

TABLE 1: REVIEW PROCESS⁹

Approval Requested	Pre-App	Sketch			Preliminary			Final				Notes
		Staff	PC	BCC	Staff	PC	BCC	Staff	PC	BCC	BOA	
Floodplain Development Permit	M							A ³			APP	³ Sec 10.2.2
Minor O&G Permit	M ¹							M ³			APP	¹ Sec 9.2.4.1 ³ Sec 9.2.6.9
Minor S&G Permit	M							A ³			APP	³ Sec 9.1.4
Major O&G Permit	M ¹							M	P	H ³		¹ Sec 9.2.4.1 ³ Sec 9.2.6.10
Major S&G Permit	M							M	H	H ³		³ Sec 9.1.5
Geothermal Exploration Activity Notice	M							A ³			APP	³ Sec 2.5.6.3
Geothermal Resources Permit	M	M ¹						A ³	H ³	H ³		¹ Sec 2.5.6.4 ³ Sec 2.5.6.4 Sec 2.5.6.5 Sec 2.5.6.7
Temporary Use Permit								A ³			APP	³ Sec 3.2.4
Change of Use	M							A ³			APP	³ Sec 3.2.1
Use by Right Site Plan	M							A ³			APP	³ Sec 3.2.2
Administrative CUP	M							A ³	APP			³ Sec 3.2.3
Conditional Use Permit	M							M ³	H	APP		³ Sec 3.2.3
Board CUP	M							M ³	H	H		³ Sec 3.2.3
Concept Review	M	M		H ¹				M	H	H		¹ Sec 2.2.12
General Development Plan	M	M					H ²	M	H	H		² Sec 2.2.13
PUD	M	M	P ¹		M	H	APP	M	H	H		¹ Sec 3.1.6.2
Rezoning	M							M	H	H ³		³ Sec 3.1.7.3

⁹ Amended October 2016 (Res 2016-62); June 2018 (Res. 2018-18); May 2019 (Res 2019-39)

2.2.3.4 Notice to Mineral Estate Owners and Lessees. For applications requiring a public hearing in Table 1 above—including but not limited to preliminary or final subdivision plats, exemption plats, Conditional Use Permits, Sand and Gravel Permits, and Oil & Gas Permits—the Applicant shall provide notice in accordance with CRS §24-65.5-101 *et seq.* to all owners and lessees of any mineral rights that have been severed from the subject property.¹¹

- (1) Such notification shall be made not less than 30 days before the initial public hearing on the application for development, and shall, at a minimum, meet the requirements of CRS §24-65.5-103.
- (2) Prior to the initial public hearing, the Applicant shall certify to the Planning Department that the required notice has been provided to the owners and lessees of any mineral rights in accordance with CRS §24-65.5-103.

2.2.3.5 Public Notice Time Requirements. Unless otherwise provided in these Regulations, public notice time requirements include the day the notice is posted, appears in the newspaper, is mailed, and is received by a recipient, and shall also include the day of the public hearing.

2.2.3.6 Public Notice Requirements Chart. Public notice shall be given of all Public Hearings. Table 2 identifies for which requested approvals public notice is required, either by publishing, posting, or mailing.

TABLE 2: PUBLIC NOTICE REQUIREMENT¹²

Approval Requested	NOTICE REQUIRED		
	Publish	Post	Mail
Minor O&G Permit	X	X	X
Major O&G Permit	X	X	X
Major S&G Permit	X	X	X
Access Plan	X	X	
Vacation Rental Permit			X
Conditional Use Permit	X	X	X
Preliminary PUD	X	X	X
Final PUD	X	X	
Rezoning	X	X	X

¹¹ Amended May 2019 (Res. 2019-39)

¹² Amended June 2018 (Res. 2018-18); May 2019 (Res. 2019-39)

diversified economy”. The I Zoning District also allows flexibility for other types of industrial development which are not likely to become a nuisance to surrounding areas. Dust, fumes, odors, refuse matter, smoke, vapor, noise, lights and vibrations are confined primarily to the premises of the lot on which an industrial use is located. Non-industrial development is generally discouraged in the Industrial district.

3.1.3 Zoning District Uses:

Table 3 identifies Uses-By-Right and Conditional Uses that may be permitted in each of the zoning districts listed in Section 3.1.2. Any use not specifically listed may be considered by the Board of County Commissioners as a Conditional Use. Additional permits may be required.⁹

TABLE 3: USES BY ZONING DISTRICT

	<i>Type of Permit</i>		
R	– Use by Right	Geo	– Geothermal
VRP	– Vacation Rental Permit	O&G	– Oil & Gas
C/BC	– Conditional Use / Board Conditional Use Permit	S&G	– Sand & Gravel

Note: The Director of Development is authorized to interpret the meaning and scope of the uses listed herein. The Director of Development’s interpretation may be appealed to the Board of Adjustment.¹⁰

USE	AF	AR	AE	RR	R	MH	C	I
AGRICULTURAL								
Farm and Ranch Use	R	R	R	R	C	C	C	C
Commercial Stables or Horse Boarding		R	R	C			C	
Farm/Ranch Stand		R	C	C				
Plant Nursery and Greenhouse ¹¹		R	R	C			R	R
Log and Soil Storage	R	R	R					
Forestry Operation	R	R	R					
Tree Farms	R	R	R					
RESIDENTIAL								
Dwelling, Multi-family					C		C	BC ¹²
Dwelling, Single-family Attached				C	R		R	C ¹³
Dwelling, Single-family Detached		R	R	R	R		R	C ¹⁴
Family Child Care Home		R	R	R	R	R	R	
Group Home		R	R	R	R		R	
Home Occupations (*See Section 5.6.5)		R	R	R	R	R	R	C

⁹ Amended June 2018 (Res. 2018-18);

¹⁰ General Amendment to Table 3, added AC/BC permits, June 2018 (Res. 2018-18)

¹¹ Amended October 2016 (Res 2016-62)

¹² Amended May 2013 (Res. 2013-21); June 2018 (Res. 2018-18)

¹³ Amended May 2013 (Res. 2013-21)

¹⁴ Amended May 2013 (Res. 2013-21)

USE	AF	AR	AE	RR	R	MH	C	I
Manufactured Home ¹⁵		R	R	R	R	R	R	C
Mobile Home Park (*See Section 5.6.7)						R		
Vacation Rentals of a Single-family Dwelling ¹⁶		VRP	VRP	VRP	VRP	VRP	VRP	VRP
Vacation Rentals, Multi-family (*See Sections 3.2.7 & 5.5.6)					VRP		VRP	VRP
COMMERCIAL								
Adult-Oriented Use							C	
Auto/Equipment Sales Lot							R	R
Bar or Tavern					C		C	C
Bed and Breakfast		C	C	C	C		R	
Car Wash							R	
Child Care Center					C		R	
Clubs and Lodges							R	
Drive-in/Drive-thru Use							C	
Entertainment Facilities and Theaters							R	
Firewood Related Wood Product Sales	R	R					R	R
Gasoline Station					C		C ¹⁷	C
Group Care Facility		C	C				R	
Health and Athletic Club							R	
Kenel ¹⁸	BC	BC	BC				C	C
Lodging Establishment ¹⁹		C	C				R	
Lodging Units, 3 or fewer ²⁰	R	R	C				R	
Lodging Units, 4 or more ²¹	R	C	C				R	
Medical and Dental Offices							R	
Medical Clinic							C	
Mortuary and Funeral Home							R	
Office, Professional					C		R	R
Restaurant					C		R	R
Retail/Service, Small (<5,000 S.F.)					C		R	R
Retail/Service (5,000 S.F. to 25,000 S.F.)							R	
Retail/Service, Large (>25,000 S.F.)							C	

¹⁵ Amended May 2013 (Res. 2013-21) “Mobile Home” deleted

¹⁶ Amended July 2018 (Res. 2018-14) effective 1 October 2018

¹⁷ Amended Oct 2006; (Res. 2006-29)

¹⁸ Amended May 2014; (Res. 2014-22)

¹⁹ Amended July 2013; (Res. 2013-42)

²⁰ Amended July 2013; (Res. 2013-42); May 2019 (Res. 2019-39)

²¹ Amended July 2013; (Res. 2013-42); May 2019 (Res. 2019-39)

SECTION 3 – ZONING REGULATIONS

TABLE 4: ZONE DISTRICT STANDARDS

DIMENSION	AF	AR	AE	RR	R	MH	C	I
Minimum Lot Size	160 acres	35 acres	5 acres	3 acres (w/H2O or Sewer)	8,000 ft ²	2,500ft ²	10,000 ft ²	10,000 ft ²
Minimum Lot Width	500 feet	200 feet	100 feet	80 feet	60 feet	40 feet	100 feet	100 feet
Minimum Front Setback ²⁵	100 feet	50 feet	25 feet	20 feet	10 feet	10 feet	20 feet	25 feet
Minimum Garage Door Setback ²⁶	n/a	n/a	n/a	20 feet	20 feet	20 feet	20 feet	n/a
Minimum Side Setback	100 feet	25 feet	25 feet	20 feet	10 feet	10 feet	10 feet	25 feet
Minimum Corner Setback ²⁷	100 feet	50 feet	25 feet	20 feet	10 feet	10 feet	20 feet	25 feet
Minimum Rear Setback	100 feet	25 feet	25 feet	20 feet	10 feet	10 feet	10 feet	25 feet
Maximum Height	40 feet	40 feet	35 feet	35 feet	35 feet	16 feet	40 feet	40 feet
Accessory Height	40 feet	40 feet	30 feet	30 feet	30 feet	16 feet	40 feet	40 feet
Maximum Density	n/a	2 DU/ Parcel*	2 DU/ Parcel*	2 DU/ Parcel*	5 DU/ Ac.	12 DU/Ac.	n/a	n/a
Minimum District Size	500 acres	100 acres	20 acres	12 acres	1 acre	5 acres	1 acre	1 acre

* See also section 2.1.2.5 DU = Dwelling Unit Ac. = Acre