

**ARTICLE III
ZONING**

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ARTICLE III ZONING

DIVISION 1 GENERAL PROVISIONS

Section 3-101 Establishment of Basic Zone Districts. The following basic zone districts are established. The Use Tables in Division 5 of this Article explain the uses that are allowed in each zone district, and the type of review required. Division 3, *General Restrictions*, explains requirements applicable to specific land use.

A. Rural (R). The Rural Zone District is comprised of the County's rural residential areas, agricultural resource lands, agricultural production areas and natural resource areas. Uses, densities and standards established for this zone district are intended to protect the existing character of the area from uncontrolled and unmitigated residential, commercial and industrial use. The zone district provides for the use of natural resources, recreational development, rural residential and other uses.

B. Commercial, Business (CB). The Business Commercial Zone District is the "core commercial" area comprised of typical retail business and retail personal services.

C. Commercial, General (CG). The General Commercial Zone District provides for general retail, service and recreation-oriented commercial businesses intended to serve the County as a whole. Clustering of business development in centers is encouraged. Development standards and review criteria are specifically intended to discourage strip development and encourage low-scale, low-impact commercial areas.

D. Commercial, Limited (CL). The Limited Commercial Zone District provides for a limited range of commercial uses needed to meet the shopping needs of residents in the adjacent neighborhoods. Businesses are to be oriented to the neighborhood and compatible with surrounding residential uses.

E. Industrial (I). The Industrial Zone District provides appropriate areas for industrial businesses in locations where conflicts with residential, commercial and other land uses can be minimized.

F. Public Lands (PL). The Public Lands Zone District shall include all land owned by the U.S. Government or the State of Colorado, located in the unincorporated area of the County and not included in any other zone district.

G. Public Airport (PA). The Public Airport Zone District is comprised of land designated for uses supporting the commercial airport operations in Garfield County. Land use in the Public Airport Zone District shall be guided by the Airport Master Plan and the Airport Rules and Regulations.

H. Residential - Manufactured Home Park (RMHP). The Residential - Manufactured Home Park Zone District allows for development where spaces are either sold or leased for placement of manufactured homes in a park-like setting, and these homes are used as permanent single-family dwelling units.

I. Residential – Suburban (RS). The Residential – Suburban Zone District is comprised of low-density suburban residential uses developed to maintain a rural character.

J. Residential – Urban (RU). The Residential – Urban Zone District is comprised of high-density urban residential uses, including multi-family developments.

K. Resource Lands. The Resource Lands Zone District shall be sub-classified into the following zones:

1. **Gentle Slopes and Lower Valley Floor (RLGS).** The sub-district identified as Gentle Slopes and Lower Valley Floor is defined as the colluvial and alluvial soil at the base of talus slopes in the lower valley floor.
2. **Talus Slopes (RLT).** The sub-district identified as Talus Slopes is defined as loose deposits of rock debris accumulated at the base of talus slopes in the lower valley floor.
3. **Escarpment (RLE).** The sub-district identified as Escarpment is defined as the fixed bedrock forming vertical or near vertical parts of the canyon walls.
4. **Plateau (RLP).** The sub-district identified as Plateau is defined as the rolling lands of the higher elevation in the Resource Land District, typically found above the Escarpment sub-district.

Section 3-102 Establishment of Overlay Districts. Overlay Districts are superimposed over the existing zone district, and overlay district regulations are in addition to those of the underlying zone district, unless otherwise provided in these Regulations. Use restrictions for the individual overlay districts are set forth under Division 4, *Overlay District Regulations* of this Article. The following overlay districts are established.

A. Floodplain Overlay.

1. **Purpose.** The purpose of the Floodplain Overlay is:
 - a. **Minimize Adverse Impact to Flood-Carrying Capacity.** To minimize and prevent adverse affects of proposed development on the flood-carrying capacity within the 100-year floodplain.
 - b. **Minimize Flood Loss.** To minimize flood losses by restricting or prohibiting uses which are dangerous to public health, safety and property in times of flooding.
 - c. **Regulate Development in the Floodplain.** To regulate development which would alter or increase the potential damage or impacts of a major storm or exacerbate the floodplain impacts on other tracts of land.
2. **Boundaries and Jurisdiction.** Reports and maps establishing the Floodplain Overlay District and Floodplain Sub-districts are incorporated herein, pursuant to Section 1-109, *Incorporation and Interpretation of Maps* of Article I.

B. Drinking Water Constraints Overlay.

1. **Purpose.** The purpose of the Drinking Water Constraints Overlay is to ensure a safe domestic water supply for land use which includes human consumption of ground water in the Overlay District.
2. **Boundaries and Jurisdiction.** Reports and maps establishing the Drinking Water Constraints Overlay District are incorporated herein, pursuant to Section 1-109, *Incorporation and Interpretation of Maps* of Article I.

C. Urban Growth Area Overlay.

1. **Purpose.** The purpose of the Urban Growth Area Overlay is to coordinate infrastructure and facilitate development that is compatible with the zoning and land use standards of municipal influence areas within the County.

2. **Boundaries and Jurisdiction.** Reports, intergovernmental agreements and maps establishing the Urban Growth Area Overlay District are incorporated herein, pursuant to Section 1-109, *Incorporation and Interpretation of Maps* of Article I.

D. View Protection Overlay

1. **Purpose.** The purpose of the View Protection Overlay is to promote development that is consistent with stated goals for development in the established view corridor pursuant to the Comprehensive Plan.
2. **Boundaries and Jurisdiction.** Maps establishing the View Protection Overlay District are incorporated herein, pursuant to Section 1-109, *Incorporation and Interpretation of Maps* of Article I.

E. Airport/Heliport Influence Area Overlay

1. **Purpose.** The purpose of an Airport/Heliport Influence Area Overlay is:
 - a. **Support Operation and Vitality of Public Airports and Heliports.** To support and encourage the continued operation and vitality of public use airports and heliports.
 - b. **Promote Public Health, Safety and Welfare.** To reduce potential safety hazards for persons living, working or recreating near public use airports and heliports by establishing compatibility and safety standards to promote air navigational safety.
 - c. **Mitigation of Environmental Impacts.** To minimize environmental impacts resulting from the operation of public use airports and heliports.
2. **Boundaries and Jurisdiction.** Plans and maps establishing the Airport/Heliport Influence Area Overlay District are incorporated herein, pursuant to Article 1, Section 1-109, *Incorporation and Interpretation of Maps*.

Section 3-103 Levels of Review. Unless otherwise exempted from review, any land use change that does not propose division of land shall be subject to one of three levels or review, according to the degree of impact. The type of

review required for a proposed land use is identified in Division 5, *Use Tables* of this Article. Each review process is set forth in Article IV, *Application and Review Procedures*.

A. Overlay District Review Process. Land use which involves an overlay district shall be subject to the review process required for the land use in the underlying zone district.

Section 3-104 Use by Right. A Use by Right is allowed in a given zoning district without a land use change permit. Nevertheless, County regulations for site development, buildings and structures will apply.

Section 3-105 Land Use Not Included in These Regulations. An applicant proposing a land use not included in these Regulations may apply for a Text Amendment, pursuant to the application and review procedures in Section 4-202, *Land Use Code Text Amendment* of Article IV. The Board of County Commissioners shall consider addition of the proposed land use to a zoning district based upon conformance with the approval criteria in Section 4-202(A)(8) and Section 4-202(A)(9) of Article IV.

DIVISION 2 ZONE DISTRICT REGULATIONS

The purpose of this Division is to identify the lot and building restrictions for each zone district. In addition to these general requirements, the proposed land use shall comply with the applicable standards set forth in Article VII, *Standards*.

Section 3-201 General Restrictions.

A. More than One Principal Use on Non-commercially/industrially Zoned Land. A non-commercially/industrially zoned parcel may include multiple uses approved as a Major Impact Review or Limited Impact Review (Resolution 2010-26).

B. Lot Slope.

- 1. Lot Size Less Than One Acre.** Original and undisturbed slope in excess of thirty (30) percent shall not be credited toward lot area in determining whether the minimum lot area requirements will be met.
- 2. Lot Size One Acre or Greater.** A minimum building envelope of one acre which does not contain slopes thirty (30) percent or greater shall be required.

3. **Compliance With Approval Standards.** The proposed use shall comply with the standards for slope development set forth in Section 7-210(H) of Article VII, *Standards*.

Section 3-202 Rural Zone District

A. Lot and Building Requirements.

1. **Lot Size.**

- a. **Minimum Lot Area:** 2 acres
- b. **Maximum Lot Coverage, Residential Use:** 15%

2. **Minimum Setbacks.**

- a. **Front Yard** (measured from front lot line):
Arterial Street 50'
Local Street 25'
- b. **Side Yard:** 10' or ½ of building height, whichever is greater
- c. **Rear Yard:** 25'
3. **Maximum Building Height:** 40' non residential structures
25', residential structures

Section 3-203 Commercial – Business Zone District

A. Lot and Building Requirements.

1. **Lot Size.**

- a. **Minimum Lot Area:** 7500 sf
- b. **Maximum Lot Coverage:**
permitted non-commercial use 75%
commercial use 85%
- c. **Maximum Floor Area Ratio:** 0.50/1.0

2. Minimum Setbacks.

- a. **Front Yard** (measured from front lot line):
 - Arterial Street 50'
 - Local Street 25'
- b. **Side Yard:** 10' or ½ of building height, whichever is greater
- c. **Rear Yard:**
 - setback from lot occupied by residential use 25'
 - setback from lot occupied by non-residential use 7.5'

3. Maximum Building Height: 40'

Section 3-204 Commercial – Limited Zone District

A. Lot and Building Requirements.

1. Lot Size.

- a. **Minimum Lot Area:** 7500 sf
- b. **Maximum Lot Coverage:**
 - permitted non-commercial use 75%
 - commercial use 85%
- c. **Maximum Floor Area Ratio:** 0.50/1.0

2. Minimum Setbacks.

- a. **Front Yard** (measured from front lot line):
 - Arterial Street 50'
 - Local Street 25'
- b. **Side Yard:** 10' or ½ of building height, whichever is greater
- c. **Rear Yard:**
 - setback from lot occupied by residential use 25'
 - setback from lot

occupied by non-residential use 7.5'

3. **Maximum Building Height:** 40'

Section 3-205 Commercial - General Zone District

A. Lot and Building Requirements.

1. Lot Size.

- a. **Minimum Lot Area:** 7500 sf

- b. **Maximum Lot Coverage:**
permitted non-commercial use 75%
commercial use 85%

- c. **Maximum Floor Area Ratio:** 0.50/1.0

2. Minimum Setbacks.

- a. **Front Yard** (measured from front lot line):
Arterial Street 50'
Local Street 25'

- b. **Side Yard:** 10' or ½ of building height,
whichever is greater

- c. **Rear Yard:**
setback from lot
occupied by residential use 25'
setback from lot
occupied by non-residential use 7.5'

3. **Maximum Building Height:** 40'

Section 3-206 Industrial Zone District

A. Lot and Building Requirements.

1. Lot Size.

- a. **Minimum Lot Area:**
(1) use served by
individual well and

- sewage disposal system 2 acres
- (2) use served by central water and individual sewage disposal system 1 acre
- (3) use served by central water and sewer ½ acre
- b. **Maximum Lot Coverage:** 75%
- 2. **Minimum Setbacks.**
 - a. **Front Yard** (measured from front lot line):
 - Arterial Street 50'
 - Local Street 25'
 - b. **Side Yard:** 10' or ½ of building height, whichever is greater
 - c. **Rear Yard:** 25'
- 3. **Maximum Building Height:** 40'

Section 3-207 Residential - Suburban Zone District

A. Lot and Building Requirements.

- 1. **Lot Size.**
 - a. **Minimum Lot Area:** 20,000 sf
 - b. **Maximum Lot Coverage:** 50%
 - c. **Maximum Floor Area Ratio:** 0.50 / 1.0
- 2. **Minimum Setbacks.**
 - a. **Front Yard** (measured from front lot line):
 - Arterial Street 50'
 - Local Street 25'
 - b. **Side Yard:** 10' or ½ of building height,

- whichever is greater
- c. **Rear Yard:** 25'
 - 3. **Maximum Building Height:** 25'

Section 3-208 Residential - Urban Zone District

A. Lot and Building Requirements.

1. Lot Size.

- a. **Minimum Lot Area:** 7,500 sf
- b. **Maximum Lot Coverage:** 50%
- c. **Maximum Floor Area Ratio:** 0.50 / 1.0

2. Minimum Setbacks.

- a. **Front Yard** (measured from front lot line):
 - Arterial Street 50'
 - Local Street 25'
- b. **Side Yard:** 10' or ½ of building height, whichever is greater
- c. **Rear Yard:** 25'

3. Maximum Building Height: 25'

Section 3-209 Residential - Manufactured Home Park Zone District

A. Lot and Building Requirements.

1. Lot Size

- a. **Minimum Lot Area:** 2 acres
- b. **Maximum Lot Coverage:** 50 % impervious

- 2. **Minimum Park Buffer Area**
 - a. **Lot Front Yard** (measured from front lot line):
 - Arterial Street 50'
 - Local Street 25'
 - b. **Lot Side Yard:** 10' or ½ of building height, whichever is greater
 - c. **Lot Rear Yard:** 25'
 - 3. **Maximum Building Height:** 25'
- B. Manufactured Home Space Requirements.**
- 1. **Manufactured Home Space Size**
 - a. **Minimum Area:** 3000 sf
 - b. **Maximum Coverage:** 50%
 - c. **Maximum Floor Area Ratio:** 0.50/1.0
 - 2. **Manufactured Home Space Minimum Setbacks.**
 - a. **Front Yard:** 20' from the front space line
 - b. **Side Yard:** 6' from space line
 - c. **Rear Yard:** 5' from the rear space line
 - d. **Other Setback Requirements.**
 - (1) Manufactured Home shall be parked so that the front hitch shall not protrude onto any sidewalk or street, or into any required setback.
 - (2) The minimum space between manufactured housing units shall be 12.'
 - (3) A minimum of two parking areas per space shall be provided. The parking area shall be graveled or paved.

Section 3-210 Resource Lands – Plateau Zone District

A. Lot and Building Requirements.

1. **Lot Size.**
 - a. **Minimum Lot Area, Residential Use:** 35 acres
2. **Minimum Setbacks:** 100' from property line

Section 3-211 Resource Lands – Escarpment Zone District

A. Lot and Building Requirements

1. **Lot Size**
 - a. **Minimum Lot Area** 35 acres
- 2 **Minimum Setbacks:** 100' from any property line unless approved as a part of a Major Impact Review.

Section 3-212 Resource Lands – Talus Slopes Zone District

A. Lot and Building Requirements

1. **Lot Size**
 - a. **Minimum Lot Area** 35 acres
- 2 **Minimum Setbacks:** 100' from any property line unless approved as a part of a Major Impact Review.

Section 3-213 Resource Lands– Gentle Slopes Zone District

A. Lot and Building Requirements.

1. **Lot Size.**
 - a. **Minimum Lot Area, Residential Use:** 2 acres

- b. **Maximum Residential Lot Coverage:** 15%
- 2. **Minimum Setbacks, Non-Industrial Use.**
 - a. **Front Yard** ((measured from front lot line):
 - Arterial Street 50'
 - Local Street 25'
 - b. **Side Yard:** 10' or ½ of building height, whichever is greater
 - c. **Rear Yard:** 125'
- 3. **Minimum Setbacks, Industrial Use.** 100' from any property line
- 4. **Maximum Building Height:** 75', unless a higher height is approved as a part of a Major Impact Review.

Section 3-214 Public Airport

A. Lot and Building Requirements.

- 1. **Minimum Setbacks.** Subject to FAA standards and regulations, building code requirements, and other applicable federal, state and local regulations.
- 2. **Maximum Building Height:** 50'
- 3. **Airport and Landing Strips.** Airport and landing strip dimensional criteria shall comply with an FAA or Board-approved layout plan complying with FAA Advisory Circular 150/5300-13, with the exception that aircraft tie-down dimensions need only be sufficient to provide adequate clearances for the aircraft to be tied down.
- 4. **Heliport/Helistop.** Heliport/helistop dimensional criteria shall comply with an FAA or Board-approved layout plan complying with FAA Advisory Circular 150/5390-2.

DIVISION 3 USE RESTRICTIONS

Section 3-301 General Restrictions.

A. Frontage. Unless otherwise provided by these Regulations, each lot shall have a minimum of twenty-five (25) lineal feet of frontage on a dedicated street or road right-of-way providing access.

B. Through Lots: On lots extending from one (1) street to another paralleling street, both streets shall be considered as front streets for purposes of calculating front yard setbacks; (Reso 2009-53)

C. Corner Lots: On lots bordered on two (2) contiguous sides by streets, the required front yard setback shall be observed along both streets; (Reso 2009-53)

D. Two-family Dwellings: For purposes of setback calculations, a two-family dwelling shall be construed as one (1) building occupying one (1) lot; (Reso 2009-53)

E. Row House: For purposes of setback calculations, only those row houses which do not share a common wall with an adjacent row house need observe the required side yard setback for the district, provided that building code requirements for this type of structure are observed; (Reso 2009-53)

F. Partially Developed Frontages: On a vacant lot bordered on two (2) sides by previously constructed buildings which do not meet the required front yard setback for the district, the required front yard setback for the vacant lot shall be established as the averaged front yard setback of the two (2) adjacent buildings; where a vacant lot is bordered on only one (1) side by a previously constructed building which does not meet the required front yard setback for the district, the required front yard setback for the vacant lot shall be established as the averaged front yard setback of the adjacent building and the minimum front yard setback for the district; (Reso 2009-53)

G. Projections: every part of a required yard shall be unobstructed from ground level to the sky except for projections of architectural features as follows: cornices, sills and ornamental features - twelve (12) inches; roof eaves - eighteen (18) inches; uncovered porches, slabs and patios, walks, steps, fences, hedges and walls - no restriction; 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; (Reso 2009-53)

H. Accessory Building in Required Rear Yard: An accessory building may be located in a required rear yard provided that not more than forty percent

(40%) of the rear yard area is covered. Such building shall observe a seven and one-half (7 1/2) foot setback from the rear lot line when there is not an adjacent alley. An adjacent alley shall observe a ten (10) foot setback from lot line; (Reso 2009-53)

I. Accessory Structure in Required Yards: (Except as provided in the following Section (J), "Accessory Structures – Agricultural Property", which applies to the Rural, RL (Gentle Slopes / Valley Floor), Commercial General, and DWC zone districts, a fence, hedge or wall may be located in any required yard provided that no such installation shall exceed eight (8) feet in height in a required side yard or rear yard, nor shall any such structure exceed three (3) feet in height in any required front yard. (Reso 2009-53) (Reso 2010-34)

J. Accessory Structures – Agricultural and Commercial General Property: a fence, hedge, or wall may be located in any required yard of the Rural, RL (Gentle Slopes / Valley Floor), Commercial General and DWC zone districts provided that no such installation shall exceed eight (8) feet in height and shall meet sight triangulation standards. A fence taller than eight feet may be approved by the Board of County Commissioners by obtaining a Limited Impact Review Permit if shown to demonstrate that said structures comply with the following standards. For purposes of implementing this provision, the term "Agricultural Land" as set forth within C.R.S. § 39-1-102(1.6)(a)(IV). (Reso 2009-53) (Reso 2010-34)

(1) Said Accessory Structure(s) is required to maintain the agricultural use contemplated or existing within the property;

(2) Said Accessory Structure(s) does not in any manner adversely impact the operation of any adjacent public right-of-way or roads;

(3) Said Accessory Structure(s) does not adversely impact the natural lighting or visual corridor of adjacent properties; and

(4) Said Accessory Structure(s) shall not obstruct critical traffic areas along roadways.

K. Building Height Exceptions: Parapet walls may exceed building height limitations by four (4) feet; stacks, vents, cooling towers, elevator cupolas, towers and similar non-inhabitable building appurtenances shall be exempt from height limitations of this Resolution. (Reso 2009-53)

L. Communication Facility: Communication facilities may exceed the building height limitations provided they are approved by Limited or Major Impact Review Permit. (Reso 2009-53)

DIVISION 4 OVERLAY DISTRICT REGULATIONS

Section 3-401 Floodplain Overlay

A. Applicability and Designation.

1. **Applicability.** These floodplain regulations shall be applied as follows.
 - a. **100-Year Floodplain.** On lands within the designated 100-year floodplain as mapped on the Flood Insurance Rate Maps (FIRM). The report entitled the Flood Insurance Study, Garfield County, Colorado, Unincorporated Areas dated August 2, 2006 and the accompanying flood maps entitled Flood Boundary Maps, Floodway Maps and Flood Insurance Rate Maps, Garfield County, Colorado, Unincorporated Areas, as the same may be from time to time amended; or
 - b. **Lands Adjacent to Water Course.** In the processing of any application for Planned Unit Development zoning or for subdivision under applicable County Regulations. When an application for a Planned Unit Development or subdivision site under the applicable provisions of this Resolution or the Garfield County Subdivision Regulations indicates or suggests that an area of the site may be in an Area of Special Flood Hazard, but for which area no studies or maps have been previously prepared, it shall be the responsibility of the applicant to provide floodplain studies, including appropriate maps, conducted and certified by a licensed professional engineer experienced in floodplain hydrology and hydraulics, which studies shall, at a minimum, determine the depth and elevation of the base flood for the entire area of the site and for two hundred (200) yards upstream and downstream from the site, with an appropriate cross section. Map scales shall be determined by County zoning and subdivision requirements.
2. **Designation of Floodway Areas and Flood Fringe Areas Within the Floodplain.** To maximize opportunity for appropriate land use within the Floodplain Overlay, the 100-year floodplain has been divided into Floodway areas and Flood Fringe areas, based upon the degree and nature of flooding.

- a. **Land Not Designated as a Flood Way or Flood Fringe Area.** Land within the 100-year floodplain that has not been designated as a Floodway area or Flood Fringe area shall be subject to the provisions applicable to Floodways.
 - b. **Request for Floodway or Flood Fringe Area Designation.** Owners of property located within the Floodplain Overlay or an applicant proposing land use within the Floodplain Overlay may request areas of the subject property to be designated as Floodway or Flood Fringe areas. The review process for designation requests is set forth in Section 4-203 of Article IV, *Application and Review Procedures*.
- 3, **Approval of Designation Not Approval of Land Use.** Approval of a designation request shall not constitute approval of proposed land use.
- a. A request for designation may be submitted concurrently with an application for Land Use Change permit.

B. Permitted Uses in the Floodplain Overlay.

1. **Floodway Area Use Restrictions.** The following use restrictions shall apply to areas within the Floodplain Overlay that are designated as a Floodway Area.
 - a. **Prohibited Uses and Activities.** No development, encroachment, use or alteration in, on or over any part of the Floodway Area shall be permitted which alone or cumulatively with other uses would cause or result in:
 - (1) Occupation of permanent or temporary structures.
 - (2) Development or use of overnight campgrounds.
 - (3) Development of solid waste disposal sites and central collection sewage treatment facilities.
 - (4) Storing or processing of materials that are buoyant, flammable, explosive, or otherwise potentially injurious to human, animal or plant life.
 - (5) An adverse effect on the efficiency of the floodway or change the direction of flow or cause any increase in the base flood elevation.

b. Permitted Uses and Activities. The following uses are permitted within the Floodway Area to the extent that they are permitted by the underlying zoning district, and the proposed use complies with applicable standards for the zone district, the use restrictions set forth in Section 3-401(B)(1)(a), *Prohibited Uses and Activities*, and the Floodplain Overlay District standards set forth in Section 7-701, *Standards Within Floodplain Overlay* of Article VII.

- (1) Agricultural uses such as general farming, grazing of livestock and horses, truck farming, sod farming and wild crop harvesting.
- (2) Lawns, open areas, gardens, driveways, and play areas that are accessory to residential uses.
- (3) Loading areas, railroad rights-of-way, parking areas, airport landing strips, and storage yards for equipment or machinery easily moved or not subject to flood damage, that do not require asphalt paving.
- (4) Recreational and open space uses not requiring permanent or temporary structures designed for human habitation.
- (5) Dams, power plants, spillways, transmission lines, pipelines, water monitoring devices, water supply ditches, irrigation ditches and laterals.
- (6) Road and highway structures or trails.

2. Flood Fringe Area Use Restrictions.

a. Prohibited Uses and Activities. No development, encroachment, use or alteration in, on or over any part of the Flood Fringe areas shall be permitted which alone or cumulatively with other uses would cause or result in:

- (1) Development of solid waste disposal sites or central collection sewage treatment facilities.
- (2) Storing or processing of materials that are buoyant, flammable, explosive, or otherwise potentially injurious to human, animal or plant life.

- (3) An adverse effect on the efficiency of the floodway or change the direction of flow or cause any increase in the base flood elevation.
 - (4) Substantial solid debris being carried downstream by floodwaters.
- b. **Permitted Uses and Activities.** Uses permitted within the underlying zoning district shall be permitted in the Flood Fringe Area to the extent that the proposed use complies with applicable standards for the zone district, the use restrictions set forth in Section 3-401(B)(2)(a), *Prohibited Uses and Activities*, and the Floodplain Overlay District standards set forth in Section 7-701, *Standards Within Floodplain Overlay* of Article VII.

Section 3-402 Drinking Water Constraints Overlay

A. Permitted Uses. Uses permitted in the underlying zoning district will be permitted in the Drinking Water Constraints Overlay District if the proposed use complies with applicable standards for the zone district and the Drinking Water Overlay District standards set forth Section 7-702, *Standards Within Drinking Water Constraints Overlay*.

Section 3-403 Urban Growth Area Overlay.

A. Permitted Uses. Uses permitted in the underlying zoning district will be permitted in the Urban Growth Area Overlay District if the proposed use complies with applicable standards for the underlying zone district and applicable intergovernmental agreements. The proposed land use change shall not conflict with the use restrictions of the municipality located within the area of influence.

Section 3-404 View Protection Overlay

A. Permitted Uses. Uses permitted in the underlying zoning district will be permitted in the View Protection Overlay District if the proposed use complies.

Section 3-405 Airport/Heliport Influence Area Overlay

A. Applicability.

- 1. The regulations in this Section shall apply to all areas located within the Airport/Heliport Impact Area Overlay, in addition to the regulations applicable for the underlying zone district.

2. If a structure, lot or parcel of land lies partly within the Airport/Heliport Impact Area Overlay, the part of the structure, lot or parcel lying within the overlay district shall meet all requirements for the Airport/Heliport Impact Area Overlay.
3. Unless otherwise provided in this Section, land use proposed to be located within the Airport/Heliport Influence Area Overlay District shall be subject to the review process required by the underlying zone district.

B. Designation of Boundaries of the Airport/Heliport Influence Area Overlay District. The Airport/Heliport Influence Area Overlay District shall be comprised of the Airport Imaginary Surfaces defined by FAR Part 77 and these Regulations, and include the following. The District's boundaries shall be the outer extremities of the boundaries of the Imaginary Surfaces.

1. **Airport Imaginary Surfaces.** All lands, waters and airspace, or portions thereof, which are located within the boundaries of the Primary Surface, Runway Protection Zone (RPZ), Approach Surface, Horizontal Surface, Conical Surface and Transitional Surface.
2. **Noise Impact Boundary.** If the noise impact boundary extends beyond the extremities of the Imaginary Surfaces, the Airport/Heliport Influence Area Overlay District boundaries shall be extended to incorporate the Noise Impact Boundary.
 - a. The Noise Impact Boundary incorporates areas within 1,500 feet of an airport runway or within established noise contour boundaries exceeding 55 Ldn as depicted in the Airport/Heliport's Layout Plan.

C. Notice of Land Use and Permit Applications within Overlay Zone Area.

1. Unless otherwise provided under paragraph 2 below, the Director shall provide to the airport sponsor and to the Board of County Commissioners written notice of any proposed land use change located within the Airport/Heliport Influence Area Overlay.
2. Written notice to the Airport Sponsor or to the Board shall not be required for a proposed land use change located within the Airport/Heliport Influence Area Overlay that meets all of the following criteria.
 - a. All structures associated with the proposed land use are less

than thirty-five (35) feet in height; and

- b. The proposed land use involves property located entirely outside the Approach Surface; and
- c. The proposed land use does not involve industrial, mining or similar uses that emit smoke, dust or steam; sanitary landfills or water impoundments; or radio, radiotelephone, television or similar transmission facilities or electrical transmission lines; and
- d. The proposed land use does not involve wetland mitigation, enhancement, restoration or creation.

D. Airport/Heliport Influence Area Overlay Use Restrictions.

1. Prohibited Uses and Activities.

- a. The following uses are prohibited in the Airport/Heliport Influence Overlay District.
 - (1) Sanitary landfills.
 - (2) Water treatment plants.
- b. No structures shall be allowed in the Runway Protection Zone (RPZ), except that accessory structures to airport operations may be located in the RPZ based upon approval by the FAA.
 - (1) For purposes of this document, tee markers, tee signs, pin cups and pins are not considered to be structures.
- c. Public assembly facilities are prohibited in the RPZ.
- d. High density uses shall be prohibited in Approach Surfaces.

- 2. Permitted Uses and Activities.** The following uses are permitted within the Airport/Heliport Influence Area Overlay to the extent that they are permitted by the underlying zoning district, and the proposed use complies with applicable standards for the zone district, the use restrictions set forth in Section 3-405(D)(1), *Prohibited Uses and Activities*, and the Airport/Heliport Influence

Area Overlay District standards set forth in Article 7, Section 7-704, *Standards Within Airport/Heliport Influence Area Overlay*.

- a. **Public Assembly Facilities.** Public assembly facilities may be allowed in Approach Surfaces if the potential danger to public safety is minimal.
- b. **Residential.** Residential structures shall be located outside Approach Surfaces unless no practicable alternatives exist.
- c. **Golf Courses.** Golf courses may be allowed conditioned upon the use of accepted management techniques to reduce existing wildlife attractants and avoid the creation of new wildlife attractants.
- d. **Farm Use.** Farming practices that comply with the recommendations of AC 150/5200-3A, *Hazardous Wildlife Attractants on or Near Airports* shall be encouraged.
- e. **Utilities.**
 - (1) In the RPZ, utilities, power lines and pipelines shall be located underground.
 - (2) In Approach Surfaces, and Airport Direct and Secondary Impact Areas, the proposed height of utilities shall be coordinated with the Airport Sponsor and the Board of County Commissioners.
- f. **Wetland Mitigation, Creation, Enhancement and Restoration.** Wetland construction, enhancement, restoration or mitigation projects within the overlay district shall be subject to review under the Major Impact Review process, and may be permitted based upon compliance with the applicable standards in Article 7, Section 7-704.
 - (1) Location of wetland mitigation banks outside Approach Surfaces and areas regulated under this overlay district is encouraged because of the potential for increased air navigation safety hazards.
 - (2) Wetland mitigation, creation, enhancement or restoration projects existing or approved on the effective date of these Regulations and located within areas regulated under this overlay area are

recognized as lawfully existing uses.

- g. Water Impoundments in Approach Surfaces, Direct Impact Areas and Secondary Impact Areas.** Any use or activity that would result in the establishment or expansion of water impoundments in Approach Surfaces, Direct Impact Areas and Secondary Impact Areas shall comply with the following requirements.
- (1)** No new or expanded water impoundments of one-quarter acre in size or larger shall be permitted within an Approach Surface and within 5,000 feet from the end of a runway.
 - (2)** No new or expanded water impoundments of one-quarter acre in size or larger shall be permitted on land owned by the airport/heliport sponsor that is necessary for airport/heliport operations.

Table A-1 Noise. Land use proposed to be located within the Noise Impact Area boundaries shall comply with the use restrictions identified in Table A-1, below.

TABLE A-1: LAND USES PERMITTED WITH VARIOUS NOISE LEVELS						
KEY: P = Use is Permitted L = Use is Not Recommended and May be Allowed Under Certain Circumstances N = Use is Not Allowed						
	Yearly Day-Night Average Sound Level (Ldn) in Decibels					
	<65	65-70	70-75	75-80	80-85	>85
Residential except mobile homes & transient lodging	P	L	L	N	N	N
Mobile Home Parks	P	N	N	N	N	N
Transient Lodging	P	L	L	L	N	N
Schools, Hospitals & Nursing Homes	P	L	L	N	N	N
Churches, Auditoriums & Concert Halls	P	L	L	N	N	N
Government Service	P	P	L	L	N	N
Transportation	P	P	L	L	L	L
Parking	P	P	L	L	L	N
Commercial Use	P	P	L	L	N	N
Wholesale & Retail – building materials, hardware & farm equipment	P	P	L	L	L	N
Retail Trade - General	P	P	L	L	N	N
Utilities	P	P	L	L	L	N
Communication	P	P	L	L	L	N
Manufacturing & Production	P	P	L	L	L	N
Photographic & Optical	P	P	L	L	L	N
Agriculture (except livestock) & forestry	P	L	L	L	L	L
Livestock Faring & Breeding	P	L	L	N	N	N
Mining & Fishing	P	P	P	P	P	P
Outdoor Sports Arenas & Spectator Sports	P	L	L	N	N	N
Outdoor Music Shells, Amphitheatres	P	N	N	N	N	N
Nature Exhibits & Zoos	P	P	N	N	N	N
Amusements, Parks, Resorts & Camps	P	Y	Y	N	N	N
Golf Courses, Riding Stables & Water Recreation	P	P	L	L	N	N

Source: AC150/5020-1.

Table A-2 Additional Limitations and Restrictions. The land uses identified in Table A-2 below are subject to the additional limitations and restrictions shown.

TABLE A-2: LIMITATIONS & RESTRICTIONS ON ALLOWED USES				
KEY: P = Use is Permitted L = Use is Allowed Under Limited Circumstances (see footnotes) N = Use is Not Allowed				
	RPZ	Approach Surface	Direct Impact Area	Secondary Impact Area
Public Airport	L	L	P	P
Residential	N	L ¹	L	P
Commercial	N	L	L	P
Industrial	N	L	P	P
Institutional	N	L	L	P
Roads/Parking	L ²	P	P	P
Parks/Open Space	L	P	P	P
Athletic Fields	N	L	L	P
Mining	N	L	L	L

1. Residential densities within approach and transitional surfaces should not exceed: (1) within 500 feet of the outer edge of the RPZ, 1 unit per acre; (2) within 500 to 1,500 feet of the outer edge of the RPZ, 2 units per acre; (3) within 1,500 to 3,000 feet of the outer edge of the RPZ, 4 units per acre.

2. Roads and parking areas are permitted in the RPZ only upon demonstration that there are not practicable alternatives. Lights, guardrails, and related accessory structures are prohibited. Cost may be considered in determining whether practicable alternatives exist.

DIVISION 5 USE TABLES

This Division, through Use Tables, identifies the uses allowed in each zone district, and identifies whether the use is allowed as a Use by Right or the level of review the use shall be subject to. Unless otherwise specified, the level of review required is based upon the use as a principle use of the property.

Section 3-501 TABLE: Rural, Residential, Commercial and Industrial Zone Districts.

- Use Permitted by Right
- A. Use Permitted Subject to Administrative Review
- L Use Permitted Subject to Limited Impact Review
- M Use Permitted Subject to Major Impact Review

USE	ZONE DISTRICT								
	RURAL	RESIDENTIAL - SUBURBAN	RESIDENTIAL - URBAN	Residential - Manufactured Home Park	COMMERCIAL - BUSINESS	COMMERCIAL - LIMITED	COMMERCIAL - GENERAL	INDUSTRIAL	PUBLIC LANDS
Accessory Building or Structure	●	●	●	●	●	●	●	●	●
Accessory Building or Structure Necessary to Agricultural Operations	●								●
Accessory Concrete or Asphalt Batch Plant	M					L	L	L	●
Accessory Dwelling Unit	A	A	A	A	A	A	A		●
Accessory Uses to Agricultural Operations	●								●
Access Routes except as reviewed as part of a land use change permit.	A	A	A	A	A	A	A	A	●
Agricultural Products Processing, Storage, Distribution and Sale Off-Site	A				L	L	L	L	●
Agricultural Products Processing, Storage, Distribution and Sale at Point of Production	●								●

USE	ZONE DISTRICT								
	RURAL	RESIDENTIAL - SUBURBAN	RESIDENTIAL - URBAN	Residential - Manufactured Home Park	COMMERCIAL - BUSINESS	COMMERCIAL - LIMITED	COMMERCIAL - GENERAL	INDUSTRIAL	PUBLIC LANDS
Agricultural Products Retail Outlet over 5,000 sq. ft. in floor area	A	A			A	A	A	A	•
Agriculture	•								•
Aircraft Landing Strip [private]	L							L	•
Air Strip (ultra-lite)	L							L	•
Airport	M								•
Art Gallery	A	A	A	A	•	•	•	•	•
Auditorium <i>see Community Facility</i>									•
Adult Day Care	A	A	A	A	A	A	A	A	•
Animal Sanctuary	•								•
Bakery less than 5,000 sq. ft. of floor area					•	•	•	•	•
Bakery, Commercial over 5,000 sq. ft. of floor area								L	•
Batch Plant <i>see Processing</i>									•
Broadcasting Studio	L				A	A	A		•
Building Material, Lumber Yard	M				L	L	L	L	•
Campground/ RV Park	M				L	L	L	L	L
Car Wash	M					L	L	L	•
Cemetery	L	L	L	L	L	L	L	L	•
Commercial Nursery	•	A	A	A	•	•	•		•
Communication Facility	L	L	L	L	L	L	L	L	•
Community Meeting Facility, Reception Hall, or Auditorium	L	L	L	L	L	L	L	L	•
Compressor/Pipeline Pump Station not subject to Article IX review	L							L	•
Contractor's Yard	M				L	•	•	•	•
Convenience Store	M	M	M	M	L	L	L	L	•
Corrections Facility	M	M	M			M	M	M	•
Crematorium	M				L	L	L	L	•
Dwelling – two unit	L	L	L	L	L	L	L		•

USE	ZONE DISTRICT								
	RURAL	RESIDENTIAL - SUBURBAN	RESIDENTIAL - URBAN	Residential - Manufactured Home Park	COMMERCIAL - BUSINESS	COMMERCIAL - LIMITED	COMMERCIAL - GENERAL	INDUSTRIAL	PUBLIC LANDS
Dwelling – multi unit	L	L	L	L	L	L	L	L	•
Dwelling – single unit	•	•	•	•	•	•	•		•
Eating or Drinking Establishment	M	M	M	M	•	•	•	•	•
Educational Facility	L	L	L	L	L	L	L	L	•
Electric Power Generation Facility	L								L
Electric Power Transmission Lines	L								L
Emergency Shelter	L	L	L	L	L	L	L	L	•
Equestrian Center	L	L							•
Extraction	M							M	L
Fabrication – Equipment, Small Appliances	M					L	L	L	•
Fabrication – Vehicles, Machinery, and Heavy Equipment	M							M	•
Fabrication - Assembly of Structures	M							M	•
Fabrication– Cabinet Making, Woodworking, Metalworking, Glazing, Machining , welding	L	L				•	•	•	•
Fabrication of goods processed from natural resources	M							M	•
Feedlot, Commercial	M							M	•
Fire Station	A	A	A	A	A	A	A	A	•
Forestry	L								•
Foster Home	•	•	•	•	•	•	•	•	•
Family Child Care Home	L	L	L	L	L	L	L	L	•
Fraternal Lodge	L				•	•	•		•
General Service Establishment – Plumbing Contractor, Electrical Contractor, Building Contractor, Blacksmith, Service and Repair of Appliances, Equipment and Machinery	L					•	•	•	•
Golf Course/Driving Range	L	L	L	L	L	L	L	L	•
Group Home Facilities	L	L	L	L	M	•		L	•

USE	ZONE DISTRICT								
	RURAL	RESIDENTIAL - SUBURBAN	RESIDENTIAL - URBAN	Residential - Manufactured Home Park	COMMERCIAL - BUSINESS	COMMERCIAL - LIMITED	COMMERCIAL - GENERAL	INDUSTRIAL	PUBLIC LANDS
Home Office/Business	A	A	A	A	•	•	•		•
Heliport	M	M	M	L	L	L	L		•
Hospital	M	M	M	M	L	L	L	L	•
Indoor Recreation	M	M	M	M	•	•	•		•
Kennel	L	M				L	L	L	•
Laundromat	L	L	L	L	•	•	•		•
Laundry or Dry-Cleaning Plant, Commercial						L	L	L	•
Library – Private	L	L	L		•	•	•		•
Lodging Facilities - Major	M				•	•	•		•
Lodging Facilities - Minor	L	L	L	L	•	•	•		•
Major Temporary Housing Facility(ies)									
Major Temporary Housing Facility(ies)	M	M	M	M	M	M	M	M	•
Manufactured Home Park	M	M	M	L		M			•
Mass Transit Facility	M	M	M	M	M	M	M	M	•
Material Handling	L							L	•
Mini-storage						•	•	•	•
Mineral Waste Disposal Areas	L							L	•
Minor Temporary Housing Facility(ies)	A	A	A	A	A	A	A	A	•
Mortuary	M					L	L	L	•
Motor Sports Center	M					M	M	M	•
Museum	L	L	L	L	L	L	L	L	•
Neighborhood Substation	•	•	•	•	•	•	•	•	•
Oil & Gas Drilling and Production on sites approved by State Oil & Gas Conservation Commission	•	•	•	•	•	•	•	•	•
Outdoor Recreation - Commercial	M	M	M	M	M	M	M	L	L
Park	•	•	•	•	•	•	•		•
Park and Ride Facility	L	L	L	L	L	L	L	L	•
Parking Lot or Parking Garage [as Principal use of Property]	L	L	L	L	L	L	L	L	•

USE	ZONE DISTRICT								
	RURAL	RESIDENTIAL - SUBURBAN	RESIDENTIAL - URBAN	Residential - Manufactured Home Park	COMMERCIAL - BUSINESS	COMMERCIAL - LIMITED	COMMERCIAL - GENERAL	INDUSTRIAL	PUBLIC LANDS
Personal Storage Facility					•	•	•		•
Pipeline	A	A	A	A	A	A	A	A	•
Place of Worship	L	L	L	L	L	L	L	L	•
Processing	M						M	M	•
Professional Office for Conduct of Business or Profession					•	•	•	•	•
Public Building/Use	A	A	A	A	A	A	A	A	•
Public Gathering	A				A	A	A		•
Recycling Collection Center	L				L	L	L	L	•
Recycling Processing Facility	M				M	M	M	M	•
Retail Facility	A	A	A	A	•	•	•	•	•
Retail/Wholesale: Bulk Sales of LPG (more than 2000 gallons)							M	M	•
Retail/Wholesale: Electronic, Mechanical and Plumbing Supplies						•	•	•	•
Retail/Wholesale: Industrial Equipment, Vehicle Sales and Leasing							•	•	•
Salvage Yard	M						M	M	•
Sewage Treatment Facility	L	L	L	L	L	L	L	L	•
Small Temporary Housing Facility(ies)	•	•	•	•	•	•	•	•	•
Solar Power Generating Systems	M				M	M	M	M	•
Solid Waste Disposal Site & Facility	M							M	•
Solid Waste Transfer Facility	M	M	M	M	L	L	L	L	•
Storage: Accessory Storage/Warehousing of Materials or Equipment Within a Building	M				•	•	•	•	•
Storage: Cold Storage Plants						•	•	•	•
Storage: Hazardous Materials Requiring a Special State or Federal Permit	M					M	M	M	•
Storage: Supplies, Machinery, Equipment or Products	L					•	•	•	•

USE	ZONE DISTRICT								
	RURAL	RESIDENTIAL - SUBURBAN	RESIDENTIAL - URBAN	Residential - Manufactured Home Park	COMMERCIAL - BUSINESS	COMMERCIAL - LIMITED	COMMERCIAL - GENERAL	INDUSTRIAL	PUBLIC LANDS
Telecommunication Facility, Noncommercial	•	•	•	•	•	•	•	•	•
Temporary Processing – less than 8 months	A					A	A	A	•
Temporary Sales Office	A	A	A	A	A	A	A	A	•
Theater - Indoor					•	•	•		•
Trail, Trailhead, Road	•	•	•	•	•	•	•	•	•
Utility Distribution Facility	•	•	•	•	•	•	•	•	•
Utility Substation	L	L	L	L	L	L	L	L	•
Vehicle Repair Shop/Body Shop/Paint Shop, Upholstery Shop	A					•	•	•	•
Veterinary Clinic	L				L	L	L	L	•
Warehouse & Distribution Center	M					L	L	L	•
Water Impoundment	L							L	•
Water Reservoir	M							M	•
Water Tank or Treatment Facility	L	L	L	L	L	L	L	L	•
Wind Powered Electric Generator	A	A	A	A	A	A	A	A	•

Section 3-502 TABLE: Resource Land Zone Districts.

- Use Permitted by Right
- A Use Permitted Subject to Administrative Review
- L Use Permitted Subject to Limited Impact Review
- M Use Permitted Subject to Major Impact Review

USE	Resource Lands			
	Plateau	Escarpment	Talus Slopes	Gentle Slopes
Accessory Building or Structure	●	●	●	●
Accessory Building or Structure Necessary to Agricultural Operations	●			●
Accessory Dwelling Unit	L			L
Accessory Uses to Agricultural Operations	●			●
Access Routes except as reviewed as part of a land use change permit.	●	●	●	●
Agricultural Products Processing, Storage, Distribution an Sale at Point of Production				L
Agriculture	●	●	●	●
Aircraft Landing Strip - Private	L			L
Animal Sanctuary	●			●
Art Gallery	●			●
Campground/RV Park	M			M
Church				A
Compressor/Pipeline Pump Station not subject to Article IX review	L	L	L	L
Communication Facility	L	L	L	L
Community Meeting Facility, Reception Hall, or Auditorium				L
Contractor's Yard	L	L	L	L
Corrections Facility				M
Day Care Center				L
Education Facility				L
Electrical Generation Facilities	L	L	L	L
Electric Power Generation Facility	L	L	L	L
Electric Power Transmission Lines	L	L	L	L
Equestrian Center				●
Extraction: Natural Resources – Minerals (Not Oil & Gas)	M	M	M	M
Fabrication – Equipment, Small Appliances	L			L
Fabrication – Vehicles, Machinery, and Heavy Equipment	L			M
Fabrication - Assembly of Structures	L			M
Fabrication– Cabinet Making, Woodworking, Metalworking, Glazing, Machining	L			L
Fabrication of goods processed from natural resources	M			M
Feedlot - Commercial				M

3-502 TABLE: RESOURCE LAND ZONE DISTRICTS

USE	Resource Lands			
	Plateau	Escarpment	Talus Slopes	Gentle Slopes
Forestry	L	L	L	L
Group Home Facilities				L
Heliport	M			M
Home Office/Business	A			A
Inclement Weather Vehicle Safety Area for 4 acres or less (Resolution 2009-53)				A
Inclement Weather Vehicle Safety Area (greater than 4 acres) (Resolution 2009-53)				L
Kennel	L			L
Lodging Facilities, Major	M			M
Lodging Facilities, Minor	L			L
Major Temporary Housing Facility(ies)	M	M	M	M
Minor Temporary Housing Facility(ies)	A	A	A	A
Material Handling	L	L	L	L
Mineral Waste Disposal Areas	L	L	L	L
Neighborhood Substation	•	•	•	•
Oil & Gas Drilling and Production on sites approved by State Oil & Gas Conservation Commission	•	•	•	•
Outdoor Recreation (Commercial)	M	M	M	M
Park	•	•	•	•
Park and Ride Facility	L	L	L	L
Pipelines	A	A	A	A
Processing	M	M	M	M
Professional Office for the conduct of Business or Profession	L			L
Public Gathering				A
Recycling Collection Center				L
Recycling Processing Facility				M
Salvage Yard				M
Sewage Disposal	L			L
Sewage Treatment Facilities	L			L
Single Dwelling Units	•			•
Small Temporary Housing	•			•
Solid Waste Disposal Site & Facility	M			
Solar Power Generating Systems	M			M
Solid Waste Transfer Facility	M			M
Storage: Accessory Storage/Warehousing of Materials or Equipment Within a Building	L			L
Storage: Cold Storage Plants	L			L
Storage: Hazardous Materials Requiring a Special State or Federal Permit	L			L
Storage: Supplies, Machinery, Equipment or Products	L	L	L	L
Temporary Processing – less than 8 months	A			A
Trail, Trailhead, and Road	•	•	•	•
Utility Distribution Facility	•	•	•	•

USE	Resource Lands			
	Plateau	Escarpment	Talus Slopes	Gentle Slopes
Utility Substation	L	L	L	L
Veterinary Clinic				M
Warehouse & Distribution Center				M
Water Impoundment	L	L	L	L
Water Reservoir	M			M
Water tank/Treatment facility	L	L	L	L
Wind Powered Electric Generator	M			
Wind Powered Electric Generator / Wind Farm	M			

Section 3-503 TABLE: Lot Size and Setback Requirements

ZONING DISTRICT	Lot Size			Setbacks			Height
	Min. Lot Area	Max. Coverage	Lot Area Ratio	Front	Rear	Side	
Rural R	2 Acres	15% Residential	N/A	Arterial St.: 50' Local St.: 25'	25'	10' or ½ of bldg. height*	25' residential 40' non-residential
Residential Suburban RS	20,000 sf	50%	0.50 / 1.0	Arterial St.: 50' Local St.: 25'	25'	10' or ½ of bldg. height*	25'
Residential - Urban RU	7,500 sf	50%	0.50 / 1.0	Arterial St.: 50' Local St.: 25'	25'	10' or ½ of bldg. height*	25'
Residential- Manufactured Home Park MHP	2 Acres	50% Impervious	0.50 / 1.0	Arterial St.: 50' Local St.: 25'	25'	10' or ½ of bldg. height*	25'
Commercial Business	7,500 sf	75% Residential 85% Commercial	0.50 / 1.0	Arterial St.: 50' Local St.: 25'	25' Residential 7.5' Commercial	10' or ½ of bldg. height*	40'
Commercial - Limited CL	7,500 sf	75% Residential 85% Commercial	0.50 / 1.0	Arterial St.: 50' Local St.: 25'	25' Residential 7.5' Commercial	10' or ½ of bldg. height*	40'
Commercial General CG	7,500 sf	75% Residential 85% Commercial	0.50 / 1.0	Arterial St.: 50' Local St.: 25'	25' Residential 7.5' Commercial	10' or ½ of bldg. height*	40'
Industrial I	2 ac. w/ individual well & ISDS 1 ac. w/ central water 0.5 ac. w/ central water & sewer	75% I	0.50 / 1.0	Arterial St.: 50' Local St.: 25'	25'	10' or ½ of bldg. height*	40'
Resource Lands - Plateau	35 ac.	None	None	100'	100'	100'	None
	35 ac.	None	None	100' unless approved by Major Impact	100' unless approved by Major Impact	100' unless approved by Major	None

ARTICLE III
ZONING

3-503 TABLE: LOT SIZE AND SET BACK REQUIREMENTS

ZONING DISTRICT	Lot Size			Setbacks			Height
	Min. Lot Area	Max. Coverage	Lot Max. Floor Area Ratio	Front	Rear	Side	
				Review	Review	Impact Review	
Resource Lands – Talus Slopes	35 Acres	None	None	100"	100"	100"	None
Resource Lands – Gentle Slopes	2 ac. – residential	15% - residential	None	Arterial St.: 50' Local St.: 25' Industrial 100'	125' Industrial 100'	10' or ½ of bldg. height* Industrial 100'	75' unless approved by Major Impact Review
Public Airport PA	None	None	None	Subject to FAA Standards & Regs, Building Codes and other applicable federal, state and local regs	Subject to FAA Standards & Regs, Building Codes and other applicable federal, state and local regs	Subject to FAA Standards & Regs, Building Codes and other applicable federal, state and local regs	50'
<p>NOTES: *whichever is the greater</p>							