



**Archuleta County**  
**Department of County Development**  
**Building & Planning Department**  
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July 27, 2006

To Whom It May Concern:

Subject: PILC Requirements

As of May 23, 2006 the Archuleta County setback requirements have changed with the adoption of the new Land use Regulation.

Per Section 5.2.1.4

**Water Body Setbacks:**

All roads and driveways and all structures and improvements which require a land use permit shall be located a minimum of fifty (50) feet from the ordinary high water line of all water bodies. In the event that construction within the water body setback is unavoidable, a showing of unavoidability may be made by showing at least one of the following to the satisfaction of the Director of County Development:

Per Section 3.1.4

**Zoning District Standards**

Table 4 lists the height, setback and other zone district standards for each of the zone districts listed in Section 3.12.

**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	8,000 ft <sup>2</sup>	2,500ft <sup>2</sup>	10,000 ft <sup>2</sup>	10,000 ft <sup>2</sup>
Minimum Lot Width	500 feet	200 feet	100 feet	80 feet	60 feet	40 feet	100 feet	100 feet
Minimum Front Setback	100 feet	75 feet	25 feet	20 feet	15 feet	10 feet	25 feet	50 feet
Minimum Side Setback	100 feet	25 feet	25 feet	20 feet	15 feet	10 feet	10 feet	25 feet
Minimum Corner Setback (street side )	150 feet	50 feet	50 feet	40 feet	25 feet	25 feet	25 feet	50 feet
Minimum Rear Setback	100 feet	25 feet	25 feet	20 feet	15 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	1 DU/35 Ac.	1 DU/5 Ac.	1 DU/3 Ac.	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

Please be sure your projects meet the new setback requirements as of August 1, 2006.

Sherrie Vick  
 Permit Technician

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