

Section	Sub-Section	Notes
Section 3	3.1.3 Table 3	Added Event Center to use table
	3.2.4.2 Commercial Temporary Use Permits	Added Event Center Permit requirement for multiple Special Events per calendar year
Section 5	5.6.4	Added Supplementary Standards for Event Centers
Section 11	11.2.1 Definitions	Added definition for Event Center Modified definition of Special Event to distinguish from Event Center

SECTION 3 – ZONING REGULATIONS

3.1 DISTRICT REGULATIONS

3.1.1 Zoning Map:

3.1.2 Zoning Districts Established:

The County is divided into the following Zoning Districts...

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.

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.

USE	AF	AR	AE	RR	R	MH	C	I
Manufactured Home		R	R	R	R	R	R	C
Mobile Home Park (*See Section 5.6.7)						R		
Vacation Rentals of a Single-family Dwelling		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	
Event Center (*See Section 5.6.4)	C/R	C/R	C/R				R	
Firewood Related Wood Product Sales	R	R					R	R

3.1.4 Zoning District Standards**3.1.5 Overlay Districts:****3.1.6 Planned Unit Development (PUD)****3.1.7 Rezoning:****3.2 USE REGULATIONS****3.2.1 Change of Use****3.2.2 Use-by-Right (UBR) Site Plan Review****3.2.2.6 Approval and Effect****3.2.3 Conditional Use Permit (CUP):****3.2.4 Temporary Use Permit (TUP):**

Some uses of land may be appropriate as Temporary Uses when not detrimental to the public health, welfare, and safety. Certain Uses by Right occur infrequently, while others do not require permanent facilities. Certain special events and other accessory uses of property may also be properly permitted as Temporary Uses.

3.2.4.1 Application Requirements. All Temporary Uses require a permit from the Planning Department. Temporary Use Permit reviews are subject to review by all other agencies such as the fire district, health department, Road & Bridge department, and any other applicable agency at the local, State or Federal level. Applications for TUPs shall include: the application, the appropriate application fee, a written description of the proposed use, a sketch site plan showing all existing and proposed uses in adequate detail so as to provide enough information for Staff to review; other items as reasonably necessary to make an informed decision.

- (1) Temporary events and structures do not require a separate permit if the property has an approved Land Use Permit specifically including those uses.
- (2) Private events, where no admission is charged nor goods or services bought or sold, do not require a Temporary Use Permit when hosted by the property owner or long-term (>30 days) lessee.

3.2.4.2 Commercial Special Events. Where property is made available for a fee, admission is charged, or where the goods or services are bought or sold, may be permitted with sufficient potable water and wastewater facilities, public access and on-site parking.

- (1) Any Use-by-Right that does not require permanent facilities may be allowed as a Temporary Use for up to ninety (90) days in a calendar year.

- (2)** Auctions, flea markets, carnivals, circuses, bazaars, concerts and other amusement activities, may be allowed provided they do not continue more than ten (10) consecutive days, no more than three times per year, and obtain any permits required by law.

 - a.** Garage sales or yard sales of typical size and scope accessory to a Dwelling Unit do not require a Temporary Use Permit, unless held more than three times per year.

- (3)** Christmas tree sales shall be allowed in all zoning districts, except in residential districts on lots of one (1) acre or less, for a period not to exceed sixty (60) days. Display of Christmas trees need not comply with the setback requirements of these Regulations provided that no tree shall be displayed within any required Site Triangle.

- (4)** Any Special Events in conjunction with a Vacation Rental shall require a Temporary Use Permit.

- (5)** Any site that hosts more than two (2) Special Events per calendar year will require permitting as an Event Center per Table 3.

SECTION 5 – DEVELOPMENT STANDARDS

5.1 SUBDIVISION DESIGN STANDARDS

5.1.1 Access:
All lots or parcels created...

5.1.2 Roads and Blocks:
The road system shall...

5.1.3 Lots:

5.1.4 Survey Monuments:

5.2 ENVIRONMENTAL STANDARDS

5.2.1 Preservation of Surface Water Resources

5.2.2 Preservation of Natural Features and Resources

5.2.3 Mitigation of Natural Hazards

5.3 INFRASTRUCTURE STANDARDS

5.3.1 Access Plan Required

5.3.2 Roads:
Road improvements...

5.3.3 *(Reserved for future use.)*

5.3.4 Drainage System:
Unless waived...

5.3.5 Sidewalks and Trails

5.3.6 Utility Location:

5.3.7 Sewage Facilities

5.3.8 Water Supply:

5.3.9 Fire Protection

5.4 SITE DEVELOPMENT STANDARDS

5.4.1 Commercial Design:

5.4.2 Performance Standards:

5.4.3 Landscape Requirements

5.4.4 Outdoor Lighting:

5.4.5 Parking:

5.4.6 Buffers and Screening:

5.4.7 Vision Clearance Area:

5.5 PUBLIC ACCOMMODATIONS AND LODGING STANDARDS

5.5.1 Lodging Establishment.

5.5.2 Lodging Food Service Operations.

5.5.3 Lodging Units.

5.5.4 Dude Ranch or Wilderness Lodging

5.5.5 Recreational Vehicle Parks and Campgrounds

5.5.6 Vacation Rental Standards

5.6 SUPPLEMENTARY USE STANDARDS

5.6.1 Adult-Oriented Businesses

5.6.2 Gardening and Raising Animals as Accessory Uses

5.6.3 Commercial Mobile Radio Systems (CMRS)

5.6.4 Event Centers Standards. Event Centers operating on parcels of 100 acres or larger shall complete the Use-By-Right Site Plan Review process per sec 3.2.2, while those on parcels less than 100 acres will require a Conditional Use Permit as in sec 3.2.3. All Event Centers, including those that are accessory to Lodging uses, shall be subject to the following standards.

5.6.4.1 Structures used for the Event Center shall be of a scale and design that is compatible with the surrounding rural environment.

5.6.4.2 Structures, outdoor assembly areas, and parking lots used for the Event Center shall be set back a minimum of 300 feet from any existing residence on adjacent property.

5.6.4.3 Noise generated by the Event Center use shall comply with the Archuleta County Noise Ordinance, as it may be amended.

5.6.4.4 A Noise Study, prepared by a licensed Colorado engineer, shall be submitted with the application demonstrating anticipated compliance with the applicable noise standards.

5.6.4.5 A Level II Traffic Study, prepared by a licensed Colorado engineer, shall be submitted with the application detailing the anticipated traffic impacts to State, County, and private roads, as applicable. The applicant may be required to upgrade impacted roads to meet standards found in the *Road and Bridge Design Standards* or to mitigate road impacts.

5.6.4.6 In addition to the information required for submittal specified in sections 3.2.2.2 or 3.2.3.2, the narrative submitted with the application must address the following:

- (1)** The ability of the existing or proposed structures to comply with building and fire code requirements for public assembly uses.
- (2)** The ability to provide sanitation services for the proposed use by connection to a public sewer system, the provision of a commercial permit for on-site wastewater treatment system, or use of commercial chemical toilets, appropriate to the proposed scale of use.
- (3)** The ability to connect to a public water provider, to obtain or provide a well permit for the proposed commercial use, or availability of cistern and proposed water source.
- (4)** A Management Plan addressing the following:
 - a. Maximum capacity for event patrons and how that will be monitored and controlled,
 - b. Anticipated frequency of events including times of day and days of week,
 - c. Number of outdoor and indoor events anticipated,
 - d. Provisions to apply dust abatement to public and private roads and driveways to mitigate impacts on neighboring properties,
 - e. Plan to obtain required County liquor license or permit, as appropriate, if alcoholic beverages will be provided to guests of each event.

SECTION 11 – DEFINITIONS

11.1 ABBREVIATIONS

11.2 WORDS AND TERMS

11.2.1 Definitions. The following specific words and terms are defined as follows:

Event Center: A commercial establishment consisting of structures or premises used to accommodate the assembly of persons for private meetings, parties, weddings, wedding receptions, reunions, birthday and anniversary celebrations, charitable fundraisers, and other such social engagement purposes, or similar such uses. Such use may include the provision of food, beverages, and entertainment. Provision of alcoholic beverages by the operator of the Event Center or host of the event may require a liquor license or permit.

Special Event: A temporary commercial use of property of limited frequency. A site hosting more than two (2) special events per year will require permitting as an Event Center per Table 3.