly maintained.
  4. **No Adverse Affects.** The reservoir or dam site shall not adversely affect wildlife, the environment, or stream flows of existing streams to the detriment of the fish population.
  5. **Minimize Damage.** The dam or reservoir shall be located so as to minimize damage caused to owners of private land and water rights in the vicinity.
  6. **Not Burden Existing Electrical Energy Supplies.** The reservoir or dam shall not create a burden upon existing supplies of electrical energy so as to jeopardize existing domestic and future domestic uses.
  7. **Not Burden Landfill.** The bed of the dam or reservoir shall be capable of being adequately cleared without creating a burden upon the Eagle County sanitary landfill.
- M. Water Diversion Structures, Ditches, and Pipeline Structures.** Water diversion structures, ditches, and pipeline structures engineered to convey more than fifteen (15) cubic feet of water per second of time or designed to serve as a domestic supply for ten (10) units or more shall comply with the following standards:
1. **Public Need.** Such uses shall serve an obvious public need.
  2. **Energy Supply.** There shall be a sufficient supply of electrical energy to serve the diversion, ditch, pipeline, and any accessory pumping facilities, so as not to jeopardize existing or future domestic requirements.

3. **Safety.** The ditch, pipeline, or diversion shall be built in a prudent manner, so as to preserve the public safety.
  4. **Minimum Use of Land.** The ditch, diversion, or pipeline shall be environmentally engineered so as to use the minimum amount of private land.
  5. **No Adverse Impacts on Wildlife.** The facilities shall not adversely affect fish populations, wildlife habitat, or migratory ranges.
  6. **No Adverse Impacts on Private or Public Property.** The facilities shall not adversely affect private or public property owners in the vicinity. Appropriate studies shall be conducted to show the impact of said diversions, ditches, and pipelines upon the entirety of water users in Eagle County.
  7. **Preliminary Subdivision Plan.** This use shall only require Special Review when it is not specifically addressed in an approved preliminary subdivision plan.
- N. Water Storage Facility, Water Impoundment, Water Treatment Facility or Wastewater Treatment Facility.** These uses shall only require Special Review when they are not specifically addressed in an approved preliminary subdivision plan.
- O. Studio for Arts and Crafts.**
1. **Activity Within Building.** All activity associated with the studio shall be conducted within a building.
  2. **Retail Sales.** Retail sales shall be limited to one-of-a-kind goods fabricated on the lot.
  3. **Fulford Historical (FH) Zone District.** In the Fulford Historical (FH) zone district only, instead of the above limitations, the following shall apply:
    - a. **Storage.** All storage of materials shall occur within a building.
    - b. **Accessory.** The studio shall be secondary and accessory to a residence and shall not change the residential character of the primary use.
    - c. **Noise.** Noise shall not exceed sixty (60) decibels at any property line.
    - d. **Sales.** There shall be no sales or exchange of goods on the lot.
- P. Exploration, Extraction and Processing Operations.**
1. **Environmental Impact Report.** An applicant proposing an exploration, extraction, or processing operation shall submit an Environmental Impact Report. The Report shall be prepared in accordance with Section 4-460, Environmental Impact Report, of these

Regulations by technically qualified professional experts. Included in the Report shall be a depiction of the location, scope and design of the proposed use, and an explanation of its operational characteristics and impacts. The requirement to submit said Report may be waived by the Planning Commission.

2. **Compliance.** Proof shall also be submitted that the proposed use shall be designed and operated in compliance with all applicable laws and regulations of the county, state and federal governments and shall not adversely affect:
    - a. **Water.** Existing lawful use of water, through depletion or pollution of surface run-off, stream flow or groundwater;
    - b. **Adjacent Land Uses.** Adjacent land uses, through generation of vapor, dust, smoke, noise, glare, vibration, or other emanations; or
    - c. **Wildlife.** Wildlife and domestic animals, through creation of hazardous attractions to wildlife, impacts on wildlife habitat, or patterns, or other means.
  3. **Site Plan.** On parcels of land greater than one (1) acre, a detailed site plan shall be submitted, including landscaping sufficient to meet the standards found in Section 4-230, Landscaping Design Standards and Materials. Security may be required to guarantee landscaping, drainage, and erosion control, if deemed necessary by the Board of County Commissioners, and as specified in Section 4-240, Installation and Maintenance Requirements.
  4. **Fabrication, Service and Repair.** All fabrication, service and repair activities associated with the use shall be conducted within a building (except for incidental repair activities), unless the applicant demonstrates that it is not practical to do so and ensures that all impacts from outside activities are mitigated.
  5. **Storage.** All storage of materials associated with the operation shall occur within a building, or shall be obscured by an opaque fence.
- Q. Land Application.** Land application of sludge for beneficial use as fertilizer, mulch or soil conditioner (on areas of land greater than one [1] acre) shall only be permitted for domestic or industrial purposes and shall be subject to the following standards:
1. **Application Contents.** The application shall contain the following materials:
    - a. **Site Plan.** A detailed site plan showing the location of all buildings, dwellings, ditches, dry gullies, lakes, ponds, springs and wells within a one thousand (1,000) foot radius of the sludge application.
    - b. **Topography.** Topographic information concerning the sludge application site, with the direction of drainage shown.

- c. **Soils Analysis.** A soils analysis that includes an analysis of the amount of sludge that can be applied to the site without exceeding the limits of chemical nutrients for the specific crop grown.
  - d. **Ground Water.** Depth of highest seasonal ground water table and at least three (3) piezometric tubes, two (2) down-gradient of the site and one (1) up-gradient where the water table is less than ten (10) feet from the surface anywhere on the site.
2. **Review Standards.** The application shall meet the following standards:
- a. **Slope Limitations.** Sludge shall not be placed on lands of greater than fifteen (15) percent slope. On lands of six (6) to fifteen (15) percent slopes, sludge shall have a solids content of sixteen (16) percent or greater.
  - b. **Drainage.** The drainage plan shall show that sludge leachate will not discharge off-site.
  - c. **Stream Setback.** No sludge shall be allowed within two hundred (200) feet of live streams, irrigation return flows, ponds or reservoirs. The setback distance shall be measured from the annual high water elevation or from the designated one hundred (100) year floodplain.
  - d. **Odor Control.** An odor control plan shall be provided where three (3) or more dwelling units are within one thousand (1,000) feet of the proposed application area.
  - e. **Operating Plan.** An annual operating plan shall be provided that addresses the following items:
    - (1) **Season and Rates.** Yearly application season and yearly application rates.
    - (2) **Truck Trips.** The average number of truck trips per day on County roads.
    - (3) **Soil and Plant Tissue Analysis.** The operating plan shall state that a soil and plant tissue analysis will be submitted to the County annually in August. It shall also state that an application will be submitted to the County for an alternate application site when either soil or plant tissue analysis indicates chemical limits will be exceeded in the current year.
  - f. **State Regulations.** The more restrictive of the above County standards and the Colorado Domestic Sewage Sludge Regulations shall apply.
  - g. **Exemption for Dried Sludge.** Dried sludge that has been stabilized or composted, as determined by State Sewage Sludge Regulations, shall be exempt from these standards.

**R. Farm or Ranch Stand/Sales of Agricultural Products.**

1. **Location.** A farm or ranch stand at which primarily raw agricultural products are sold shall be located on the same property on which the product was grown or produced and shall be limited to properties within the Agricultural Limited (AL), Agricultural Resource (AR), Resource Limited (RL) and Resource (R) zone districts.
2. **Parking.** Adequate off-street parking shall be provided for the sales area.
3. **Traffic Safety.** The sales area shall be adequately set back from the adjacent road and shall be so situated so that it does not block any required access to or exit from the site, does not disrupt vehicular or pedestrian circulation in the surrounding area and does not cause a traffic hazard or safety problem.
4. **Structures and Signs.** Any temporary structures or identification signs used for the operation shall comply with all applicable County regulations.
5. **Size.** The applicant shall demonstrate that the size of the stand is the minimum necessary for the proposed operation.

**S. Forestry.**

1. **Limitations.** Forestry activities shall be limited to extraction, felling and trimming trees, and removal of wood materials, including primary processing.
2. **Processing Prohibited in Backcountry Zone District.** Primary processing of forestry products shall not be permitted in the Backcountry (BC) zone district.

**T. Mass Gatherings.**

1. **Limit on Attendance.** Events of five hundred or more persons, conducted in venues other than previously designated areas which were designed and approved specifically to accommodate such events (i.e.: Eagle County Fairgrounds), shall be limited by the availability of services including: Public restroom facilities, potable water, emergency medical services and parking. The Department of Environmental Health must review and approve the minimum potable water and sanitation requirements and food handling procedures - if applicable, as well as, any required environmental impact mitigation. The Eagle County Sheriff's Office must review and approve parking, circulation and security plans associated with the Mass Gathering event. (*am 3/12/02*)
2. **Concerns to Address.** The application for the mass gathering shall state: The number of people expected to attend the gathering; a description of the type of gathering; dates and times the gathering will be held; estimated length of stay of attendees; location of the gathering, and; how the following list of services will be accommodated by the Event Organizer in compliance with all applicable County and State regulations: (*orig 3/12/02*)

- a. First aid Provisions - includes persons with certified emergency medical training
  - b. Food service & liquor license - if applicable
  - c. Parking
  - d. Law enforcement and/or security persons
  - e. Sewage disposal
  - f. Solid waste disposal - If food wastes are to be present on the mass gathering site from dusk to dawn, Wildlife Proof Refuse containers and/or dumpsters may be required at the discretion of the Community Development Director.
  - g. Traffic control
  - h. Water supply
  - i. Environmental Impacts - Plans to mitigate environmental degradation due to the proposed Mass Gathering event.
  - j. At the discretion of the Community Development Director, a Traffic Impact Report may be required.
3. **Site Plan.** Applicant must submit a site plan identifying:
- a. Location of event activities.
  - b. Location of vendors.
  - c. Parking areas including both on site and off site.
  - d. On site and off site traffic circulation patterns.
  - e. Location of First Aid treatment areas.
  - f. Location of solid waste disposal.
  - g. Location of restrooms.
  - h. Location of water stations.
  - i. Location of operator's headquarters at the mass gathering.
  - j. Location of any temporary structures necessary to support the mass gathering event, such as: Tents, stages, trailers etc. All temporary structures associated with the mass gathering event must be removed from the site within 72 hours following the event.
4. **Standards.** The following standards are intended as general requirements for all mass gathering events. Not all mass gathering events can be anticipated to generate identical impacts or service requirements. The applicant for a mass gathering permit may propose appropriate alternative standards which will be evaluated and may be approved at the discretion of the reviewing department or agency.
- a. **Restrooms.**
    - (1) One restroom/portable unit per 50 attendees for events of four (4) or more hours. One restroom/portable unit per 100 attendees for events of less than four (4) hours
    - (2) Disposal and cleaning plans for toilets must be reviewed and approved by the Department of Environmental Health;
    - (3) Restroom facilities must be kept clean and sanitary at all times.

- (4) Depending upon the nature of the mass gathering event, event location, length of the event and time of year, the Director of Environmental Health may approve alternative plans for 'Restroom' provisions.
- b. Potable Water Supply.**
- (1) A continuous supply of potable water must be on hand at all times throughout the mass gathering event;
  - (2) A minimum of two water stations at any mass gathering event;
  - (3) One gallon of potable water per person for any event with attendance time of four (4) or more hours. One-half gallon per person for events of less than four (4) hours;
  - (4) Water source, quality and handling must meet county and state regulations as approved by the Department of Environmental Health;
  - (5) Interruptions of potable water supply must be reported immediately to Environmental Health.
  - (6) Depending upon the nature of the mass gathering event, event location, length of the event and time of year, the Director of Environmental Health may approve alternative 'Potable Water Supply' provisions.
- c. Food Service** - If the mass gathering event is to include food service.
- (1) Describe refrigeration and food handling procedures.
  - (2) All food service must be in compliance with applicable county and state health regulations.
- d. Parking.**
- (1) No more than 100 private vehicle parking spaces per acre.
  - (2) Evidence that adequate parking and safe access for any proposed transit, private vehicles, bicycles and pedestrians must be provided.
  - (3) Depending upon the nature of the mass gathering event, event location, length of the event and time of year, the Eagle County Sheriff's Office may approve alternative 'Parking' plans.
- e. Emergency Medical.**
- (1) All mass gathering events must provide plans for handling medical emergencies.
  - (2) Plans for the provision of Emergency Medical services must be approved, in writing, by the applicable emergency medical provider.
- f. Security.**
- (1) Law enforcement and/or security persons must be provided at a ratio of one per 100 people in attendance.
  - (2) Depending upon the nature of the mass gathering event, event location, and length of the event, the Eagle County Sheriff's Office may approve alternative 'Security' plans.

- U. Outfitter and Guide.** Retail sales of goods by an outfitter and guide operation shall be prohibited, unless the underlying zone district specifically allows said retail sales or unless the sales are incidental to the outfitter and guide service.
- V. Resort Recreational Facility.** Where a resort recreational facility provides accommodations, the maximum number of accommodations shall be limited as follows:
- 1. Resource (R) Zone District.** Twelve (12) dwelling units or forty-eight (48) beds of visitor capacity may be allowed in the Resource (R) zone district; and
  - 2. Backcountry (BC) Zone District.** One (1) dwelling unit or twenty (20) beds of visitor capacity may be allowed in the Backcountry (BC) zone district.
- W. Temporary Building or Use.**
- 1. Use Limitations.** Temporary buildings shall only be used to conduct a use that is allowed, or a use that is allowed by limited review or by special review, in the underlying zone district.
  - 2. Health and Safety Codes.** Temporary buildings or uses shall comply with all applicable regulations concerning health, sanitation, safety and access.
  - 3. Removal.** The applicant shall provide positive assurance that the temporary building or use shall be removed or operations shall be ceased by the required time, as follows:
    - a. Removal By County At Owner's Expense.** The County shall be given permission by the applicant and owner to remove the temporary building or use at the owner's expense if, at any time, the building is determined to be out of compliance with these Land Use Regulations.
    - b. Deposit.** A deposit of an amount determined by the Board may be required from the applicant to defray the County's costs to remove a temporary building or use.
- X. Temporary Housing.** An owner of a lot may live on his lot while a new house is being constructed on the same lot, provided the original unit is removed at the completion of the new unit, and provided the applicant submits an adequate site plan and associated materials that demonstrate compliance with the following standards:
- 1. Water Supply and Sewage Disposal.** The applicant shall submit evidence of an adequate water supply and method of sewage treatment.
    - a. Self-Contained Camper Units.** For self-contained camper units, the applicant shall show a valid commitment for hauling water and sewage.



- b. **Minimum Standards.** To provide minimum standards for mobile home and recreational vehicle parks and to provide for permits for expansions, additions and alterations to existing parks.
- c. **Resolve Hazards.** To ensure that if any hazard to health, safety or welfare exists within the park, it is resolved in reasonable time.
- d. **Comply With Other Codes.** To comply with applicable sections of the Colorado Department of Health, Uniform Building Code, Uniform Mechanical Code, Uniform Plumbing Code and the National Electrical Code.

## 2. Hook-up Permits.

- a. **Permit Required to Move.** It shall be unlawful for any mobile home park owner to allow a mobile home for occupancy to be moved into a mobile home space or to be moved from one mobile home space to another within a mobile home park without first obtaining a hook-up permit.
- b. **Permit Required to Occupy.** It shall be unlawful for any person to occupy a mobile home within a mobile home park in unincorporated Eagle County without first obtaining a hook-up permit and a certificate of an approved final inspection of all hook-up requirements, as listed in this section, whenever a mobile home is first moved into a mobile home park and whenever a mobile home is moved from one space to another within a mobile home park.
- c. **Application for permit.**
  - (1) **Permit Required.** All owners of individual mobile home units located within a mobile home park who are required to obtain permits according to this Section shall apply to the Building Department for a hook-up permit and give the Department notice at least twenty-four (24) hours in advance of the requested inspection.
  - (2) **Permit Application Contents.** The mobile home hook-up permit application shall be made in writing and shall be accompanied by the following information:
    - (a) **Applicant Identification.** The name, address, mailing address and telephone number of the applicant. If the applicant is not the owner of the mobile home unit (but is acting on the owner's behalf) for which a permit is being sought, the applicant shall also include the name of the owner of the unit and documentation of the authority and/or legal relationship of the applicant allowing him to occupy the mobile home unit.

- (b) **Park Manager Identification.** The name, mailing address and telephone number of the park manager.
  - (c) **Mobile Home Park Identification.** The name of the mobile home park in which the applicant's unit is located and the location of the unit within the park.
  - (d) **Manufacturer Identification.** The mobile home manufacturer's identification number.
  - (e) **Site Plan.** A site plan that locates the mobile home on the lot and shows all adjoining structures and roads.
  - (f) **Inspection Fee.** An inspection fee in the amount established from time-to-time by Eagle County.
- (3) **Review of Application, Inspection, Permit.**
- (a) **Authority to Issue Permit.** The Building Official, after receiving the application and providing for review by the Environmental Health Department and the Planning Department, shall be authorized to issue a hook-up permit.
  - (b) **Inspection.** The Building Inspector and the Environmental Health Manager are hereby authorized to inspect any unit that is subject to the provisions of this Section and to review the construction or maintenance of the unit or improvements to the unit that are relevant to this Section. Staff from the Building Department or the Environmental Health Department shall inspect the mobile home hook-ups prior to occupancy.
  - (c) **Permit Denial.** The Building Official may deny any hook-up permit if the application is in any way incomplete, according to Section 3-310 Y.2.c., Application for Permit, or if the mobile home proposed to be moved, or the proposed location, does not meet the standards of this Section.
  - (d) **Standards.** The Building Inspector may issue a hook-up permit for a mobile home after considering the following:
    - i) **Report.** The comments provided in reports from the Planning and Environmental Health departments.
    - ii) **Utility Connections.** Whether the proposed connections for water supply, sewage disposal, electricity and gas will be adequate and safe.

- iii) **Tie Down.** Whether the proposed blocking and tie down will be adequate and safe.
  - iv) **Address.** Whether the street address or space numbers or letters will be visible from the access street, by day or night.
  - v) **Steps.** Whether there will be safe and approved steps, landings, handrails and guardrails.
- d. **Denial of Certificate of Approved Final Inspection of Hook-up Requirements.**
- (1) **Reasons for Denial.** The Building Official may deny occupancy of any mobile home if he determines that the mobile home hook-up does not comply with the minimum standards of this Section and that the mobile home cannot be safely occupied.
  - (2) **Specify Requirements for Subsequent Application.** If the Building Official denies either a hook-up permit or a certificate of final inspection approval, he shall specify what requirements must be complied with prior to consideration of a subsequent permit application. The applicant may resubmit the application upon satisfactory evidence that the requirements of this Section have been complied with in full.
3. **Standards for Parks in Existence Prior to the Effective Date of These Regulations.** Mobile home or recreational vehicle parks in existence prior to the effective date of the County's initial mobile home and recreational vehicle park regulations (October 19, 1974) shall be subject to the following standards.
- a. **Drainage.** The park shall be drained, graded and surfaced where necessary to facilitate drainage, and prevent movement and shall be free from depressions in which water collects and stagnates.
  - b. **Clean Sanitary Condition.** The park shall be maintained in a clean sanitary condition at all times. Grasses, weeds and other such vegetation not considered as part of the ornamental landscape shall not exceed twelve (12) inches in height.
  - c. **Occupancy.** A mobile home located in a mobile home park shall only be occupied as a dwelling when it is properly placed on a conforming mobile home lot and is connected to all utilities, including water, sewer, electricity or gas. Utility service connections shall be located on the lot served.
  - d. **Water Supply.** All mobile homes, service buildings and other facilities shall be provided at all times with an adequate supply of water, and shall be served by a water system designed, constructed and protected in accordance with Colorado Department of Health recommendations.

- e. **Sewage Disposal.** All mobile homes, service buildings and other facilities shall be provided at all times with an adequate means of sewage disposal in accordance with Department of Colorado Public Health and Environment recommendations.
  - f. **Refuse.** The storage, collection and disposal of refuse in a mobile home park shall be so conducted as to control odors, rodents, insects, accidents, fire hazards, air pollution or other nuisance conditions.
  - g. **Signs.** Each mobile home in a park shall be clearly identified by street address or space numbers or letters visible from the access street, by day or night. Street signs shall be provided on all vehicular streets.
  - h. **Structural Support.** The mobile home space shall provide a sound base for the structural support of the mobile home to prevent shifting, heaving or uneven settling.
  - i. **Access to Connections.** Where skirting is provided, readily operable doors or access panels shall be installed to permit convenient access to the water, sewer and gas connections.
  - j. **Structural Alterations.** Structural alterations to any mobile home shall comply with all applicable provisions of these Land Use Regulations and the Uniform Building Code, Uniform Plumbing Code, Uniform Mechanical Code, National Electrical Code and the Department of Colorado Public Health and Environment.
  - k. **Setbacks.** A mobile home shall not be placed less than ten (10) feet from its longest side or three (3) feet on its shortest side respectively to any other mobile home, building, fence or other obstruction. Non-combustible storage sheds shall be exempt from this standard, provided they do not block emergency or utility access.
4. **Standards for New Mobile Home Parks or Additions To Existing Parks.**
- a. **Site Improvements.**
    - (1) **Access.** The park shall have access to a public road.
    - (2) **Drainage.** The park shall be located on a well-drained site, that is graded or drained and is free from stagnant pools of water.
    - (3) **Landscaping.** The site plan shall include a landscaping plan prepared in accordance with Section 4-220 Landscape Plan.
    - (4) **Minimum Setbacks.**

- (a) **Mobile Home Space.** The minimum setbacks for mobile home units from each mobile home space line shall be:
    - i) **Front.** Twenty (20) feet from the front space line.
    - ii) **Side.** Twenty (20) feet between units.
    - iii) **Rear.** Five (5) feet from the rear space line.
  - (b) **Mobile Home Park Boundaries.** The mobile home park space shall comply with the following setbacks:
    - i) **Front Yard.** The mobile home park space shall be set back a minimum of fifty (50) feet from an arterial or collector road or twenty-five (25) feet from a local or mountain road.
    - ii) **Side or Rear Property Line.** The mobile home park space shall be set back a minimum of twenty (20) feet from any side or rear property line.
  - (c) **Fire Protection.** All mobile homes, modular homes, or habitable appurtenances shall be set back a minimum of twenty (20) feet from each other, for fire protection.
- (5) **Mobile Home Spaces.** Each mobile home space shall contain a minimum of three thousand-eight hundred (3,800) square feet of area per single-wide unit, and five thousand (5,000) square feet for a double or multi-wide unit, exclusive of park driveways. The area in which the mobile home is placed shall be graded for drainage and improved to prevent shifting or settling of the mobile home. Anchors or tie-downs shall be provided as necessary to prevent overturning of mobile homes.
- (6) **Parking.** Each mobile home space shall contain a minimum of two (2) paved off-street parking spaces, for use by automobiles.
- (7) **Driveways and Walkways.** All mobile home spaces shall abut upon an appropriately surfaced driveway that provides unobstructed access to a public street or highway. The minimum unobstructed width of such driveways shall be twenty-five (25) feet. All driveways and walkways within the park shall be sufficiently illuminated to ensure safety for park residents. Walkways that are not less than three (3) feet wide shall be provided along drives, as required for safety and convenience of inhabitants.

- (8) **Paving.** All mobile home park roads shall be engineered and surfaced with asphalt, concrete or gravel. (*am 3/12/02*)
- (9) **Maintenance.** All mobile home lots and stands shall be maintained in a clean and sanitary condition, free from hazardous or noxious materials, weeds and refuse. The unit owner shall be responsible for ensuring compliance.

**b. Water Supply and Distribution.**

- (1) **Comply With Standards.** A domestic water supply that is in compliance with the drinking water standards of the Colorado Department of Health shall be provided in each mobile home park. Where a public supply of water of satisfactory quantity, quality, and pressure is available, connection shall be made thereto and it shall be the exclusive supply used. When such a public water supply is not available, a central water supply system may be developed and used if it meets standards of the Department of Colorado Public Health and Environment.
- (2) **Located To Avoid Contamination.** Every well or suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.
- (3) **Treatment.** The treatment of a private water supply shall be in accordance with applicable state and local laws and regulations.
- (4) **Minimum Supply.** The water source shall be capable of supplying a minimum of four hundred-fifty (450) gallons per day per mobile home.
- (5) **Connection.** The water supply system shall be connected by pipes to all mobile homes, buildings, and other facilities requiring water.
- (6) **Equipment.** All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations and requirements and shall be of a type and in locations approved by the County Environmental Health Office.
- (7) **Pressure.** The system shall be so designed and maintained as to provide a pressure of not less than twenty (20) nor more than eighty (80) psi, under normal operating conditions at service buildings and other locations requiring potable water supply.

- (8) **Minimum Horizontal Separation.** A minimum horizontal separation of ten (10) feet shall be maintained between all domestic water lines and sewer lines.
- (9) **Underground Valves.** Underground stop and waste valves shall not be installed on any water service.
- (10) **Water-Riser Pipes.** Water-riser pipes shall extend a minimum of four (4) inches above ground elevation unless recessed in a box or sleeve. The pipe shall be a minimum of three-quarter (3/4) inch. The water outlet shall be capped when a mobile home does occupy the lot.
- (11) **Prevent Freezing.** Adequate provisions shall be made to prevent freezing of main service lines, valves and riser pipes and to protect risers from heaving and thawing actions of the ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
- (12) **Shutoff Valve.** A shutoff valve below the frost line shall be provided near the water-riser pipe on each mobile home lot.

c. **Sewage Disposal.**

- (1) **Adequate System Required.** An adequate sewage system shall be provided in each mobile home park for the purpose of conveying and disposing of all sewage. Such system shall be designed, constructed and maintained in accordance with state and local laws.
- (2) **Sewer Lines.** All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall maintain a minimum horizontal separation of ten (10) feet from all domestic water lines. Sewers shall be at a grade that will insure a velocity of two (2) feet per second when flowing full. All sewer lines shall be constructed of materials that comply with state or local laws and shall meet the Department of Colorado Public Health and Environment design criteria.
- (3) **Sewage Treatment and/or Discharge.** Where the sewer lines of the park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Environmental Health Manager prior to construction. Effluents from sewage treatment facilities shall not be discharged into any waters of the State, except with prior approval of the Department of Colorado Public Health and Environment.
- (4) **Sewer Riser Pipe.** Each mobile home stand shall be provided with a minimum four (4) inch diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connection to the mobile home system outlet will approximate a vertical position.



absorbent waterproof material or be covered with moisture resistant material.

- ii) **Windows.** Have a minimum of one (1) window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than ten (10) percent of the floor area served by them. A minimum of one (1) window shall be capable of being easily opened, or the room shall have a mechanical device that will adequately ventilate the room.
- iii) **Toilets.** Have toilets locked in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.
- iv) **Illumination.** Have illumination levels maintained as follows:
  - a. Five (5) foot candles for general seeing tasks; and
  - b. Forty (40) foot candles for laundry room work area and toilet room in front of mirrors.
- v) **Hot and Cold Water.** Have hot and cold water furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water furnished to every water closet and urinal.

**f. Supervision.**

- (1) **Attendant.** The duly authorized attendant or caretaker shall be in charge at all times to keep the park, its facilities and equipment in a clean, orderly and sanitary condition.
- (2) **Owner Answerable.** The park owner shall be answerable for the violation of any provision of these Regulations, except those that expressly involve unit owners or tenants.
- (3) **Refuse Handling.** The storage, collection and disposal of refuse in a mobile home park shall be so arranged as not to create health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution. All refuse shall be disposed of at either a municipal or County designated landfill site, at a minimum once

per week. See Section 4-410.C Wildlife Proof Refuse Container/Dumpster Enclosure Standards. (am 3/12/02)

- (4) **Pest Control.** Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the County Environmental Health Office and the Department of Colorado Public Health and Environment.
  - (5) **Pet Control.** The owners or managers of a mobile home park, or the owners or persons in charge of any dog, cat, or other pet animal shall keep such animal on a leash, not exceeding ten (10) feet, or shall confine such animals within the unit space or designated areas within the park, and shall not permit such animal to commit any nuisance. Animals are restricted to household pets only.
  - (6) **Electrical Distribution and Communication Wiring.**
    - (a) **Distribution System.** Each mobile home park shall contain an electrical distribution system to each lot or site, consisting of wiring, fixtures, equipment and appurtenances hereto that shall be installed and maintained in accordance with the applicable electrical code currently in force. Telephone and cable TV systems may be installed and maintained.
    - (b) **Approval By Utility.** All plans for the above services shall have the approval of the responsible utility prior to County approval of mobile home park plans.
5. **Standards For Major Recreational Vehicle Parks or Additions to an Existing Park.** A major recreational vehicle park shall be limited to supplying parking spaces for travel trailers, camper vehicles and/or tent camping on sites of five (5) acres or more. Each camping space will be provided with individual water, sewer and electric hook-ups or, water and sanitation facilities will be provided within common areas in close proximity to each camping space. Permanent occupancy in a recreational vehicle park shall not be allowed. (am 3/12/02)
- a. **Site Improvements.**
    - (1) **Access.** The park shall have access to a public road.
    - (2) **Drainage.** The park shall be located on a well-drained site that is graded or drained and is free from stagnant pools of water.
    - (3) **Landscaping.** The site plan shall include a landscaping plan prepared in accordance with Section 4-220 Landscape Plan.
    - (4) **Minimum Area.** A major recreational vehicle park shall contain a minimum of five (5) acres. (am 3/12/02)

- (5) **Minimum Setbacks.**
- (a) **Vehicles.** Recreational vehicles and/or tents shall be set back a minimum of twenty (20) feet from each other.
  - (b) **Boundaries.** The recreational vehicle park shall comply with the following minimum setbacks:
    - i) **Front Yard.** The recreational vehicle park shall be set back a minimum of fifty (50) feet from an arterial or collector road or twenty-five (25) feet from a local or mountain road.
    - ii) **Side or Rear Property Line.** The recreational vehicle park shall be set back a minimum of twenty (20) feet from any side or rear property line.
- (6) **Minimum Facilities for Recreational Vehicle Spaces.** The area devoted to each recreational vehicle space shall be adequate to accommodate the following facilities:
- (a) **Picnic Facilities.** Each space shall be provided with a United States Forest Service approved fireplace or fire circle, a picnic table and a well-drained, level site. (*am 3/12/02*)
  - (b) **Parking Space.** Each space shall provide one (1) graveled parking space;
  - (c) **Vehicle Barriers.** Adequate barriers shall be provided to confine vehicles to driveways and parking spaces.
- 7) **Driveways.** All recreational vehicle spaces shall abut upon a driveway, graded for drainage and maintained in a rut and dust free condition, that provides unobstructed access to a public street or highway. The minimum unobstructed width of such driveways shall be fifteen (15) feet for one-way traffic or twenty-five (25) feet for two-way traffic. No parking shall be permitted on the driveways.
- (8) **Clean and Sanitary Condition.** The park owner shall be responsible for ensuring that the recreational vehicle park is maintained in a clean and sanitary condition, free from hazardous or noxious materials, weeds and refuse.

**b. Water Supply and Distribution.**

- (1) **Comply With Standards.** A domestic water supply that is in compliance with the drinking water standards of the Colorado Department of Health shall be provided in each mobile home and recreational vehicle park. Where a public supply of water of satisfactory quantity, quality and pressure is available, connection shall be made thereto and it shall be the exclusive supply used. When such a public water supply is not available, a central water supply system may be developed and used if it meets standards of the Department of Colorado Public Health and Environment.
- (2) **Located To Avoid Contamination.** Every well or suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.
- (3) **Treatment.** The treatment of a private water supply shall be in accordance with applicable state and local laws and regulations.
- (4) **Connection.** The park's water supply system shall be connected by pipes to all recreational vehicles, buildings, and other facilities requiring water.
- (5) **Equipment.** All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations and requirements and shall be of types and in locations accepted by the County Environmental Health Office.
- (6) **Pressure.** The system shall be so designed and maintained as to provide a pressure of not less than twenty (20) nor more than eighty (80) psi, under normal operating conditions at service buildings and other locations requiring portable water supply.
- (7) **Separation.** A minimum horizontal separation of ten (10) feet shall be maintained between all domestic water lines and sewer lines.
- (8) **Underground Valves.** Underground stop and waste valves shall not be installed on any water service.
- (9) **Supply.** The water supply shall be capable of supplying fifty (50) gallons per space per day for all spaces lacking individual water connections and a hundred (100) gallons per space per day for all spaces provided with individual water connections.
- (10) **Individual Water Service Connections.** If facilities for individual water service connections are provided, the following requirements shall apply:

- (a) **Riser Pipes.** Riser pipes provided for individual water service connections shall be so located and constructed that they will not be damaged by the parking of recreational vehicles. Water riser pipes shall extend a minimum of four (4) inches above ground elevation unless recessed in a box or sleeve. The pipe size shall be three-quarter (3/4) inch.
  - (b) **Prevent Freezing.** Adequate provisions shall be made to prevent freezing of main service lines, valves and riser pipes.
  - (c) **Valves.** Valves shall be provided near the outlet of each water service connection. They shall be turned off and the outlets capped or plugged when not in use.
  - (d) **Connection.** The park's water supply system shall be connected by pipes to all recreational vehicles, buildings, and other facilities requiring water.
- (11) **Water Stations.**
- (a) **Stations for Recreational Vehicle Area.** Each recreational vehicle parking area shall be provided with one (1) or more easily accessible watering stations for filling water storage tanks. Such water supply outlets shall consist of at least a water hydrant and the necessary appurtenances and shall be protected against the hazards of back flow and back siphonage.
  - (b) **Stations for Tent Camping Area.** Each tent camping area shall be provided with at least one (1) individual watering station no more than two hundred (200) feet from any tent camping space; such station to be constructed similar to individual water service connections as provided under this Section, except that riser height shall be between thirty (30) inches and thirty two (32) inches and a splash pad shall be installed around the base.
- c. **Sewage Disposal.** An adequate sewage system shall be provided in each recreational vehicle park for the purpose of conveying and disposing of all sewage. Such system shall be designed, constructed and maintained in accordance with state and local laws.
- (1) **Sewer Line.** All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall maintain a minimum horizontal separation of ten (10) feet from all domestic water lines. Sewers shall be at a grade that will insure a velocity of two (2) feet per second when flowing full. All sewer lines shall be constructed of

materials that comply with state or local laws and with Department of Colorado Public Health and Environment design criteria.

- (2) **Sewage Treatment and/or Discharge.** Where the sewer lines of the park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Environmental Health Office prior to construction. Effluents from sewage treatment facilities shall not be discharged into any waters of the State except with prior approval of the Department of Colorado Public Health and Environment.
  - (3) **Individual Sewer Connections.** If facilities for individual sewer connections are provided, the following requirements shall apply:
    - (a) **Sewer Riser Pipe.** The sewer riser pipe shall be a minimum of four (4) inches in diameter shall be trapped below the ground surface and shall be so located on the trailer space that the sewer connection to the trailer system will approximate a vertical position.
    - (b) **Sewer Connection.** The sewer connection shall have a nominal inside diameter of a minimum of three (3) inches, and the slope of any portion thereof shall be a minimum of one-eighth (1/8) inch per foot. All joints shall be watertight.
    - (c) **Materials.** All materials used for sewer connections shall be corrosive resistant, nonabsorbent and durable. The inner surface shall be smooth.
    - (d) **Plugging.** Provisions shall be made for plugging the sewer riser pipe when a trailer does not occupy the space. Surface drainage shall be diverted away from the riser.
  - (4) **Sink Wastes.** No liquid wastes from sinks shall be discharged into or allowed to accumulate on the ground surface.
  - (5) **Sewage Treatment and/or Discharge.** Where the sewer lines of the travel trailer parking area are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the County Environmental Health Office prior to construction. Effluents from sewage treatment facilities shall not be discharged into any waters of the state except with prior approval of the Colorado State Department of Health.
- d. **Fire Protection.** Adequate fire protection shall be provided and shall be in compliance with all applicable fire codes and standards. Defensible space and fire breaks will be considered as part of the Special Use Permit review process.  
(am 3/12/02)

**e. Electrical Distribution and Communication Wiring.**

- (1) Electrical Distribution System.** Each recreational vehicle park shall contain an electrical distribution system to each lot or site, consisting of wiring, fixtures, equipment and appurtenances thereto which shall be installed and maintained in accordance with the applicable electrical code currently in force. Telephone and cable TV systems may be installed and maintained.
- (2) Approval By Utility.** All plans for the above services shall have the approval of the responsible utility prior to County approval of park plans.

**f. Service Building.**

- (1) Applicability.** The requirements of this Section shall apply to service buildings, recreation buildings and other community service facilities such as management offices; repair shops and storage areas; sanitary facilities; laundry facilities; indoor recreation areas; and commercial uses supplying essential goods or services for the exclusive use of park occupants.
- (2) Structural Requirements for Buildings.**
  - (a) Protection.** All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites, and destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.
  - (b) Sanitary or Laundry Facilities.** All rooms containing sanitary or laundry facilities shall:
    - i) Walls.** Have sound-resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, non-absorbent waterproof material or be covered with moisture resistant material.
    - ii) Windows.** Have a minimum of one (1) window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than ten (10) percent of the floor area

served by them. At least one (1) window shall be able to be easily opened, or the room shall have a mechanical device that will adequately ventilate the room.

- iii) **Toilets.** Have toilets locked in separate compartments equipped with self-closing doors, shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.
- iv) **Illumination.** Have illumination levels maintained as follows:
  - a. Five (5) foot candles for general seeing tasks; and
  - b. Forty (40) foot candles for laundry room work area and toilet room in front of mirrors.
- v) **Hot and Cold Water.** Have hot and cold water furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water furnished to every closet and urinal.

**(3) Required Community Sanitary Facilities.**

- (a) **Central Service Building.** A central service building containing the necessary toilet and other plumbing fixtures specified shall be provided in recreational vehicle parking areas that provide spaces for vehicles and for tent camping areas. Service buildings shall be conveniently located within a radius of approximately three hundred (300) feet to the spaces served. Provided that when a recreational park is designed for and exclusively limited to use by self-contained vehicles, no public sanitary facilities shall be required.
- (b) **Sanitary Facilities for Women.** Sanitary facilities for women shall include a minimum of one and one-half (1-1/2) flush toilet, one (1) lavatory and one (1) shower for each fifteen (15) recreational vehicle or tent spaces or fractional number thereof.
- (c) **Sanitary Facilities for Men.** Sanitary facilities for men shall include a minimum of one (1) flush toilet, one (1) urinal, one (1)

lavatory and one (1) shower for each fifteen (15) recreational vehicle or tent spaces or fractional number thereof.

- (d) **Recreational Vehicle Park Connected to Resort.** When a recreational vehicle park requiring a service building is operated in connection with a resort or other business establishment, the number of sanitary facilities for such business establishment shall be in excess of those required by the schedule of recreational vehicle spaces and shall be based on the maximum number of persons allowed to use such facilities.

**g. Supervision.**

- (1) **Attendant.** The attendant or caretaker shall be in charge at all times to keep the park, its facilities and equipment in a clean, orderly and sanitary condition.
- (2) **Owner Answerable.** The owner shall be answerable for the violation of any provision of these Regulations.
- (3) **Refuse Handling.** The storage, collection, and disposal of refuse in a recreational vehicle park shall be so arranged as to not create health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution. All refuse shall be disposed of at either a municipal or County designated landfill site, at minimum once per week. See Section 4-410.C Wildlife Proof Refuse Container/Dumpster Enclosure Standards. (am 3/12/02)
- (4) **Pest Control.** Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the County Environmental Health Office and the Department of Colorado Public Health and Environment.
- (5) **Pet Control.** The owners or managers of a recreational vehicle park, or all owners or persons in charge of any dog, cat, or other pet animal shall have such animal on a leash, not exceeding ten (10) feet or shall confine such animals within the space or designated areas within the park, and shall not permit such animal to commit any nuisance. Animals are restricted to household pets only.

- 6. Minor Recreational Vehicle Parks.** A minor recreational vehicle park shall be limited to supplying parking spaces for travel trailers, camper vehicles and/or tent camping on sites of a minimum one (1) acre and a maximum of five (5) acres. Individual hook-ups

for water, sewer and electric are not required for each camping space. Rather, water and sanitation facilities will be provided within common areas in close proximity to each camping space. Permanent occupancy in a recreational vehicle park shall not be allowed. (orig 3/12/02)

**a. Limits.** A Minor Recreation Vehicle Park shall:

- (1) Contain sites for no more than five (5) recreation vehicles per acre with a maximum of five (5) acres or as otherwise approved throughout the Special Use Permit review process.
- (2) Permit individual recreational vehicles to remain in the Minor Recreation Vehicle Park no more than 14 consecutive nights.

**b. Site Improvements.**

- (1) **Access.** The park shall have access to a public road.
- (2) **Drainage.** The park shall be located on a well-drained site, that is graded or drained and is free from stagnant pools of water.
- (3) **Landscaping.** The site plan shall include a landscaping plan prepared in accordance with Section 4-220

**c. Standards.**

- (1) Minor Recreation Vehicle Parks shall not be required to conform to Section 3-310.Y.5., Standards For Major Recreational Vehicle Parks or Additions to an Existing Park, except that:
  - i. Minor Recreation Vehicle Parks shall conform to Section 3-310.Y.5.a., Site Improvements, above, except that the minimum area shall be one (1) acre, and;
  - ii. Minor Recreation Vehicle Parks shall conform to Section 3-310.Y.5.b.(11), Water Stations and;
  - iii. Minor Recreation Vehicle Parks shall conform to Section 3-310.Y.5.f. (3) Required Community Sanitary Facilities, and;
  - iv. Minor Recreation Vehicle Parks shall conform to Sections 3-310.Y.5.g., Supervision.

7. **Application Procedures for Mobile Home and Recreational Vehicle Parks.** A Special Use Permit, issued pursuant to Section 5-250, Special Uses, is required to establish a mobile home or recreational vehicle park or for additions to existing parks.

**Z. Multi-Housekeeping Dwelling Unit.**

1. **Parking.** There shall be a minimum of one (1) off-street parking space per bedroom.
2. **Dimensional Limitations.** Multi-Housekeeping Dwelling Units shall only be permitted on parcels that conform to the minimum lot size standards of the underlying zone district.

**Aa. Tree Storage.** Use is limited to open storage of trees or plan materials only. (*orig 3/12/02*)

1. **Sales.** There shall be no retail sales of trees on the property. All tree sales must occur off the property at such businesses as a greenhouse or nursery.
2. **Advertisement.** Tree Storage areas shall not be advertised, nor advertise the business for which the trees are being stored.
3. **Operation.** Operation of noise producing equipment shall be limited to 8am until 5pm. Monday through Saturday.
4. **Nuisance.** The land owner/operator shall ensure minimal noise, dust and garbage. Dead materials must be promptly removed.
5. **Proof of Adequate Water.** Proof of adequate and legal water to be used for irrigation purposes must be provided with application.

**SECTION 3-320. COMMERCIAL AND INDUSTRIAL ZONE DISTRICTS USE SCHEDULE**

Table 3-320, "Commercial and Industrial Zone Districts Use Schedule", categorizes the uses that are applicable to the County's commercial and industrial zone districts.

- A. Symbols.** Table 3-320 utilizes the same symbols as are described in Section 3-300, Residential, Agricultural and Resource Zone Districts Use Schedule.
- B. Uses Not Listed.** Uses that are not listed in Table 3-320 shall be considered to be uses that are not allowed, unless one of the following occurs:

1. **Regulations Amended.** An amendment to these Land Use Regulations is adopted, pursuant to Section 5-230, Amendments to the Text of These Land Use Regulations or the Official Zone District Map, that lists the use in the table and indicates in which zone districts the use is a use by right, allowed by limited review, or allowed by special review and in which zone districts it is not allowed.
  
2. **Determination of Similar Use.** The Community Development Director determines, pursuant to Section 5-220, Interpretations, that the proposed use is sufficiently similar to a use listed in Table 3-320, "Commercial and Industrial Zone Districts Use Schedule". A use that is determined to be similar to a listed use shall be subject to the same standards as the use to which it was determined to be similar.

<b>TABLE 3-320 COMMERCIAL AND INDUSTRIAL ZONE DISTRICTS USE SCHEDULE</b>					
Uses: R= Use By Right; L= Allowed by Limited Review; S = Allowed by Special Review; N = Not Allowed	C/L <sup>1</sup>	C/G <sup>1</sup>	I <sup>1</sup>	RC <sup>2</sup>	Standards
<b>Retail Uses, Restaurants, Personal Services and Offices</b>					
Adult Entertainment Uses	N	S	S	S	Sec. 3-330 H
Agricultural Equipment, Supplies and Materials Store	L	R	R	L	
Appliance Sales	R	R	N	R	
Appliance Service or Repair	L	R	N	S	
Art Gallery	R	R	N	R	
Auto Service Station and Repair Garage <sup>3</sup>	S	S	R	S	
Auto and Vehicle Parts Store	R	R	N	R	
Bank	R	R	N	R	
Barber or Beauty Shop	R	R	N	R	
Book, Music or Video Store	R	R	N	R	
Car Wash	R	R	R	L	
Clothing or Dry Goods Store	R	R	N	R	
Computer Sales Store	R	R	N	R	
Computer Service	R	R	R	R	
Drive-Through Facility	S	S	N	S	Sec. 3-330 A
Farmers Market	R	R	S	R	
Feed Store	R	R	N	R	
Food or Beverage Store or Bakery	R	R	N	R	
Furniture Store	R	R	N	R	
Garden Supply and Plant Materials Store/Greenhouse/Nursery	R	R	R	R	Sec. 3-330 B
Tree Storage	R	R	R	R	Sec. 3-310 Aa
Hardware Store	R	R	N	R	
Indoor Amusement, Recreation or Theater	R	R	N	R	
Kennel	S	S	S	S	
Laundromat	R	R	N	R	

<b>TABLE 3-320 COMMERCIAL AND INDUSTRIAL ZONE DISTRICTS USE SCHEDULE</b>					
<b>Uses: R= Use By Right; L= Allowed by Limited Review; S = Allowed by Special Review; N = Not Allowed</b>	<b>C/L<sup>1</sup></b>	<b>C/G<sup>1</sup></b>	<b>I<sup>1</sup></b>	<b>RC<sup>2</sup></b>	<b>Standards</b>
Laundry or Dry Cleaning Pick-Up Station	R	R	N	R	
Medical or Dental Clinic, including acupuncture	R	R	N	R	
Mortuary	R	R	N	R	
Office, Business or Professional	R	R	N	R	
Personal Adornment/Tattoo Parlor	R	R	N	R	
Pharmacy	R	R	N	R	
Photography Studio	R	R	N	R	
Print Shop or Publishing	R	R	N	R	
Private Club	R	R	N	R	
Reading Room	R	R	N	R	
Resort Recreational Facility	N	N	N	S	
Restaurant	R	R	N	R	
Shoe Repair	R	R	N	R	
Studio for Conduct of Arts and Crafts	R	R	S	R	Sec. 3-330 C
Tailor Shop	R	R	N	R	
Vehicle, Aircraft and Pleasure Boat Rental	S	S	R	S	Sec. 3-330 D
Vehicle, Aircraft and Pleasure Boat Sales, Storage, Service or Repair	N	S	R	N	
Veterinary Hospital	S	S	S	S	
<b>Industrial, Service-Commercial and Wholesale Uses<sup>4</sup></b>					
Assembly, which does not include any fabrication of parts	R	R	R	R	
Auto Wrecking	N	N	S	N	
Commercial Laundry or Dry Cleaning Plant	S	R	R	N	
Compost Facility	N	N	S	N	
Construction and Demolition Debris Facility	N	S	S	S	
Contractor Storage Yard	N	S	R	S	
Distribution Center	S	S	R	S	
Extraction and Processing of gravel, minerals, rocks, sand or other earth products	N	N	S	N	
Lumber Mill	N	N	S	N	
Lumber Yard	N	S	R	N	

<b>TABLE 3-320 COMMERCIAL AND INDUSTRIAL ZONE DISTRICTS USE SCHEDULE</b>					
<b>Uses: R= Use By Right; L= Allowed by Limited Review; S = Allowed by Special Review; N = Not Allowed</b>	<b>C/L<sup>1</sup></b>	<b>C/G<sup>1</sup></b>	<b>I<sup>1</sup></b>	<b>RC<sup>2</sup></b>	<b>Standards</b>
Manufacture, Assembly or Preparation of Articles or Merchandise From Previously Prepared Materials	N	S	R	N	Sec. 3-330 E
Manufacture, Compounding, Processing, Packaging or Treatment of Products	N	N	L	N	Sec. 3-330 F
Manufacture, use or storage of explosives	N	N	S	N	
Motor Freight Depot	N	S	R	N	
Planer Mill	N	N	S	N	
Plant for Processing Natural Resources and Agricultural Materials	N	S <sup>5</sup>	S	N	
Recycling Collection or Drop Off Center	R	R	R	R	
Recyclable Materials Processing	S	S	S	S	
Recycling Operation	S	S	R	S	
Reduction or Disposal by Sanitary Landfill Method of waste materials, garbage, offal or dead animals; or refuse disposal area conducted under a landfill or sanitary landfill method	N	N	S	N	
Saw Mill	N	N	S	N	
Shop for Blacksmith, Cabinet Maker, Electrician Glazing, Machining, Plumbing, or Sheet Metal	N	S	R	N	
Telecommunication Facilities	S	S	S	S	
Transfer Station	S	S	R	S	
Truck Stop	N	S	R	S	
Warehouse or Storage Building, including mini-storage	S	L	R	N	
Wholesale Establishments, including sale of appliances, automotive and vehicular equipment, beverages, building materials, clothing, dry goods, feed, food, fuel, furniture, garden supply and plant materials, hardware and mobile homes	S	S	R	S	
<b>Residential Uses, Home Uses and Accommodations</b>					
Day Care Center	L	S	S	L	Sec. 3-310 D
Day Care Home	L	L	N	L	Sec. 3-310 D
Dwelling Units	S	S	N	S	Sec. 3-330 G
Hotel or Motel	S	S	N	S	
Mobile Home Park	S	S	N	S	Sec. 3-310 Y
Nursing or Convalescent Home	S	S	N	S	
Recreational Vehicle Park	S	N	N	S	Sec. 3-310 Y

<b>TABLE 3-320 COMMERCIAL AND INDUSTRIAL ZONE DISTRICTS USE SCHEDULE</b>					
Uses: R= Use By Right; L= Allowed by Limited Review; S = Allowed by Special Review; N = Not Allowed	C/L <sup>1</sup>	C/G <sup>1</sup>	I <sup>1</sup>	RC <sup>2</sup>	Standards
<b>Public Facilities, Utilities and Institutional Uses</b>					
Ambulance Facility	R	R	R	R	
Auditorium	S	N	N	S	
Church	S	S	N	S	
Community or Public Administration Building	S	S	N	S	
Educational Facility	S	S	N	S	
Fraternal Lodge	R	R	N	R	
Heliport	S	S	S	S	
Helistop	L	R	R	L	
Hospital	S	S	N	S	
Impound Lot	N	S	S	N	
Library	R	R	N	R	
Museum	R	R	N	R	
Open space or Greenbelt	R	R	R	R	
Park and Outdoor Recreation/Recreation Facilities	R	R	S	R	
Parking Lot or Garage (as the principal use of the parcel)	S	S	S	S	
Recycling Collection Center	R	R	R	R	
Post Office/Private Postal Facility	R	R	S	R	
Transportation Services	S	S	S	S	
Utilities, including water storage and treatment and wastewater treatment facilities	S	S	S	S	
Utility Distribution Facilities	R	R	R	R	
Utility Substation	S	S	S	S	
Water Impoundments	S	S	S	S	
<b>Temporary Uses</b>					
Temporary Building or Use	S	S	S	S	Sec. 3-310 W
<p><b>Notes:</b></p> <p>1. Each allowed use shall not exceed 22,000 s.f. of floor area and shall only occur on a lot greater than one (1) acre in size. Any use by right that meets these standards may only be developed on a lot that was part of a subdivision approved by Eagle County for which site specific information was provided regarding lot layout, street pattern, drainage, landscaping and utilities; otherwise, the use shall be considered a use allowed by special review.</p>					

<b>TABLE 3-320 COMMERCIAL AND INDUSTRIAL ZONE DISTRICTS USE SCHEDULE</b>					
<b>Uses: R= Use By Right; L= Allowed by Limited Review; S = Allowed by Special Review; N = Not Allowed</b>	<b>C/L<sup>1</sup></b>	<b>C/G<sup>1</sup></b>	<b>I<sup>1</sup></b>	<b>RC<sup>2</sup></b>	<b>Standards</b>
<p>2. Any use listed in Table 3-300 as a use by right in the Residential Suburban Medium Density (RSM) zone district shall be considered a use by right in the Rural Center (RC) zone district. Any use listed in Table 3-300 as a use allowed by special review in the Residential Suburban Medium Density (RSM) zone district shall be considered a use allowed by special review in the Rural Center (RC) zone district.</p> <p>3. Auto service station may also include a car wash.</p> <p>4. In addition to the standards listed for particular uses, see also Article 4, Division 5, <u>Commercial/Industrial Performance Standards</u>.</p> <p>5. Limited to processing of natural resources and agricultural materials for food and beverages or clothing.</p>					

(am 12/17/02)

**SECTION 3-330. REVIEW STANDARDS APPLICABLE TO PARTICULAR COMMERCIAL AND INDUSTRIAL USES**

Certain uses are important to the County's character and functions, but may not be appropriate in all circumstances within a particular zone district. Such uses cannot be judged solely by standards common to all uses in the zone district or by the standards applicable to all uses that are allowed by review. They also require individualized standards to review their location, site plan, operating characteristics, intensity and similar factors.

Those uses in the County's commercial or industrial zone districts that require such additional standards are identified in the "Standards" column of Table 3-320, "Commercial and Industrial Zone Districts Use Schedule". The standards for each of these uses are established herein. The definitions of these uses are found in Section 2-110, Definitions. The following uses are addressed in this section:

- A. Drive-in Facility
- B. Garden and Plant Materials Store
- C. Studio for Arts and Crafts
- D. Vehicle, Aircraft and Pleasure Boat Rental
- E. Manufacture, Assembly or Preparation of Articles or Merchandise from Previously Prepared Materials
- F. Manufacture, Compounding, Processing, Packaging or Treatment of Products
- G. Dwelling Units

**A. Drive-through Facility.**

1. **Circulation.** Drive-through lanes shall provide a minimum of five (5) stacking spaces per drive up window or counter, which shall be separated from circulation areas required to enter, exit or circulate through the property. Drive-through lanes shall be marked by striping, pavement markings or barriers.
2. **Minimize Impacts.** Drive-through lanes shall be designed, located and operated to minimize impacts on adjoining properties.
  - a. **Screen.** A fence, wall or other opaque screen that is a minimum of six (6) feet in height shall be provided on all sides of the drive-in facility that are located adjacent to property that is zoned for or used for residential purposes.

**B. Garden Supply and Plant Materials Store.** All activity associated with a garden supply and plant materials store shall be conducted within a building, provided that plants may be stored and sold outside, within a confined area that is appropriately fenced or screened. Plant materials may be used for outside screening purposes.

**C. Studio for Conduct of Arts and Crafts.** All activity associated with a studio for the conduct of arts and crafts shall be conducted within a building.

- D. Vehicle, Aircraft and Pleasure Boat Rental.** In the Commercial Limited (C/L) zone district, rentals shall be limited to vehicles only and shall exclude aircraft and pleasure boats.
- E. Manufacture, Assembly or Preparation of Articles or Merchandise from Previously Prepared Materials.** Manufacture, assembly or preparation activities shall be limited to only the prepared materials listed in Table 3-330 E., List of Prepared Materials.

<b>TABLE 3-330 E. LIST OF PREPARED MATERIALS</b>		
<ul style="list-style-type: none"> <li>1. Aluminum;</li> <li>2. Bone;</li> <li>3. Canvas;</li> <li>4. Cellophane;</li> <li>5. Cloth;</li> <li>6. Cork;</li> <li>7. Feathers;</li> <li>8. Felt;</li> <li>9. Fiber;</li> <li>10. Fur;</li> <li>11. Glass;</li> </ul>	<ul style="list-style-type: none"> <li>12. Hair;</li> <li>13. Horn;</li> <li>14. Iron;</li> <li>15. Lacquer;</li> <li>16. Leather;</li> <li>17. Paint;<sup>1</sup></li> <li>18. Paper;</li> <li>19. Plastic;</li> <li>20. Precious or semi-precious metals or stones;</li> </ul>	<ul style="list-style-type: none"> <li>21. Rubber;</li> <li>22. Shell;</li> <li>23. Steel;</li> <li>24. Textiles;</li> <li>25. Tin;</li> <li>26. Tobacco;</li> <li>27. Wax;</li> <li>28. Wire;</li> <li>29. Wood;<sup>2</sup></li> <li>30. Yarn.</li> </ul>
<b>Notes:</b>		
<ul style="list-style-type: none"> <li>1. Painting shall not employ a boiling process.</li> <li>2. Excluding saw mill, lumber mill, planning mill, and molding plant.</li> </ul>		

- F. Manufacture, Compounding, Processing, Packaging or Treatment of Products.**
  - 1. Limitations.** Manufacture, compounding, processing, packaging or treatment shall be limited to items such as bakery goods, candy, cosmetics, dairy products, drugs, meat, perfumed toilet soap, perfumes, pharmaceuticals and toiletries.
  - 2. Exclusion.** Manufacture, compounding, processing, packaging or treatment shall specifically exclude the rendering of fats and oils, fish and meat slaughtering and fermented foods, such as sauerkraut, vinegar or yeast.
- G. Dwellings Units.** Dwelling units shall not exceed thirty-three (33) percent of the total floor area of all buildings on the site.

- H. Adult Entertainment Use.** An adult entertainment Use shall not operate within 500 feet from any of the following preexisting uses: a single family residence, a multi-family residence, a duplex residence, a school or a church.
- 1. Operating Hours.** Adult entertainment uses shall be open only from the hours of 6:00 p.m. to 1:00 a.m., except that an Adult Bookstore is not required to limit its operating hours.
  - 2. Age Limitation.** No one under 21 years of age shall be admitted to any establishment providing an adult entertainment use. This minimum age limitation also applies to any employees, agents, servants or independent contractors working on the premises during hours when nude entertainment is being presented.
  - 3. School Defined.** For purpose of this section, "school" means any private or public educational institution primarily providing instruction to students 18 years of age and younger, including, but not limited to, pre-schools, kindergartens, elementary, middle and high schools.

#### SECTION 3-340. ZONE DISTRICT DIMENSIONAL LIMITATIONS

- A. Schedule of Dimensional Limitations.** Table 3-340, "Schedule of Dimensional Limitations," specifies the dimensional limitations applicable to development in the County's residential, agricultural, resource, commercial and industrial zone districts. All development shall comply with these limitations, unless more restrictive standards or limitations are specified by these Land Use Regulations, in the form of:
- 1. Standards for a Particular Use.** Standards specified for a particular use in Section 3-310, Review Standards Applicable to Particular Residential, Agricultural and Resource Uses, or Section 3-330, Review Standards Applicable to Particular Commercial and Industrial Uses;
  - 2.** Standards of a PUD Zone District. Standards specified by an approved planned unit development (PUD); or
  - 3.** Other Standards. Other standards specified by these Land Use Regulations, such as any applicable limitations for development on steep or unstable slopes.
- B. Dual Use of Required Areas.** A lot area, yard or open space area that is required by these Land Use Regulations for a use shall not also be a required lot area, yard or open space area for another use.
- C. Special Provisions for Yards.** The following requirements shall be observed in all zone districts:

1. **Through Lots.** On lots extending from one (1) street to another paralleling street, the street from which access is obtained shall be considered the front street for purposes of calculating front yard setbacks. If a use obtains access from both streets, then both streets shall be considered front streets for purposes of calculating front yard setbacks.
2. **Corner Lots.** On lots bordered on two (2) contiguous sides by streets, the required front yard setback shall be observed along both sides.
3. **Projections.** Every part of a required yard shall be unobstructed from ground level to the sky except for permitted projections of architectural features, as follows:
  - a. **Patios, Walks, Steps and Portable Play Equipment.** Patios, walks, at-grade steps and portable play equipment may project into a required yard without restriction.
  - b. **Fire Escapes and Individual Balconies.** Fire escapes and individual balconies not used as passageways may project eighteen (18) inches into any required side yard or four (4) feet into any required front or rear yard.
  - c. **Roof Overhangs, Stairways and Decks.** Roof overhangs, stairways and decks greater than thirty (30) inches in height may project eighteen (18) inches into any required front, side or rear yard. Decks that are less than thirty (30) inches in height may project into any required front, side or rear yard without limitation.  
*(am 9/27/99)*
  - d. **Satellite Dishes.** Satellite dishes that are no more than three (3) feet in diameter may be located within a required yard. Any satellite dish with a diameter greater than three (3) feet shall be located so as to comply with the setback requirements of the underlying zone district.
4. **Fence, Hedge or Wall.** A fence, hedge, or wall may be located in any required yard, provided that the fence, hedge or wall shall not exceed eight (8) feet in height in a required side or rear yard, nor shall it exceed three (3) feet in height in any required front yard, except in the Commercial Limited (CL), Commercial General (CG), Industrial (I), Rural Center (RC) and Resource (R) zone districts, where an eight (8) foot fence, hedge, or wall may be located in all yards (front, side, and rear).
5. **Survey.** If a proposed building, or any part thereof, is to be situated within 18 inches from the setback line, the Community Development Director may require a location survey to be submitted prior to scheduling a framing inspection. *(orig 3/12/02)*
6. **Stream Setbacks.** In all zone districts, a 50 foot strip of land measured horizontally from the high water mark on each side of any live stream, or the 100 year floodplain, whichever provides the greater separation from the live stream, shall be protected in its natural state with the exception of, including but not limited to: Footpaths, bridges, fences, irrigation structures, pump houses, flood control and bank stabilization devices

may be constructed thereon. If necessary to protect the stream, additional width may be required. PUD zoned areas shall also comply with this standard unless either granted a Variance by the Zoning Board of Adjustment or a variation has been granted by the Board of County Commissioners. There shall be no projections into either a 100 year floodplain or stream setback. (*orig 3/12/02*)

<b>TABLE 3-340</b> <b>SCHEDULE OF DIMENSIONAL LIMITATIONS (am 9/27/99)</b>								
Zone District	Minimum Lot Area Per Use <sup>1</sup>	Maximum Lot Coverage (net developable land) <sup>2,13</sup>	Maximum Floor Area Ratio <sup>2,13</sup>	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Min. Stream Setback <sup>3</sup>	Max. Height <sup>4</sup>
<b>Residential Zone Districts</b>								
<b>Fulford</b>	5,000 s.f. <sup>5,6</sup>	Buildings: 15% All Impervious Materials: 25%	0.35:1	The greater of 10' or half the height of the tallest building on the lot <sup>7</sup>	The greater of 10' or half the height of the tallest building on the lot <sup>7</sup>	The greater of 10' or half the height of the tallest building on the lot <sup>7</sup>	50'	28'
<b>RMF</b>	Single Family: 6,000 s.f. <sup>7,9,10</sup> Multi Family <sup>8</sup>	Buildings: 40% All Impervious Materials: 60%	0.50:1	Arterial Street: 50' Collector Street: 50' Local Street: 25'	The greater of 12.5' or half the height of the tallest building on the lot	The greater of 12.5' or half the height of the tallest building on the lot	50'	45'
<b>RSM</b>	8,000 s.f. <sup>7,9,10</sup>	Buildings: 25% All Impervious Materials: 45%	0.40:1	Arterial Street: 50' Collector Street: 50' Local Street: 25'	The greater of 12.5' or half the height of the tallest building on the lot	The greater of 12.5' or half the height of the tallest building on the lot	50'	35'
<b>RSL</b>	15,000 s.f. <sup>7,9,10</sup>	Buildings: 20% All Impervious Materials: 35%	0.20:1	Arterial Street: 50' Collector Street: 50' Local Street: 25'	The greater of 12.5' or half the height of the tallest building on the lot	The greater of 12.5' or half the height of the tallest building on the lot	50'	35'
<b>RR</b>	2 acres <sup>7,9,10</sup>	No limitation	No limitation	Arterial Street: 50' Collector Street: 50' Local Street: 25'	The greater of 12.5' or half the height of the tallest building on the lot	The greater of 12.5' or half the height of the tallest building on the lot	50'	35'
<b>AL</b>	5 acres <sup>7,9,10</sup>	No limitation	No limitation	Arterial Street: 50' Collector Street: 50' Local Street: 25'	The greater of 12.5' or half the height of the tallest building on the lot	The greater of 12.5' or half the height of the tallest building on the lot	50'	35'
<b>AR</b>	10 acres <sup>7,9,10</sup>	No limitation	No limitation	Arterial Street: 50' Collector Street: 50' Local Street: 25'	The greater of 12.5' or half the height of the tallest building on the lot	The greater of 12.5' or half the height of the tallest building on the lot	50'	35'

<b>TABLE 3-340</b> <b>SCHEDULE OF DIMENSIONAL LIMITATIONS (am 9/27/99)</b>								
Zone District	Minimum Lot Area Per Use <sup>1</sup>	Maximum Lot Coverage (net developable land) <sup>2,13</sup>	Maximum Floor Area Ratio <sup>2,13</sup>	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Min. Stream Setback <sup>3</sup>	Max. Height <sup>4</sup>
<b>RL</b>	20 acres <sup>7,9,10</sup>	No limitation	No limitation	Arterial Street: 50' Collector Street: 50' Local Street: 25'	The greater of 12.5' or half the height of the tallest building on the lot	The greater of 12.5' or half the height of the tallest building on the lot	50'	35'
<b>R</b>	35 acres <sup>10,11</sup>	No limitation	No limitation	Arterial Street: 50' Collector Street: 50' Local Street: 25'	The greater of 12.5' or half the height of the tallest building on the lot	The greater of 12.5' or half the height of the tallest building on the lot	50'	Resid.: 35' All Other Uses: 40'
<b>BC</b>	35 acres <sup>7,9,12</sup>	No limitation	No limitation	50'	50'	50'	50'	28'
Commercial Zone Districts								
<b>C/L</b>	7,500 s.f. <sup>7,9</sup>	Buildings: 40% All Impervious Materials: 70%	0.50:1	Arterial Street: 50' Collector Street: 50' Local Street: 25'	20'	12.5'	50'	35'
<b>C/G</b>	7,500 s.f. <sup>7,9</sup>	Buildings: 50% All Impervious Materials: 80%	0.60:1	Arterial Street: 50' Collector Street: 50' Local Street: 25'	20'	12.5'	50'	35'
<b>I</b>	7,500 s.f. <sup>7,9</sup>	Buildings: 50% All Impervious Materials: 80%	0.50:1	Arterial Street: 50' Collector Street: 50' Local Street: 25'	20'	12.5'	50'	40'
<b>RC</b>	Residential Uses: 8,000 s.f. <sup>7,9</sup> All Other Uses: 7,500 s.f. <sup>7,9</sup>	Buildings: 35% All Impervious Materials: 55%	0.30:1	Arterial Street: 50' Collector Street: 50' Local Street: 25'	20'	12.5'	50'	35'

**Notes:**

1. Minimum lot area per use may be further restricted if an individual sewage disposal system is proposed. For standards see Section 4-690, Sanitary Sewage Disposal Standards.
2. Maximum lot coverage and maximum floor area may be further restricted by other standards of these Regulations, including slope development standards. Provided no residential lot shall be so restricted by minimum lot area per use or maximum floor area ratio limitations that it cannot be occupied by a single-family dwelling containing no more than fifteen hundred (1,500) square feet of floor area.
3. A 50 foot strip of land or the 100 year floodplain, whichever is the greater distance, measured horizontally from the high water mark on each side of any live stream shall be protected in its natural state with the exception that footpaths, bridges, fences, irrigation structures, flood control and erosion protection devices may be constructed thereon. If necessary to protect the stream, additional width may be required. Underground utilities may be located in such protected area providing there is no practical alternative location for such utilities, that the plans are approved by the County Commissioners as a Special Use, and that all construction scars are revegetated.
4. Stacks, vents, cooling towers, elevator structures and similar mechanical building appurtenances and spires, domes, cupolas, towers, antennas intended as an accessory use, and similar non-inhabitable building appurtenances may exceed the maximum height limitations of the underlying zone district by not more than thirty (30) percent.
5. A Fulford Parcel is two (2) or more continuous lots, under common ownership as of January 1, 1988, as recorded in the office of the Eagle County Clerk and Recorder. The interior lot lines of two (2) or more contiguous lots under common ownership shall not be used to determine setback requirements.
6. Floor area and setback limitations notwithstanding, a single ownership lot in existence as of January 1, 1988, and as recorded in the office of the Eagle County Clerk and Recorder, shall be permitted to contain a single-family residential unit containing up to one thousand (1,000) square feet of floor area, provided the maximum lot coverage of buildings shall not exceed twenty-five (25) percent of lot area.
7. Considering only the net area of developable land.
8. Density shall not exceed twelve (12) dwelling units per acre of net developable land.
9. Effective density may be reduced by other standards of these Regulations, including the slope development standards.
10. Minimum lot area may be reduced for a Cluster Development; see Section 3-310 B, Cluster Development.
11. A combination of compatible uses may be considered as a single use.
12. Or such smaller area as may have been legally created prior the adoption of subdivision regulations by Eagle County on April 6, 1964.
13. Accessory buildings, excluding garages, shall not be larger than eight hundred-fifty (850) square feet. The floor area of the accessory building shall count toward the property's maximum floor area (if the accessory building contains habitable space) and lot coverage calculations. Its location shall comply with all applicable setback standards and it shall comply with the applicable height restrictions of the underlying zone district. (*orig 3/12/02*)

**SECTION 3-350 FLOODPLAIN OVERLAY ZONE DISTRICT** (orig. 1/4/05)

- A. **Applicability.** The provisions and regulations of this section shall apply to all lands within the unincorporated area of Eagle County which are located within the Floodplain Overlay (FO) zone district. If a structure, lot, or other parcel of land lies partly within the FO zone district, the part of such structure, lot, or parcel lying within the district shall meet all requirements for the FO zone district.
- B. **Liability.** The degree of flood protection intended to be provided by this section has been determined to be reasonable for regulatory purposes and is based on engineering and scientific methods of study. Floods of greater magnitude may occur and flood heights may be increased by man-made or natural causes, such as ice jams and bridge or culvert openings restricted by debris. This zone district does not imply that the areas outside floodplain zone district or land uses permitted within such areas will be free from flooding or flood damages or that compliance with these regulations will prevent any or all damages from flooding. Nor shall this article create a liability on the part of, or a cause of action against, the County of Eagle or any officer or employee thereof for any flood damages that may result from reliance on this article or any administrative decision.
- C. **Designation of Floodplain Management Administrator.** The Board of County Commissioners hereby designates the County Engineer or his/her designee as the Floodplain Management Administrator to assist in the implementation and administration of the FO zone district regulations. Duties of the Floodplain Management Administrator shall include the following:
1. **Set Fees.** Receive completed applications and set the fees associated therewith.
  2. **Review Applications.** Review all permit applications to determine whether the requirements of the FO zone district have been satisfied and all necessary permits have been obtained from local, state, or federal agencies from which prior approval is required by law, including Section 404 of the Federal Water Pollution Control Act.
  3. **Set Base Flood Elevation (BFE).** Obtain, review, and reasonably utilize any base flood elevation data available from state, federal, or other sources.
  4. **Maintain Lowest Floor Elevation Records.** Obtain and maintain the actual elevation records and certificates of the lowest floor, including the basement, of all new or substantially improved structures, and, if the structure has been flood proofed, the elevation to which the structure was flood proofed; and certification by a registered Professional Engineer in the State of Colorado or architect that the flood proofing methods for any non-residential structure meet the flood proofing criteria.
  5. **Maintain All Records.** Maintain for public inspection all records pertaining to the provisions of the FO zone district including records of permits granted and records of all variance actions with justification for their issuance. Variances issued shall be reported on an annual basis to the Federal Insurance Administration.

6. **Notify Communities and Agencies.** Notify adjacent communities, potentially impacted communities and property owners, and the Colorado Water Conservation Board prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.
  7. **Determine if Development is in Floodway or Flood Fringe.** Determine whether the site for a proposed development is located in a floodway, the flood fringe, or outside the floodplain pursuant to section 3-350 H of the FO zone district.
  8. **Approve Floodplain Development Permits.** Review all permit applications which involve a use or structure enumerated in sections 3-350 F, 3-350 G and 3-350 H of the FO zone district and based thereon, either approve the application and grant a permit, or deny the application pursuant to section 3-350 J.
  9. **Administer FO Zone Districts.** Carry out other administrative duties in the implementation and administration of the FO zone district regulations as the Board of County Commissioners may from time to time delegate to the Floodplain Management Administrator.
  10. **Interpret Maps.** Make interpretations where needed, as to the exact location of the boundaries of the FO zone district where there appears to be a conflict between a mapped boundary and actual field conditions based upon an engineering study by the applicant.
  11. **Make Recommendations to the Zoning Board of Adjustment.** Review and transmit recommendations to the Zoning Board of Adjustment regarding requested variances and appeals pursuant to Section 5-260.
  12. **Make Recommendations on Amendments to the FO Zone District.** Review floodplain reports approved by the Colorado Water Conservation Board and make recommendations to the Planning Commission and Board of County Commissioners regarding necessary amendments or additions to the FO zone district.
- D. **Official Floodplain Maps.** The FO zone district is comprised of the 100 year floodplain of the rivers and creeks in unincorporated Eagle County.
1. **Designation of Official Maps.** The following reports designate the location and boundaries of the FO zone district:
    - a. A report entitled "Flood Insurance Study, Eagle County, Colorado, Unincorporated Areas," which includes detailed floodplain information and data for Buffer Creek, Eagle River at Minturn, Frying Pan River, Taylor Creek, Brush Creek, Roaring Fork River, Eagle River at Red Cliff, and Turkey Creek, dated and revised January 25, 1983, prepared by Gingery Associates, Inc., under contract with the Federal Insurance Administration.
    - b. Flood Insurance Rate Maps prepared by FEMA for Eagle County, last revised January 25, 1983.

- c. Floodplain Information Report of the Roaring Fork and Frying Pan Rivers, Eagle County, Colorado, prepared by Wright-McLaughlin Engineers and dated February, 1978.
  - d. United States Department of the Interior, Geological Survey Maps of Flood-Prone areas for the Basalt Quadrangle, Edwards Quadrangle, Eagle Quadrangle, Gypsum Quadrangle, Minturn Quadrangle, and Wolcott Quadrangle dated 1974.
  - e. Gore Creek Floodplain Information, Vail, Eagle County, Colorado, prepared by Hydro-Triad, Ltd., and dated June, 1975.
  - f. Flood Information Report, Roaring Fork River, Town of Basalt, Eagle and Pitkin Counties, Prepared by Matrix Design Group dated November 14, 2001.
  - g. Flood Information Report, Eagle and Colorado River, Eagle County, Colorado prepared by Matrix Design Group dated August 22, 2003.
  - h. Any further floodplain studies that have been approved by the Board of County Commissioners with the prior concurrence of the Colorado Water Conservation Board.
2. **Adoption of Floodplain Maps.** Maps officially adopted by the Board of County Commissioners as a part of the FO zone district may be amended in accordance with the procedures prescribed in Section 5-230, Amendments to the Text of These Land Use Regulations or the Official Zone Change Map.
  3. **Public Inspection of Maps.** The Eagle County Engineering Department shall keep copies of the reports cited in Section 3-350 D.1 on file and open to public inspection.
  4. **Interpretation of Official Maps.** Where interpretation is needed as to the exact location of the boundaries of the FO zone district, the Floodplain Management Administrator shall make the necessary interpretation by referring, as necessary, to the engineering study upon which the maps and elevations are based, to the professional engineers who prepared the study, to the Colorado Water Conservation Board, and/or the Federal Emergency Management Agency. The base flood elevations, as shown on the flood profiles and in the floodway tables of the Eagle County Flood Insurance Study as prepared by the Federal Emergency Management Agency, shall be the governing factor in determining accurate boundaries.
- E. **Division of the Floodplain Overlay Zone District.** The FO zone district within the unincorporated territory of the County of Eagle subject to these regulations is hereby divided into the following areas.
1. **Flood-prone area.** The flood-prone area means an approximate area encompassing the area in and adjacent to a stream or other watercourse, which is subject to flooding as the result of a base flood, the water surface elevations of which have not been determined by

detailed engineering study. Such area is equivalent to the “area of special flood hazards” designated as “Zone A” on Flood Insurance Rate Maps (FIRM) and to “Flood-prone Areas” on U.S. Geological Survey Flood-prone Area Maps.

2. **Floodway.** The floodway means the high hazard area and encompasses an area which includes the channel of a stream or other watercourse and any adjacent floodplain areas which are reasonably required to carry and discharge the floodwaters of a base flood and which must be kept free of development so the base flood can be carried without an increase in flood height. If the floodway is not identified, it is considered to be identical to the floodplain. Specifically, a floodway is defined as the stream channel plus any adjacent floodplain areas that must be kept free of development so the base flood can pass with no more than a 0.5 foot increase in the water surface elevation or the energy grade line, providing hazardous velocities are not produced for all rivers except the Roaring Fork River. The floodway for the Roaring Fork River is defined as the stream channel plus any adjacent floodplain areas that must be kept free of development so the base flood can pass with no increase in the water surface elevation or the energy grade line. However, for all rivers, in no instance shall the floodway-flood fringe boundary be closer than twenty-five (25) feet to the natural streambank.
3. **Flood Fringe.** The flood fringe means the low hazard area, encompassing that area between the outer boundary of the floodway and the outer limit of the 100-year floodplain.

F. **Regulations of Flood-Prone Areas.** The provisions of this section shall apply to each Flood-Prone area as identified on the official map or maps listed in Section 3-350 D.

1. **Floodplain Development Permit Required.** No person shall engage in development of any kind, whether a conforming or nonconforming use or structure, within a Flood-Prone area without first obtaining a floodplain development permit.
2. **Prohibited Uses.** No development on or over any portion of a Flood-Prone area shall be permitted which alone, or cumulatively with other such activities, would cause or result in any of the following:
  - a. The storage or processing of materials that in time of flooding are buoyant, flammable, explosive, or otherwise potentially injurious to human, animal or plant life.
  - b. The disposal of garbage or other solid waste materials.
  - c. The potential of substantial solid debris or waste being carried downstream by floodwaters.
  - d. The increase in the level or likelihood of flooding on the property or on any other properties that may be impacted by the development.
3. **Allowed Uses.** The following uses shall be allowed within a Flood-Prone area:

- a. Agricultural uses such as general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, truck farming, forestry, and sod farming.
  - b. Private and public recreational uses, such as golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, target ranges, shooting preserves, trap and skeet ranges, hunting and fishing areas, fish hatcheries, and hiking, biking and equestrian trails, except that structures accessory to such uses shall not be located in a Flood-Prone area.
4. **The Flood Hazard's Specific Extent Has Not Yet Been Determined.** The specific extent of the flood hazard has not yet been determined in a flood-prone area. The boundaries of the flood-prone area are based on physical factors indicating flow and direction of water, historical flood experience, or other readily available data.
5. **Determine if in Floodway or Flood Fringe.** The flood hazard is of such significance that before any proposed development, other than those uses enumerated in subsection 3, of this section 3-350 F, may be permitted in any portion of such area, public health, safety and welfare require that a determination shall be made as to whether the site of the proposed development or activity is located within a floodway or flood fringe. The Floodplain Management Administrator shall make such determination promptly and as may be appropriate and practical. Any application for a permit to conduct development in a Flood-Prone area shall not be considered complete or be accepted unless and until it is accompanied by the results of studies necessary to determine whether the proposed development is located in a floodway or flood fringe.
6. **Technical Criteria.** These floodplain studies shall meet the technical criteria established by the Colorado Water Conservation Board and the Federal Emergency Management Agency for the review and designation of floodplain delineation studies.
7. **Notice of Floodway or Flood Fringe Determination.** Upon receipt of the completed study and a determination by the Floodplain Management Administrator that such study is true and accurate; the Floodplain Management Administrator shall inform the applicant in writing whether the site of the proposed development or activity lies within any of the following:
- a. The floodway, in which case further processing of the application shall be governed by section 3-350 H, and the applicable provisions of this Section.
  - b. The flood fringe, in which case further processing of the application shall be governed by section 3-350 G, and the applicable provisions of this Section.
  - c. None of the above, in which case none of the provisions of the FO zone district shall have any further applicability to such application.

- G. **Regulations for the Flood Fringe.** The provisions of this section shall apply to each flood fringe area as identified in one of the official FO zone district maps.
1. **Floodplain Development Permit.** No person shall engage in development of any kind, whether a conforming or nonconforming use or structure, within a flood fringe without first obtaining a floodplain development permit.
  2. **Stream Setbacks.** When applicable, a floodplain development permit will only be issued if a variance from the Zoning Board of Adjustments pursuant to Section 5-260 or variation from the stream setbacks approved as part of Planned Unit Development pursuant to Section 5-240 has been obtained.
  3. **Prohibited Uses.** No development or uses on or over any portion of the flood fringe shall be permitted which alone, or cumulatively with other such development or uses, would cause or result in any of the following:
    - a. The storage or processing of materials that in time of flooding are buoyant, flammable, explosive, or otherwise potentially injurious to human, animal, or plant life.
    - b. The disposal of garbage or other solid or liquid waste materials.
    - c. The potential of substantial solid debris or waste being carried downstream by floodwaters.
    - d. The construction or improvement of a structure, whether fixed or mobile, such that any external wall shall be not less than fifteen (15) feet from the stream side of the flood fringe.
    - e. The lowest floor, including the basement, of any such building or structure shall be not less than one (1) foot above the maximum base flood elevation. The lowest adjacent grade surrounding the structure shall be filled to at least the base flood elevation, compacted with slopes and protected by vegetated cover.
    - f. The lowest interior grade, including crawl spaces, shall not be lower than the base flood elevation.
  4. **Allowed Uses.** The following uses shall be allowed within the flood fringe:
    - a. **Residential Structures.** Residential structures and uses are allowed provided that:
      - (1) Any residential structure, whether fixed or mobile, designed for human occupancy or the storage of property, shall be constructed, located or improved so that any external wall shall be not less than fifteen (15) feet from the stream side of the flood fringe.

- (2) The lowest floor, including the basement, of any such building or structure shall be not less than one (1) foot above the maximum base flood elevation. The lowest adjacent grade surrounding the structure shall be filled to at least the base flood elevation, compacted with slopes and protected by vegetated cover.
- (3) The lowest interior grade, including crawl spaces, shall not be lower than the lowest adjacent grade.

b. **Nonresidential Structures.** Nonresidential structures or uses are allowed provided that:

- (1) Any nonresidential structure shall be constructed, located or improved so that any external wall shall be not less than fifteen (15) feet from the stream side of the flood fringe.
- (2) Any nonresidential structure shall either have the lowest floor, including the basement, not less than one (1) foot above the BFE; or together with attendant utility and sanitary facilities shall be flood proofed so that below the computed BFE the structure is water tight with walls substantially impermeable to the passage of water; have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and be certified by an engineer or architect registered in the State of Colorado that the standards of this subsection are satisfied. Such certifications shall be submitted to the Floodplain Management Administrator or its designated representative and provide that where a non-residential structure is intended to be made watertight below the BFE, (i) a registered professional engineer or architect in the State of Colorado shall develop and/or review structural design, specifications, and plans for the construction and shall certify that the design and methods of construction are in accordance with current technical criteria, and (ii) a record of such certificate which includes the specific elevation (in relation to the appropriate datum) that the structures are flood proofed. All flood proofing shall meet the current technical criteria set by the Colorado Water Conservation Board and the Federal Emergency Management Agency. Such certifications shall be provided to the Floodplain Management Administrator.
- (3) In the event that floodwaters in the flood fringe can be expected to attain a velocity greater than three (3) feet per second (at any point where the proposed development is to occur), additional flood proofing shall be required sufficient to withstand such greater water velocity.
- (4) Agricultural uses such as general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, truck farming, forestry, and sod farming.

- (5) Private and public recreational uses, such as golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, trap and skeet ranges, hunting and fishing areas, fish hatcheries, hiking, biking and equestrian trails.
- (6) Open area residential uses such as lawns, gardens, parking areas, and play areas.
- (7) Uses accessory to open space or uses for which a permit is required under the FO zone district.
- (8) Railroads, streets, roads, bridges, utility lines and facilities, and structures for irrigation, drainage or flood control.

H. **Regulations for the Floodway.** The provisions of this section shall apply to each floodway as identified on the official FO zone district maps.

1. **Floodplain Development Permit.** No person shall engage in development of any kind, whether a conforming or nonconforming use or structure, within the floodway without first obtaining a floodplain development permit.
2. **Prohibited Uses.** No development, encroachment, use, or alteration in, on, or over any part of the floodway shall be permitted which alone or cumulatively with other such uses would cause or result in:
  - a. The occupation of permanent or temporary structures.
  - b. The development or use of overnight campgrounds and travel trailer parks.
  - c. The storing or processing of materials that are buoyant, flammable, explosive, or otherwise potentially injurious to human, animal or plant life.
  - d. Solid waste disposal sites and central collection sewage treatment facilities.
  - e. The potential of solid debris (including, but not limited to garages, storage sheds, decks, fences, etc.) or waste (including, but not limited to septic systems, etc.) being carried downstream.
  - f. An encroachment that would adversely affect the efficiency and capacity of the floodway or change the direction of flow or cause any increase in the base flood elevation or so as to cause foreseeable damage to others, wherever located.
  - g. An encroachment, including fill, new construction, substantial improvements and other development unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any

increase in flood levels or velocities during the occurrence of the base flood discharge.

3. **Allowed Uses.** The following uses shall be permitted within the floodway to the extent that are not prohibited in a particular area by any underlying zoning district and only if they do not adversely affect the efficiency of the floodway, change the direction of flow or increase the BFE.
  - a. Agricultural uses such as general farming, grazing of livestock and horses, sod farming and wild crop harvesting.
  - b. Uses accessory to residential uses including but not limited to lawns, open areas, gardens, driveways and play areas.
  - c. Recreational uses not requiring permanent or temporary structures designed for human habitation.
  - d. Road and highway structures.
- I. **Mobile Home Parks and Recreational Vehicle Parks.** The provisions of this section shall apply to all mobile home parks and recreational vehicle parks currently in the FO zone district, or proposed to be in the FO zone district.
  1. **Anchors.** Use of existing mobile homes within the floodway, the flood fringe or a flood-prone area may be continued as a nonconforming use provided, however, that any mobile home located within the floodway, the flood fringe and/or a flood-prone area shall be anchored to resist flotation, collapse or lateral movement in the event of flooding by providing over-the-top and frame ties to ground anchors. Specific requirements shall be as follows:
    - a. **Over-the-top Ties.** Over-the-top ties be provided at each of the four corners of the mobile home with two additional ties per side at intermediate locations, with mobile homes less than fifty (50) feet long requiring one additional tie per side.
    - b. **Frame Ties.** Frame ties be provided at each corner of the home with five additional ties per side at intermediate points, with homes less than fifty (50) feet long requiring four additional ties per side.
    - c. **Components.** All components of the anchoring system be capable of carrying a force of 4,800 pounds.
    - d. **Additions.** Any additions to the home be similarly anchored.
  2. **New Mobile Homes in the Floodplain.** Development of new mobile home parks, the expansion of any existing mobile home parks, the placement of any mobile homes outside a mobile home park within the floodway, flood fringe or a flood-prone area shall be prohibited.

3. **Lowest Floor Above the BFE.** All new mobile homes or those to be substantially improved shall be elevated on a permanent foundation such that the lowest floor of the mobile home is one foot above the BFE.
  4. **Recreational Vehicles.** Recreational vehicles that meet the following conditions may be located in the flood fringe:
    - a. The recreational vehicle is located on the site for fewer than one hundred eighty (180) consecutive days.
    - b. The recreational vehicle is fully licensed and ready for highway use.
- J. Floodplain Development Permit.** A floodplain development permit shall be obtained from the Floodplain Management Administrator before the start of construction or development within the FO zone district.
1. **Contents of Floodplain Development Permits.** Applications for floodplain development permits are to be submitted to the Floodplain Management Administrator and shall include the following information as applicable:
    - a. **Application Form.** A completed application form with all necessary information completed.
    - b. **Site Plan.** A plan at a scale of 1"=200' or as approved by the Floodplain Management Administrator, stamped by an engineer registered in the State of Colorado, which includes:
      - (1) the site location.
      - (2) a legal description of parcel.
      - (3) base flood limits and water surface elevations.
      - (4) floodway limits.
      - (5) channel of watercourse.
      - (6) existing and proposed contours or elevations at no more than 2' intervals.
      - (7) existing and proposed structures, with the lowest floor elevations (including basements and garages) of each structure.
      - (8) proposed elevations to which structures will be flood proofed (if applicable).
      - (9) location and elevations of existing streets, water supply, and sanitation facilities.

- (10) limits and total land area of all existing and proposed impervious surfaces, including structures.
  - (11) existing water supply ditches, irrigation ditches and laterals.
  - (12) all maps shall comply with the National Map Accuracy Standards.
- c. **Channel Cross-Section.** A typical cross-section showing:
- (1) the channel of the watercourse.
  - (2) limits of floodplain adjoining each side of channel.
  - (3) cross-section area to be occupied by the proposed development.
  - (4) existing and proposed base flood elevations.
- d. **Construction Specifications.** Specifications for construction and materials of buildings, flood proofing, filling, dredging, grading, channel improvements, storage of materials, water supply, and sanitation facilities as applicable.
- e. **Alteration of Water Course.** Description of the extent to which any water course will be altered or relocated as a result of the proposed development.
- f. **Floodway Floodplain Development Requirements.** If development is proposed in a floodway then a floodway analysis by a Colorado Registered Professional Engineer must be completed using methodology acceptable to the Federal Emergency Management Agency and Colorado Water Conservation Board and must meet the following guidelines:
- (1) If a detailed hydraulic floodway analysis has not been performed, the responsibility for determining the floodway boundary rests with the floodplain development permit applicant. The need for a detailed hydraulic floodway analysis shall be the decision of the Floodplain Management Administrator.
  - (2) The Floodplain Management Administrator may require that the detailed hydraulic floodway analysis be based on the identical hydraulic model which was used to develop the engineering study currently adopted by the Board of County Commissioners, if available. The applicant should obtain, through the Floodplain Management Administrator, a copy of the input data representing the computer model used for the effective flood hazard study if available.
  - (3) The model must then be updated to existing hydraulic conditions to determine what increase in the 100 year water surface elevation levels

have already been achieved by development since the floodplain was established.

- (a) Alternate floodway configurations may then be analyzed based on methods as outlined in the current U.S. Army Corps of Engineers HEC-RAS Water Surface Profiles Users Manual and submitted to the Floodplain Management Administrator for review and approval.
  - (b) Approval will be based on demonstration that the cumulative effects of the proposed development, plus the effects of development since the original flood hazard area was established, does not cause a rise in the base flood elevation.
  - (c) At the Floodplain Management Administrator's discretion, where a regulatory floodway has been designated, it may not be necessary to determine the cumulative effects of existing development.
- (4) Floodway boundary configurations will be examined and approved by the Floodplain Management Administrator. The following specific information, for the stream reach 1000 feet upstream and 1000 feet downstream from the proposed encroachment, must be submitted:
- (a) A copy of the printout for the hydraulic computer model representing the base flood profile run for conditions existing at the time the currently effective floodplain was developed. The printout must include the full input and output listing.
  - (b) A copy of the printout from the hydraulic computer model representing the floodway run for the proposed floodway configuration and including developments and other hydraulic changes within the floodplain since the currently effective floodplain was established. The printout must include the full input and output listing with all input changes from the original model highlighted.
  - (c) A copy of the floodway data table representing data for the proposed floodway configuration.
  - (d) A copy of the currently effective official engineering study showing the existing floodplain and the proposed floodway configuration.
  - (e) Certification from a Colorado Registered Professional Engineer that the proposed floodway configuration, in combination with current floodplain hydraulic conditions, meets FEMA and

CWCB requirements when evaluated against flood elevations established when the original floodplain study was completed.

- g.. **Report.** An engineering report addressing those standards set forth in this section, signed and sealed by a Colorado Registered Professional Engineer.

2. **Standards for Permit Review.**

- a. **Completeness.** No later than (10) days following receipt of a completed application for a floodplain development permit, the Floodplain Management Administrator shall:
- (1) Determine and set a fee in an amount necessary to cover the costs incurred in the review and approval or disapproval of the permit application, including all hearings, copying, mailings, publications, labor, overhead, consultants, experts, and attorneys that the county deems necessary, and shall notify the applicant in writing of the amount of the fee. Until the fee is paid to the Floodplain Management Administrator, the application for the floodplain development permit shall not be further processed.
  - (2) Determine if the application is complete. If the application is not complete the Floodplain Management Administrator shall in writing notify the applicant of the deficiency of the application. Until the information is submitted to the Floodplain Management Administrator, the application for the floodplain development permit shall not be further processed.
  - (3) The amount of the fee may be increased at any time if it is determined by the Floodplain Management Administrator that the fee is not sufficient to cover all costs associated with the floodplain development permit.
- b. **Review of Application.** Once the application is complete and the fee is paid, the Floodplain Management Administrator shall within thirty (30) days either:
- (1) Approve the application and grant a permit if the proposed development complies with these regulations. The Floodplain Management Administrator may attach such permit conditions as deemed necessary in furthering the purpose of the FO zone district.
  - (2) Deny the application if the proposed development does not comply with the regulations of the FO zone district. The decision of the Floodplain Management Administrator shall state, in writing, reasons for the decision and shall be given to the applicant.
- c. **Permit Issued Only for Allowed Use.** A floodplain development permit shall not be issued unless the proposed development complies with the standards and

- uses allowed in the FO zone district and will not otherwise violate the purposes and intent of these Floodplain Regulations.
- d. **Determination of Flood Hazard.** In reviewing an application for a floodplain development permit, the Floodplain Management Administrator shall determine the specific flood hazard at the site and shall evaluate the suitability of the proposed use in relation to the flood hazard.
  - e. **Other Permits and Approvals.** The floodplain development permit applicant must obtain all other necessary permits and approvals from which approval is required by local, Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
  - f. **Issuance of Permit.** If the Floodplain Management Administrator determines that the application for a floodplain development permit meets the purposes and requirements of this Section, the floodplain development permit shall be issued, with the attachment of any conditions as deemed necessary to further the purposes of this Section. Such conditions may include, but are not limited to, specifications for modification of waste disposal methods and facilities, landscaping, periods of operation, operational controls, sureties, deed restriction, and adequate flood proofing.
3. **Building Permit.** The Chief Building Official shall not issue any permit for, nor shall the Community Development Director allow any use involving any building, structure, or other development within the FO zone district unless a floodplain development permit has been granted for the development.
  4. **Permit Expiration.** A floodplain development permit shall expire two years after the date of issuance if the permittee has not commenced construction under the permit.
  5. **Waiver of Submission Requirements.** The Floodplain Management Administrator may waive any part but not all of the submission requirements imposed by the FO zone district upon petition by the applicant that a portion of the submission requirements is inapplicable to the development for which the permit is sought, and/or full compliance with the submission requirements would be unreasonable burdensome for the applicant and that the proposed development will have an insubstantial impact on the surrounding area. Such a waiver may be granted, after due consideration by the Floodplain Management Administrator, upon written determination that the information to be submitted is sufficient for the Floodplain Management Administrator to arrive at a permit decision in full compliance with the law and these Floodplain Regulations and that the proposed development will have an insubstantial impact on the surrounding area.
  6. **Notice to Purchaser or Lessee.** In addition to the provisions set forth in the Administrative Regulations, in the event that a permit issued under these Floodplain Regulations allows a structure to be located in a floodplain, the terms of the permit shall require notice that the structure is being located in a floodplain and must be disclosed to the purchaser or lessee in the purchase contract, deed or lease.

7. **Permit Conditions.** The Floodplain Management Administrator may attach such conditions to granting of a permit for proposed development in the floodway, the flood fringe or a flood-prone area, as he deems necessary in furthering the purposes of these Floodplain Regulations. Such conditions may include, but not be limited to, specifications for modifying waste disposal and water supply facilities, landscaping, deed restrictions, or adequate flood proofing.