

TABLE OF ZONING DISTRICTS

RANCHING (R) DISTRICT

<u>Uses by Right -</u>	Ranching, farming and general agriculture Single family dwelling units or independent mobile home related to an individual ranch or farmstead Home Occupations Ponds and reservoirs Accessory uses and structures related to ranching, farming and general agriculture Sand and Gravel extractive operation affecting less than 10 acres and extracting less than 70,000 tons of mineral, overburden, or combination thereof during any calendar year Ranch Recreation Uses Ranch Recreation Facilities Limited Impact Recreation Uses Limited Impact Recreation Facilities Bed and Breakfast Activities
<u>Conditional Uses - By Permit Only</u>	Public utilities Camping areas Churches and related uses Schools Dairies Animal Hospital and kennel Riding stables and academies Dude ranch
<u>Special Uses - By Permit Only</u>	Single family dwelling units or independent mobile home <u>NOT</u> related to an individual ranch or farmstead (also referred to as "Seasonal Homes") Mobile Home Park Golf courses, swimming pools, tennis courts, parks, recreation lands and wildlife preserves (public or private) Commercial mining, including sand and gravel extractive operation

RANCHING (R) DISTRICT - Cont'd

affecting 10 acres or more and extracting 70,000 tons or more of mineral, overburden, or combination thereof during any calendar year, and all other mineral extractive operations, including the exploration for, milling, refining, or mixing for shipment of said materials

Commercial feed lots

Commercial forestry and lumbering

Resort and recreation facilities

Commercial Meat Processing Facilities

Limited Impact Commercial Uses and Facilities

Commercial Storage Units

Planned Unit Development (PUD)

Sanitary land-fill

Electrical transmission lines of 69KV or more

Development in Mineral Resource Areas, Geologic Hazard Areas, Wildlife Hazard Areas, and Flood Hazard Areas

Minimum Lot Area Dwellings - Three (3) acres

Resort and recreation facilities - 2,000 square feet per unit;
minimum of 2 1/2 acres

Minimum Floor Area Dwellings - 500 square feet per unit

No minimum on resort and recreation facilities

Maximum Building Height 3 stories

Minimum Lot Frontage Dwellings - 100 feet

Resort and recreation facilities - 150 feet

Minimum Front Setback Dwellings and all accessory buildings - 30 feet

Resort and recreation facilities - 50 feet

Minimum Side Setback Dwellings and all accessory buildings - 20 feet

Minimum Rear Setback Dwellings and all accessory buildings - 25 feet

Minimum Off-Street Parking All dwellings - 1 space per dwelling unit

Resort and recreation facilities - 1 space per unit

Other Regulations See Article IV - Special Exceptions and Conditions

TABLE OF ZONING DISTRICTS

URBAN RESIDENTIAL (UR) DISTRICT

<u>Uses by Right</u>	One family and two family dwellings Accessory structures Home occupations Public parks and playgrounds
<u>Conditional Uses - By Permit Only</u>	Schools Churches and related uses Public Utilities Athletic facilities Golf courses and Public Recreation Buildings Public buildings for services and protection
<u>Special Uses - By Permit Only</u>	Independent Mobile Homes Mobile Home Parks Nursing Homes Child Day Care Center Electrical Transmission Lines of 69KV or more Development in Mineral Resource Areas, Geologic Hazard Areas, Wildlife Hazard Areas, and Flood Hazard Areas
<u>Minimum Lot Area</u>	Single family - 6,000 square feet Two Family - 9,000 square feet
<u>Minimum Floor Area</u>	Single family - 875 feet Two family - 1,400 square feet
<u>Maximum Building Height</u>	Principal building - 2 1/2 stories Accessory building - 1 1/2 stories
<u>Minimum Lot Frontage</u>	Single family - 50 feet Two family - 75 feet
<u>Minimum Front Setback</u>	Principal building - 25 feet Accessory building - 60 feet (attached garage excepted)
<u>Minimum Side Setback</u>	Principal building - 6 feet Corner lots - 10 feet on side street Accessory building - 10 feet

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RURAL RESIDENCE (RR) DISTRICT

Uses by Right - Single family dwellings
Accessory structures
Home Occupations
Park and Playgrounds
Ranching, farming and general agriculture
Accessory uses and structures related to ranching,
farming and general agriculture

Conditional Uses -
By Permit Only Public Utilities
Schools
Churches
Community centers, other public buildings

Special Uses -
By Permit Only Independent Mobile Homes
Electrical Transmission lines of 69KV or more
Development in Mineral Resource Areas, Geologic Hazard Areas,
Wildfire Hazard Areas, and Flood Hazard Areas

Minimum Lot Area Dwellings - Three (3) acres

Minimum Floor Area Dwellings - 500 square feet per unit

Maximum Building Height 3 stories

Minimum Lot Frontage 100 feet

Minimum Front Setback 50 feet

Minimum Side Setback 20 feet

Minimum Rear Setback 25 feet

Minimum Off-Street Parking 1 space per dwelling; churches and public buildings 1 space per
each 8 fixed seats or 3 spaces per each 100 square feet of floor area

Other Regulations All public buildings shall have the following minimum setbacks:

Front - 20 feet

Side - 10 feet

Rear - 20 feet

See Article IV - Special Exceptions and Conditions

TABLE OF ZONING DISTRICTS

FOREST RECREATION (FR) DISTRICT

Uses by Right - Ranching, farming, general agriculture
Single family dwelling units or independent mobile homes related to an individual ranch or farmstead
Sand and gravel extractive operations affecting less than 10 acres and extracting less than 70,000 tons of mineral, overburden, or combination thereof during any calendar year

Special Uses -
By Permit Only

- Single and Two family dwellings
- Seasonal dwelling
- Public utilities
- Churches
- Mobile home parks
- Swimming pools, golf courses, tennis courts, parks, recreation lands and wildlife preserves
- Commercial mining, including sand and gravel extractive operation affecting 10 acres or more and extracting 70,000 tons or more of mineral, overburden, or combination thereof during any calendar year, and all other mineral extractive operations, including the exploration for, milling, refining, or mixing for shipment of said materials
- Commercial timber harvesting operations
- Planned Unit Development (PUD)
- Electrical transmission lines of 69KV or more
- Independent mobile homes
- Condominiums
- Riding stables and academies
- Commercial recreational uses
- Lodges and motels
- Development in Mineral Resource Areas, Geologic Hazard Areas, Wildfire Hazard Areas, and Flood Hazard Areas

Minimum Lot Area Dwellings - Three (3) acres

- Condominiums - 2,500 square feet per unit
- Lodges, resorts, motels - 1,500 square feet per unit
- Eating and drinking places, store, shops - 2,500 square feet

Minimum Floor Area Dwellings - 500 square feet per unit
Condominiums - 500 square feet per dwelling unit
No other minimums

FOREST RECREATIONAL (FR) DISTRICT - (Cont'd)

<u>Maximum Building Height</u>	4 stories
<u>Minimum Lot Frontage</u>	Dwellings - 100 feet Lodges, resorts, motels, condominiums - 150 feet No other minimums
<u>Minimum Front Setback</u>	Dwellings, lodges, resorts, motels, condominiums and all accessory buildings - 30 feet No other minimums
<u>Minimum Side Setback</u>	Dwellings, lodges, resorts, motels, condominiums and all accessory buildings - 20 feet
<u>Minimum Rear Setback</u>	All buildings - 25 feet
<u>Minimum Off-Street Parking</u>	Dwellings - 1 space per dwelling unit Lodges, resorts, motels, etc. - 1 space per unit Eating and drinking places - 1 space per 6 each fixed seats Other commercial establishments - 3 spaces per each 100 square feet of floor area
<u>Other Regulations</u>	See Article IV - Special Exceptions and Conditions

TABLE OF ZONING DISTRICTS

COMMERCIAL (C) DISTRICT

<u>Uses By Right -</u>	Agricultural equipment, sales and service Appliance, furniture, mail order, cleaning, laundry, photographer, shoe, and shoe repair store Appliance repair Auditorium, theaters, recreation centers Automotive sales and service Auto service, garages and accessory stores Banks, insurance, real estate, investment offices Book, novelty, variety, hobby, toy, music store Bus, train, airline ticket offices, terminals Charitable social services Civic, youth, social and fraternal organizations Dwelling unit, provided it is occupied by the owner, operator, or caretaker of the permitted use Governmental and public utility offices Hotel, motel, restaurant, bar and lounge Indoor entertainment facilities Liquor, drug, food, department, antique, clothing, hardware store Data processing, employment, advertising and collection agencies Printing, photocopying, blue-printing services Radio and TV studio Sporting goods, camera store Used merchandise Accessory uses and structures Such other uses which because of character of the business is compatible with uses listed above
<u>Conditional Uses - By Permit only</u>	Public Utilities Churches and related uses Schools and other public facilities Automobile parking lots
<u>Special Uses - By Permit only</u>	Animal clinic Outdoor eating and drinking establishments Mortuaries Electrical Transmission lines of 69KV or more Development in Mineral Resource Areas, Geologic Hazard Areas, Wildfire Hazard Areas, and Flood Hazard Areas

COMMERCIAL (C) DISTRICT - (Cont'd)

Minimum Lot Area No minimum lot area is required. However, no Commercial District shall be built upon, for any purpose after August 30, 1991, unless it is to be served by a central collection system and secondary sewage treatment and disinfection facilities as approved by the Colorado Department of Public Health and the local health department or is otherwise served by an on-site individual sewage disposal system that has been designed by a registered professional engineer licensed by the State of Colorado.

Maximum Building Height For all structures - 35 feet or as may be approved subject to considerations of height, bulk and placement of surrounding buildings, visual amenities, view, the style and character of the structure within the immediate urban setting or other such physical or aesthetic appeal.

Minimum Lot Frontage Dwellings - 100 feet
Lodges, resorts, motels - 150 feet
No other minimum

Minimum Front Setback 50 feet

Minimum Side Setback None for Uses by Right
Conditional Uses - 20 feet
Special Uses - 20 feet

Minimum Rear Setback 25 feet

Minimum Off-Street Parking Dwellings - 2 spaces
Hotels, motels & lodges - 1 space per unit plus additional parking as may be required for business, auditorium, etc.
Commercial & business uses - 1 space per 300 square feet of floor space
Churches, auditoriums & other facilities housing seated audiences
1 space per every 4 seats
Outdoor or mixed facilities & combinations of any permitted uses - sufficient number of spaces that will make reasonable & adequate provision for the highest expected volume of users

Other regulations See Article IV - Special Exceptions and Conditions

TABLE OF ZONING DISTRICTS

INDUSTRIAL (I) DISTRICT

<u>Uses By Right -</u>	Any kind of scientific research, manufacturing, compounding, storage of products or raw materials, fabrication, assembling, processing or treatment of products, distribution center, food and beverage processing or other similar types of use, but <u>not</u> including junk yards Accessory uses and structures, including parking Commercial sales uses and facilities associated with on-site uses by right Commercial storage units and/or facilities Park facilities
<u>Conditional Uses - By Permit Only</u>	Dwelling unit, provided it is occupied by the owner, caretaker or operator of the permitted use Public Utilities
<u>Special Uses - By Permit Only</u>	Junk Yards Airports Electrical transmission lines of 69KV or more Development in Mineral Resource Areas, Geologic Hazard Areas, Wildfire Hazard Areas,, and Flood Hazard Areas
<u>Minimum Lot Area</u>	No minimum
<u>Minimum Floor Area</u>	No minimum
<u>Maximum Building Height</u>	50 feet - 4 stories. Shall not apply to cupolas, domes, chimneys, ventilators, skylights, water tanks, antennas, cornices or mechanical appurtenances usually present above roof level
<u>Minimum Lot Frontage</u>	50 feet
<u>Minimum Front Setback-</u>	No minimum, except that all loading docks shall be considered a part of the building when on the front and shall have a 50 ft. setback for loading and unloading of vehicles
<u>Minimum Side Setback-</u>	Any building - 25 feet
<u>Minimum Rear Setback</u>	-Any building - 30 feet

INDUSTRIAL (1) DISTRICT - (Cont'd)

Minimum off-street parking - 1 space for each 3 employees plus 1 space for each vehicle operated from or on the premises

Other Regulations - Open, outside storage of farm implements, machinery, lumber, raw materials shall be fenced with chain link type wire fencing not less than five (5) feet in height or suitable substitute as determined by the Board of Adjustment except that junk yards shall be screened from view by a fence of solid material at least 6 ft. in height

See Article IV - Special Exceptions and Conditions

TABLE OF ZONING DISTRICTS

MOUNTAIN RESIDENTIAL ESTATE (MRE) DISTRICT

Uses By Right -

Ranching, farming and general agriculture
Single Family and multi-family dwellings of five (5) units or less
Accessory uses and structures related to ranching, farming and general agriculture
Hospitals, medical/dental offices and clinics
Swimming pools
Parks
Golf courses, tennis courts, ice skating rinks
Planned Unit Development (PUDs)
Subject to subdivision approval and PUD regulation approval
Home occupations
Private greenhouses
Farm and garden buildings
Day care centers
Non-profit and charitable organizations, excluding churches
Marinas
Radio stations
Government buildings
School buildings within North Park R-1 District
Theaters
Electrical transmission lines of less than 69KV

Special Uses -
By Permit Only

Lodges
Motels
Condominiums
Dude ranches
Riding stables and academies
Modern campgrounds
Shooting and archery ranges and clubs
Private or other public schools
Churches
Ponds and reservoirs
Commercial fishing
Commercial outfitters and guide service facilities
Racetracks
Ski areas
Commercial greenhouses and nurseries
Commercial poultry farms and fur farms
Commercial forestry and lumbering

Commercial mineral extractive and exploratory operations, including milling, refining, or mixing for shipment of said materials

Bus stops

Electrical transmission lines of 69KV or more and other public utility lines and facilities

Development in designated Mineral Resource Areas, Geologic Hazard Areas, Wildfire Hazard Areas, and Flood Hazard Areas

Minimum Lot Area (Sq. ft. unless indicated as acres)

- A. For Single Family Dwelling Units or Multi-Family Dwelling Units of five (5) units or less:
 - 1. On subdivided land not served by central water supply system and sewage facilities: 3 acres or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority.
 - 2. On subdivided land served by either a central water supply system or central sewage collection system and secondary sewage treatment and disinfection facilities: 1 acre or larger if required by on-site percolation tests and other requirements of the Colorado Department of Public Health and the local health authority.
 - 3. On subdivided land served by both a central water supply system and central sewage collection system and secondary sewage treatment and disinfection facilities: 1/2 acre or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority.
- B. For Hotel/Motel/Lodge and other commercial recreational facilities:
 - 1. On subdivided land not served by central water supply system and sewage facilities: 5 acres or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority or as may be required by minimum area (sq. ft.) per unit requirements set forth below.
 - 2. On subdivided land served by either a central water supply system and secondary sewage treatment and disinfection facilities: 2 1/2 acres or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority or as may be required by minimum area (sq. ft.) per unit requirements set forth below.
- 3. On subdivided land served by both a central water supply

MOUNTAIN RESIDENTIAL ESTATE (MRE) DISTRICT - (Cont'd)

system and central sewage collection system and secondary sewage treatment and disinfection facilities: 1
1/2 acre or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority or as may be required by minimum area (sq. ft.) per unit requirements set forth below.

- C. Other Uses: Same as Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less.

Minimum Required Lot Area - (Sq. Ft.) per dwelling unit, condominium unit, or rooming/living unit for temporary or permanent human occupancy.

- A. All uses: 1500 sq. ft.

Minimum Required Usable Open Space - (Sq. Ft.) per dwelling unit, condominium unit, or rooming/living unit for temporary or permanent human occupancy, excluding rights-of-way, streets, and parking areas.

- A. All uses: 1200 sq. ft.

Minimum Front Yard Setback - All principal buildings and uses and all accessory buildings and uses from property line.

- A. For Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less: 50 feet
- B. For Hotel/Motel/Lodge and other commercial recreational uses: 100 feet
- C. Uses other than Single Family Dwelling Unit, Multi-family Dwelling Units and Commercial Recreational Facilities and Uses: 50 feet

Minimum Side Yard Setback - All principal buildings and uses and all accessory buildings and uses from all property lines.

- A. For Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less: 20 feet
- B. For Hotel/Motel/Lodge and other commercial recreational uses: 150 feet

MOUNTAIN RESIDENTIAL ESTATE (MRE) DISTRICT - (Cont'd)

- C. Uses other than Single Family Dwelling Units, Multi-family Dwelling Units, and Commercial Recreational Facilities and Uses: 20 feet

Minimum Rear Yard Setback - All principal buildings and uses and all accessory buildings and uses from property lines.

- A. For Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less: 20 feet
- B. For Hotel/Motel/Lodge and other commercial recreational uses: 50 feet
- C. Uses other than Single Family Dwelling Units, Multi-family Dwelling Units, and Commercial Recreational Facilities and uses: 20 feet

Other Required Setbacks - All principal buildings and uses and all accessory buildings and uses.

- A. All uses: 100 feet from the mean identifiable high water mark of all streams, rivers, creeks, natural lakes and other natural water courses.
- B. Detached, private garages or accessory buildings: setback not less than ten (10) feet from any dwelling unit.

Minimum Lot Width

- A. For Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less: 140 feet
- B. For Hotel/Motel/Lodge and other commercial recreational uses: 500 feet
- C. Uses other than Single Family Dwelling Units, Multi-family Dwelling Units, and Commercial Recreational Facilities and Uses: 140 feet

Maximum height of all principal uses and buildings -

- A. All uses: 35 feet

Maximum height of accessory buildings and uses -

- A. All uses: 35 feet

Minimum Floor Area per unit -

MOUNTAIN RESIDENTIAL ESTATE (MRE) DISTRICT - (CONT'D)

- A. For Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less: 960 sq. ft. per dwelling unit
- B. For Hotel/Motel/Lodge and other commercial recreational uses: 300 sq. ft. per unit

Floor Area Ratio

(total floor area divided by total lot area) -

Total floor area is the combined total square footage of all levels or stories of any building, measured from the outside walls but excluding courts, porches, cellars, and underground parking areas. The total lot area is the total horizontal area, measured in square feet, within the boundaries of a lot and may include parking areas, easements and roadways.

- A. All uses: .25

Other Regulations -

- A. All permitted uses subject to Article IV. SPECIAL EXCEPTIONS AND CONDITIONS, Section 10. Design Review Regulations.
- B. The following information or evidence must be submitted by the applicant prior to the issuance of building permits for any type of structure in this Zoning District:
 - 1. Evidence satisfactory to the county that the applicant has a legal access for ingress and egress to the building tract from a public roadway or highway.
 - 2. Evidence of a source of a domestic water supply.
 - 3. Evidence of a right-of-way to the building tract for utilities.

TABLE OF ZONING DISTRICTS

FORESTRY AND OPEN (FO) DISTRICT

Uses by Right

Ranching, farming and general agriculture
Single family and multi-family dwellings of five (5) units or less
Accessory uses and structures related to ranching, farming and general agriculture
Hospitals, medical-dental offices and clinics
Lodges
Swimming pools
Theaters
Parks
Golf courses, tennis courts, ice skating rinks
Planned Unit Developments (PUDs)
Subject to subdivision approval and PUD regulation approval.
Home occupations
Private greenhouses
Farm and garden buildings
Day care centers
Non-profit and charitable organization facilities, excluding churches
Modern campgrounds
Radio stations
Dude ranches
Riding stables and academies
Commercial fishing
Commercial outfitters and guide service facilities
Electrical transmission lines of less than 69KV

Conditional Uses - By Permit Only

School buildings within North Park R-1 District
Private or other public schools

Special Uses - By Permit Only

Animal kennels
Motels, hotels
Ponds and reservoirs
Condominiums
Commercial forestry and lumbering
Bus stops
Racetracks
Ski areas
Electrical transmission lines of 69KV or more, and other public utility lines and facilities
Development in designated Mineral Resource Areas, Geologic Hazard Areas, Wildfire Hazard Areas, and Flood Hazard Areas

FORESTRY AND OPEN (FO) DISTRICT - (Cont'd)

Commercial mineral extractive and exploratory operations, including milling, refining, or mixing for shipment of said materials

Temporary Use -
By Permit Only

Timber thinning and clearing

Minimum Lot Area (Sq. ft. unless indicated as acres)

- A. For Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less;
 - 1. On subdivided land not served by central water supply system and sewage facilities: 3 acres or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority.
 - 2. On subdivided land served by either a central water supply system or central sewage collection system and secondary sewage treatment and disinfection facilities: 30,000 sq. ft. or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority.
 - 3. On subdivided land served by both a central water supply system and sewage collection system and secondary sewage treatment and disinfection facilities: 15,000 sq. ft. or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority.
- B. For Hotel/Motel/Lodge and other commercial recreational facilities:
 - 1. On subdivided land not served by central water supply system and sewage facilities: 3 acres or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority or as may be required by minimum area (sq. ft.) per unit requirements set forth below.
 - 2. On subdivided land served by either a central water supply system or central sewage collection system and secondary sewage treatment and disinfection facilities: 2 acres or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority or as may be required by minimum area (sq. ft.) per unit requirements set forth below.

FORESTRY AND OPEN (FO) DISTRICT - (Cont'd)

3. On subdivided land serviced by both a central water supply system and central sewage treatment and disinfection facilities: One (1) acre or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority or as may be required by minimum (sq. ft.) per unit requirements set forth below.
- C. Other Uses: Same as Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less.

Minimum Required Lot Area - Square feet per dwelling unit, condominium unit, or rooming/living unit for temporary or permanent human occupancy.

- A. All uses: 1500 sq. ft.

Minimum Required Usable Open Space - (Sq. ft.) per dwelling unit, condominium unit, or rooming/living unit for temporary or permanent human occupancy, excluding rights-of-way, streets, and parking areas.

- A. All uses: 1000 sq. ft.

Minimum Front Yard Setback - All principal buildings and uses and all accessory buildings and uses from property line.

- A. For Single Family Dwelling Units or Multi-family Dwelling units of five (5) units or less: 40 feet
- B. For Hotel/Motel/Lodge and other commercial recreational uses: 75 feet

Minimum Side Yard Setback - All principal buildings and uses and all accessory buildings and uses from property line.

- A. For Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less: 20 feet
- B. For Hotel/Motel/Lodge and other commercial Recreational Facilities and Uses: 100 feet
- C. Uses other than Single Family Dwelling Unit, Multi-family Dwelling Units, and Commercial Recreational Facilities and Uses: 20 feet

Minimum Rear Yard Setback - All principal buildings and uses and all accessory buildings and uses from property lines.

FORESTRY AND OPEN (FO) DISTRICT - (Cont'd)

- A. For Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less: 20 feet
- B. For Hotel/Motel/Lodge and other commercial recreational uses: 25 feet
- C. Uses other than Single Family Dwelling Unit, Multi-family Dwelling Units, and Commercial Recreational Facilities and Uses: 20 feet

Other Required Setbacks-All principal buildings and uses and all accessory buildings and uses.

- A. All uses: 100 feet from the mean identifiable high water mark of all streams, rivers, creeks, natural lakes and other natural water courses.
- B. Detached, private garages or accessory buildings: setback not less than ten (10) feet from any dwelling unit.

Minimum Lot Width

- A. For Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less: 140 sq. ft. per unit
- B. For Hotel/Motel/Lodge and other commercial recreational uses: 300 feet
- C. Uses other than Single Family Dwelling Unit, Multi-family Dwelling Units, and Commercial Recreational Facilities and Uses: 140 feet

Maximum Height of all Principal Uses and Buildings

- A. All uses: 35 feet

Maximum Height of Accessory Buildings and Uses

- A. All uses: 35 feet

Minimum Floor Area Per Unit

- A. For Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less: 960 sq. ft. per unit
- B. For Hotel/Motel/Lodge and other commercial recreational uses: 300 sq. ft. per unit

Floor Area Ratio

(total floor area divided by total lot area)
Total floor area is the combined total square footage of all levels or stories of any building, measured from the outside walls, but excluding

FORESTRY AND OPEN (FO) DISTRICT - (Cont'd)

courts, porches, cellars, and underground parking areas. The total lot area is the total horizontal area, measured in square feet, within the boundaries of a lot and may include parking areas, easements and roadways.

A. All uses: .33

Other Regulations

- A. All permitted uses subject to Article IV. SPECIAL EXCEPTIONS AND CONDITIONS, Section 10. Design Review Regulations.
- B. The following information or evidence must be submitted by the applicant prior to the issuance of building permits for any type of structure in this Zoning District.
 - 1. Evidence satisfactory to the county that the applicant has a legal access for ingress and egress to the building tract from a public roadway or highway.
 - 2. Evidence of a source of domestic water supply.
 - 3. Evidence of a right-of-way to the building tract for utilities

TABLE OF ZONING DISTRICTS

FOREST RESORT (FRS) DISTRICT

Uses by Right

Ranching, farming and general agriculture
Single family and multi-family dwellings of five (5) units or less
Accessory uses and structures related to ranching, farming and general agriculture
Hospitals, medical/dental offices and clinics
Swimming pools
Parks
Golf courses, tennis courts, ice skating rinks
Planned Unit Developments (PUDs)
Subject to subdivision approval and PUD regulation approval.
Home occupations
Private greenhouses
Farm and garden buildings
Day care centers
Non-profit and charitable organization facilities, excluding churches
Radio stations
Theaters
Lodges
Motel, Hotels
Condominiums
Bus Stops
Electrical transmission lines of less than 69KV

Conditional Uses -
By Permit Only

Government buildings
School buildings within North Park R-1 District

Special Uses -
By Permit Only

Ponds and reservoirs
Dude ranches
Riding stables and academies
Racetracks
Commercial outfitters and guide service facilities
Shooting and archery ranges and clubs
Electrical transmission lines of 69KV or more, and other public utility lines and facilities
Development in designated Mineral Resource Areas, Geologic Hazard Areas, Wildfire Hazard Areas, and Floor Hazard Area
Commercial mineral extractive and exploratory operations, including milling, refining, or mixing for shipment of said materials

Temporary Use

Timber thinning and clearing

FOREST RESORT (FRS) DISTRICT - (Cont'd)

by Permit Only

Minimum Lot Area (Sq. Ft. unless indicated as acres)

- A. For Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less:
 - 1. On subdivided land not served by central water supply system and sewage facilities: 1 acre or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority.
 - 2. On subdivided land served by either a central water supply system or central sewage collection system and secondary sewage treatment and disinfection facilities: 20,000 sq. ft. or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority.
 - 3. On subdivided land served by both a central water supply system and sewage collection system and secondary sewage treatment and disinfection facilities: 10,000 sq. ft. or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority.
- B. For Hotel/Motel/Lodge and other commercial recreational facilities:
 - 1. On subdivided land not served by central water supply system and sewage facilities: 1 1/2 acre or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority or as may be required by minimum area (sq. ft.) per unit requirements set forth below.
 - 2. On subdivided land served by either a central water supply system or central sewage collection system and secondary sewage treatment and disinfection facilities: 3/4 acre or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority or as may be required by minimum area (sq. ft.) per unit requirements set forth below.
 - 3. On subdivided land served by both a central water supply system and central sewage collection system and secondary sewage treatment and disinfection facilities: 1/3 acre or larger if required by on-site percolation tests or other

FOREST RESORT (FRS) DISTRICT - (Cont'd)

requirements of the Colorado Department of Public Health and the local health authority or as may be required by minimum (sq. ft.) per unit requirements set forth below.

- C. Other Uses: Same as Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less.

Minimum Required Lot Area - Square feet per dwelling unit, condominium unit, or rooming/living unit for temporary or permanent human occupancy.

- A. All uses: 750 sq. ft.

Minimum Required Usable Open Space - Square feet per dwelling unit, condominium unit, or rooming/living unit for temporary or permanent human occupancy, excluding rights-of-way, streets, and parking areas.

Minimum Front Yard Setback - All principal buildings and uses and all accessory buildings and uses from property line.

- A. For Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less: 30 feet
- B. For Hotel/Motel/Lodge and other commercial recreational uses: 50 feet
- C. Uses other than Single Family Dwelling Unit, Multi-family Dwelling Units, and Commercial Recreational Facilities and uses: 30 feet

Minimum Side Yard Setback - All principal buildings and uses and all accessory buildings and uses from all property lines.

- A. For Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less: 10 feet
- B. For Hotel/Motel/Lodge and other commercial recreational uses: 50 feet
- C. Uses other than Single Family Dwelling Unit, Multi-family Dwelling Units, and Commercial Recreational Facilities and uses: 10 feet

Minimum Rear Yard Setback - All principal buildings and uses and all accessory buildings and uses from property lines.

FOREST RESORT (FRD) DISTRICT - (Cont'd)

- A. For Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less: 20 feet
- B. For Hotel/Motel/Lodge and other commercial recreational uses: 20 feet
- C. Uses other than Single Family Dwelling Units, Multi-family Dwelling Units, and Commercial Recreational Facilities and uses: 20 feet

Other Required Setbacks - All principal buildings and uses and all accessory buildings and uses.

- A. All uses: 100 feet from the mean identifiable high water mark of all streams, rivers, creeks, natural lakes and other natural water courses.
- B. Detached, private garages or accessory buildings: setback not less than ten (10) feet from any dwelling unit.

Minimum lot width A. For all uses: 100 feet

Maximum height of all principal uses and buildings

- A. All uses: 35 feet

Maximum height of accessory buildings and uses

- A. All uses: 35 feet

Minimum floor area per unit

- A. For Single Family Dwelling Units, or Multi-family Dwelling Units of five (5) units or less: 960 sq. ft.
- B. For Hotel/Motel/Lodge and other commercial recreational uses: 300 sq. ft.

Floor Area Ratio

(total floor area divided by total lot area) -

Total floor area is the combined footage of all levels or stories of any building, measured from the outside walls, but excluding courts porches, cellars, and underground parking areas. The total lot area is the total horizontal area, measured in square feet, within the boundaries of a lot and may include parking areas, easements and roadways.

- A. All uses: .6

Other Regulations

- A. All permitted uses subject to Article IV. SPECIAL EXCEPTIONS AND CONDITIONS, Section 10. Design Review Regulations.
- B. The following information or evidence must be submitted by the applicant prior to the issuance of building permits for any type of structure in this Zoning District:
 - 1. Evidence satisfactory to the county that the applicant has a legal access for ingress and egress to the building tract from a public roadway or highway.
 - 2. Evidence of a source of a domestic water supply.
 - 3. Evidence of a right-of-way to the building tract for utilities.

Shooting and archery ranges and clubs

Electrical transmission lines of 69KV or more, and other public utility lines and facilities

Commercial mineral extractive and exploratory operations, including milling, refining, or mixing for shipment of said materials

Development in designated Mineral Resource Areas, Geologic Hazard Areas, Wildfire Hazard Areas, and Flood Hazard Areas

TABLE OF ZONING DISTRICTS

NEIGHBORHOOD ACCOMMODATIONS (NA) DISTRICT

<u>Uses By Right</u>	Ranching, farming and general agriculture Single family and multi-family dwellings of five (5) units or less Accessory uses and structures related to ranching, farming, and general agriculture Lodges Motels Barber shop Beauty shop Drug store Grocery store Laundry Liquor store Swimming pools Parks Golf courses, tennis courts, ice skating rinks Planned Unit Developments (PUDs) Subject to subdivision approval and PUD regulation approval Home occupations Riding stables and academies Private greenhouses Farm and garden buildings Day Care centers Non-profit and charitable organizations, excluding churches Electrical transmission lines of less than 69KV Bus stops
<u>Special Uses - By Permit only</u>	Ponds and reservoirs Condominiums Churches Commercial outfitters and guide service facilities
<u>Temporary Use- By Permit Only</u>	Timber thinning and clearing
<u>Minimum Lot Area -</u>	(Sq. Ft. unless indicated as acres)
	A. For Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less: 1. On subdivided land not served by central water supply system and sewage facilities: 3 acres or larger if required by on-site percolation tests or other requirements of the Colorado

NEIGHBORHOOD ACCOMMODATIONS (NA) - (Cont'd)

- Department of Public Health and the local health authority.
2. On subdivided land served by either a central water supply system or central sewage collection system and secondary sewage treatment and disinfection facilities: 1 acre or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority.
 3. On subdivided land served by both a central water supply system and central sewage collection system and secondary sewage treatment and disinfection facilities: 1/2 acre or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority.
- B. For Hotel/Motel/Lodge and other commercial recreational facilities:
1. On subdivided land not served by central water supply system and sewage facilities: 3 acres or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority or as may be required by minimum area (sq. ft.) per unit requirements set forth below.
 2. On subdivided land served by either a central water supply system or central sewage collection system and secondary sewage treatment and disinfection facilities: 2 acres or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority or as may be required by minimum area (sq. ft.) per unit requirements set forth below.
 3. On subdivided land served by both a central water supply system and central sewage collection system and secondary sewage treatment and disinfection facilities: 1 1/2 acre or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority or as may be required by minimum area (sq. ft.) per unit requirements set forth below.
- C. Other Uses: Same as Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less.

Minimum Required Lot Area - (Sq. Ft.) per dwelling unit, condominium unit, or rooming/
living unit for temporary or permanent human occupancy.

NEIGHBORHOOD ACCOMMODATIONS (NA) DISTRICT - (Cont'd)

- A. All uses: 1500 sq. ft.

Minimum Required Usable Open Space - (Sq. Ft.) per dwelling unit, condominium unit, or rooming/living unit for temporary or permanent human occupancy, excluding right-of-way, streets, and parking areas.

- A. All uses: 1200 sq. ft.

Minimum Front Yard Setback - All principal buildings and uses and all accessory buildings and uses from all property lines.

- A. For Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less: 20 feet from property line or 320 feet from any State Highway, whichever is greater.
- B. For Hotel/Motel/Lodge and other commercial uses: 150 feet from the property line or 450 feet from any State Highway, whichever is greater.
- C. Uses other than Single Family Dwelling Units, Multi-family Dwelling Units, and Commercial Uses: 20 feet from property line or 320 feet from any State Highway, whichever is greater.

Minimum Side Yard Setback - All principal buildings and uses and all accessory buildings and uses from all property lines.

- A. For Single Family Dwelling units or Multi-family Dwelling Units of five (5) units or less: 20 feet
- B. For Hotel/Motel/Lodge and other commercial uses: 150 feet from the property line and 450 feet from any State Highway, whichever is greater.
- C. Uses other than Single Family Dwelling Units, Multi-family Dwelling Units, and Commercial Uses: 20 feet from property line or 320 feet from any State Highway, whichever is greater.

Minimum Rear Yard Setback - All principal buildings and uses and all accessory buildings and uses from property lines.

- A. For Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less: 20 feet
- B. For Hotel/Motel/Lodge and other commercial uses: 50 feet
- C. Uses other than Single Family Dwelling Unit, Multi-family Dwelling Units, and Commercial Uses: 20 feet

NEIGHBORHOOD ACCOMMODATIONS (NA) DISTRICT - (Cont'd)

Other Required Setbacks - All principal buildings and uses and all accessory buildings and uses.

- A. All uses: 100 feet from the mean identifiable high water mark of all streams, rivers, creeks, natural lakes and other natural water courses.
- B. Detached, private garages or accessory buildings:
Setback not less than ten (10) feet from any dwelling unit.

Minimum Lot Width-

- A. For Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less: 140 feet
- B. For Hotel/Motel/Lodge and other commercial uses: 500 feet
- C. Uses other than Single Family Dwelling Units, Multi-family Dwelling Units, and Commercial Uses: 140 feet

Maximum Height of all Principal Uses and Buildings

- A. All uses: 35 feet

Maximum Height of Accessory Buildings and Uses

- A. All uses: 35 feet

Minimum Floor Area - per unit

- A. For Single Family Dwelling Units or Multi-family Dwelling Units of five (5) units or less: 960 sq. ft. per dwelling unit
- B. For Hotel/Motel/Lodge and other commercial uses: 300 sq. ft. per unit

Floor Area Ratio -

(Total floor area divided by total lot area)
Total floor area is the combined square footage of all levels or stories of any building, measured from the outside walls, but excluding courts, porches, cellars, and underground parking areas. The total lot area is the total horizontal area, measured in square feet, within the boundaries of a lot and may include parking areas, easements and roadways.

- A. All uses: .25

Other Regulations - A. All permitted uses subject to Article IV. SPECIAL EXCEPTIONS AND CONDITIONS, Section 10. Design Review Regulations.

- B. The following information or evidence must be submitted by the applicant prior to the issuance of building permits for any type of structure in this Zoning District:
1. Evidence satisfactory to the county that the applicant has a legal access for ingress and egress to the building tract from a public roadway or highway.
 2. Evidence of a source of a domestic water supply.
 3. Evidence of a right-of-way to the building tract for utilities.

TABLE OF ZONING DISTRICTS

BUSINESS (B) DISTRICT

Uses by Right

Accounting offices
Accessory uses and structures
Appliances and appliance repair
Antique stores
Art stores
Art gallery
Automobile parking areas and garages
Auditorium
Auto wash and polish service
Bowling alleys
Bar and lounge
Banks, insurance, real estate, investment offices
Bookstores, variety, hobby, toy, music stores
Bus, train, airline ticket offices, terminals
Bakeries
Barber and beauty shops
Billiard parlors
Business PUD's
Catalog sales operations
Charitable social organizations
Civic, youth,, social and fraternal organizations
Clothing stores
Collection agencies
Camera shops
Cleaning and dyeing establishments
Cabinet making and carpentry shops
Drive-in financial institution
Drive-in restaurants
Drug stores
Data processing, employment, advertising agencies
Florists
Furniture stores
Gasoline filling station
Government and public utility offices
Grocery stores
Hotels, motels
Handicraft products shop
Hardware and paint stores
Hospitals
Liquor store

BUSINESS (B) DISTRICT - (Cont'd)

Medical and dental offices and clinics
Novelty, curio and souvenir shops
Printing, photocopying, blue printing services
Professional offices
Photography studio
Restaurants
Sporting goods stores
Shoe and shoe repair stores
Theaters
Upholstery shops
Arcade and video amusement centers
Library
Museum

Special Uses -
By Permit Only

Dwelling Unit, provided it is occupied by the owner, operator, or caretaker of the permitted use
Electrical transmission lines greater than 69KV
Utilities, including water storage and treatment, and sewage treatment facilities
Development in designated Mineral Resource Areas, Geologic Hazard Areas, Wildfire Hazard Areas, and Flood Hazard Areas

Temporary Use -

By Permit Only

Carnivals
Christmas tree sales
Circuses
Seasonal produce sales
Auctions
Timber thinning and clearing

Minimum Lot Area -

(Sq. ft. unless indicated as acres)

- A. All uses:
1. On subdivided land not served by central water supply system and sewage facilities: 1 1/2 acre or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority or as may be required by minimum area (sq. ft.) per unit requirements.
 2. On subdivided land served by either a central water supply system or central sewage collection system and secondary sewage treatment and disinfection facilities: 3/4 acre or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health

BUSINESS (B) DISTRICT - (Cont'd)

and the local health authority or as may be required by minimum area (sq. ft.) per unit requirements set forth below.

3. On subdivided land served by both a central water supply system and central sewage collection system and secondary sewage treatment and disinfection facilities: No minimum unless required by the Colorado Department of Public Health and/or the local health authority.

Minimum Front Yard Setback - All principal buildings and uses and all accessory buildings and uses from property line.

- A. All uses: 10 feet

Minimum Side Yard Setback - All principal buildings and uses and all accessory buildings and uses.

- A. All uses: if there is no side yard, the side wall of the building shall be constructed of four (4) hour fire resistant material. If there is a side yard, it shall be at least five (5) feet. Where a lot side yard setback requirements of that district shall apply.

Minimum Rear Yard Setback - All principal buildings and uses and all accessory buildings in the Business District is adjacent to another zoning district, the and uses from property lines.

- A. All uses: 15 feet - Where a lot in the Business (B) District is adjacent to another zoning district, the standards of the more restrictive district shall apply.

Other Required Setbacks - All principal buildings and uses and all accessory buildings and uses.

- A. All uses: 100 feet from the mean identifiable high water mark of all streams, rivers, creeks, natural lakes and other natural water courses.
- B. Detached, private garages or accessory buildings: setback not less than ten (10) feet from any dwelling unit.
- C. Gasoline Pumps: Twenty (20) feet from any street or road right-of-way.

Maximum Height of all Principal Uses and Buildings -

- A. All uses: 35 feet

Maximum Height of Accessory Buildings and Uses

- A. All uses: 35 feet

- Other Regulations - A. All permitted uses subject to Article IV. SPECIAL EXCEPTIONS AND CONDITIONS, Section 10. Design Review Regulations.
- B. The following information or evidence must be submitted by the applicant prior to the issuance of building permits for any type of structure in this Zoning District.
 1. Evidence satisfactory to the county that the applicant has a legal access for ingress and egress to the building tract from a public roadway or highway.
 2. Evidence of a source of a domestic water supply.
 3. Evidence of a right-of-way to the building tract for utilities.

TABLE OF ZONING DISTRICTS

BUSINESS PARK (BP) DISTRICT

Uses by Right

Accounting offices
Accessory uses and structures
Agricultural equipment, sales and service
Animal clinic
Appliances and appliance repair
Auctions
Automobile parking areas
Auto accessory parts and repair
Auto body shop
Auto sales and service, not including auto salvage or wrecking
Auto service station and garages
Auto wash and polish service
Bar and lounge
Banks, insurance, real estate, investment offices
Blacksmith shops
Bottling works
Business PUDs
Subject to PUD regulation approval
Campground
Catalog sales operations
Churches
Cleaning and dyeing establishments
Canvas Products (fabrication)
Coal businesses
Cabinet making and cabinetwork shops
Contractor's yard
Drive-in restaurants
Date processing, employment, advertising agencies
Drive-in financial institutions
Frozen food lockers
Feed and Seed stores
Food processing (retail and wholesale)
Furniture stores
Gasoline filling stations
Government and public utility storage and staging yards
Grocery stores
Greenhouses, for retail sales
Hardware and paint stores
Heavy equipment (sales, supplies and storage)
Laundromats, self-service
Liquor stores

BUSINESS PARK (BP) DISTRICT - (Cont'd)

Lodge
Lumber yard
Motor freight depot and storage
Machine shops
Manufacture of handcraft products
Printing, photocopying, blue printing services
Plumbing shops
Private vocational technical school
Radio and television stations, sales and repair shops
Roofing shops
Restaurants
Self-storage units/mini warehouses
Shoe and shoe repair stores
Storage warehouses
Stands for sale of agricultural products
Theaters
Tinsmith shop
Used merchandise shops
Upholstery shop
Yurt

Special Uses -

Electrical transmission lines of 69KV or more

By Permit Only

Fuel sales (wholesale) and storage
Dwelling unit, provided it is occupied by the owner, operator, or caretaker of the permitted use
Utilities, including water storage and treatment, and sewage treatment facilities
Utility substation
Development in designated Mineral Resource Areas, Geologic Hazard Areas, Wildfire Hazard Areas, and Flood Hazard Areas

Temporary Uses

By Permit Only

Carnivals
Christmas tree sales
Circuses
Seasonal produce sales
Timber thinning and clearing

Minimum Lot Area (Sq. Ft. unless indicated as acres.)

- A. All Uses
1. On subdivided land not served by central water supply system and sewage facilities: 1 1/2 acre or larger if required by on-site percolation tests or other requirements

BUSINESS PARK (BP) DISTRICT - (Cont'd)

of the Colorado Department of Public Health and the local health authority or as may be required by minimum area (sq. ft.) per unit requirements set forth below.

2. On subdivided land served by either a central water supply system or central sewage collection system and secondary sewage treatment and disinfection facilities: 3/4 acre or larger if required by on-site percolation tests or other requirements of the Colorado Department of Public Health and the local health authority or as may be required by minimum area (sq. ft.) per unit requirements set forth below.
3. On subdivided land served by both a central water supply system and central sewage collection system and secondary sewage treatment and disinfection facilities: No minimum unless required by the Colorado Department of Public Health and/or the local health authority.

Minimum Front Yard Setback - All principal buildings and uses and all accessory buildings and uses from property line.

- A. All uses: 10 feet

Minimum Side Yard Setback - All principal buildings and uses and all accessory buildings and uses.

- A. All uses: if there is no side yard, the side wall of the building shall be constructed of four (4) hour fire resistant material. If there is a side yard, it shall be at least five (5) feet. Where a lot in the Business Park District is adjacent to another zoning district, the side yard setback requirements of that district shall apply.

Minimum Rear Yard Setback - All principal buildings and uses and all accessory buildings and uses from property lines.

- A. All uses: 15 feet - Where a lot in the Business Park (BP) District is adjacent to another zoning district, the standards of the more restrictive district shall apply.
- A. All uses: 100 feet from the mean identifiable high water mark of all streams, rivers, creeks, natural lakes and other natural water sources.

Other Required Setbacks- All principal buildings and uses and all accessory buildings and sources.

- B. Detached, private garages or accessory buildings: setback not less than ten (10) feet from any dwelling unit.

BUSINESS PARK (BP) DISTRICT - (Cont'd)

- C. Gasoline pumps: Twenty (20) feet from any street or road right-of-way.

Maximum Height of all Principal Uses and Buildings -

- A. All uses: 35 feet

Maximum Height of Accessory Buildings and Uses -

- A. All uses: 35 feet

- Other Regulations -
- A. All permitted uses subject to Article IV. SPECIAL EXCEPTIONS AND CONDITIONS, Section 10. Design Review Regulations.
 - B. The following information or evidence must be submitted by the applicant prior to the issuance of building permits for any type of structure in this Zoning District.
 1. Evidence satisfactory to the county that the applicant has a legal access for ingress and egress to the building tract from a public roadway or highway.
 2. Evidence of a source of a domestic water supply.
 3. Evidence of a right-of-way to the building tract for utilities.

