

SECTION 3 – ZONING REGULATIONS

3.1 DISTRICT REGULATIONS

3.1.1 Zoning Map:

3.1.1.1 Zoning Map Adopted

The Board of County Commissioners hereby provides for the adoption of the “Zoning Map of Archuleta County, Colorado,” a true and correct copy of which shall be maintained on file in the office of the County Clerk and Recorder.

3.1.1.2 Transition to Zoning Districts

On and after the date of adoption by the Board of County Commissioners of the zoning map described at Section 3.1.1 and any amendment thereto, all real property within the unincorporated area of Archuleta County described in such map or amendment thereto shall be included within the Zoning Districts described at Section 3.1.2., and, in some cases, also within one or more of the Overlay Districts described at Section 3.1.5, all as shown on the Zoning Map of Archuleta County, Colorado.

3.1.1.3 Interpretation of Zoning District Boundaries

Where uncertainty exists as to the boundaries of zoning districts to be shown on the official Zoning Map, the following shall apply:

- (1) Centerlines of road boundaries shall follow the centerlines of roads, highways, and /or alleys.
- (2) Platted lot line boundaries shall follow the platted lot line.
- (3) County line boundaries shall follow the County limits.
- (4) Railroad line boundaries shall be midway between the main track(s).
- (5) Shore line boundaries shall be construed as moving with the actual shore line; boundaries indicated as approximately following the centerlines of rivers, streams, canals, ditches, or other bodies of water shall be construed to follow the center lines.

3.1.2 Zoning Districts Established:

The County is divided into the following Zoning Districts to implement the Community Plan and related official plans and the official Zoning District Map, and to serve other purposes of these Regulations:

3.1.2.1 Agricultural/Forestry (AF)

The AF Zoning District is an Agricultural zoning district intended to provide for permitted regulation of land uses on federal, state, BIA, lands. The AF district includes the majority of public lands within the county. Land use in the AF district is encouraged to conserve forest resources, protect the natural environment, and preserve uninhabited areas.

3.1.2.2 Agricultural/Ranching (AR)

The AR Zoning District is an Agricultural zoning district intended to be generally consistent with the Very Low Density Residential land use district in the Community Plan and provide areas where continued agriculture or grazing use is practiced on a large scale. The AR district includes the majority of the rural agricultural land within the county that is in private ownership.

- (1) Residential density shall be a maximum of 2 dwellings per lot, parcel or tract, with typical accessory structures.
- (2) More than 2 dwellings on 35 acres or more may be permitted for active farm and ranching operations, with an approved Land Use Permit.
- (3) Land use in the AR district is encouraged to provide for the maintenance of agricultural production and preservation of associated life styles, with new residential development encouraged to proceed through the Rural Land Use subdivision process. Commercial uses are generally limited to those associated with Agricultural and Recreational uses.

3.1.2.3 Agricultural Estate (AE)

The AE Zoning District is an Agricultural zoning district intended to be generally consistent with the Low Density Residential land use district in the Community Plan, with lots of five (5) to 35+ acres, and provide areas where continued agriculture or grazing use is practiced on a smaller scale.

- (1) Residential densities in this district shall be no more than two (2) dwellings per lot, with typical accessory structures.
- (2) Residential development in the AE district is encouraged to be designed in a way that provides for the preservation and protection of irrigated croplands, range lands, watershed and wildlife habitats. Commercial uses are generally limited to home occupations and those associated with non-intensive agricultural operations.

Note: There is also a Zone AE, an area of the Special Flood Hazard Area on the NFIP Flood Insurance Rate Maps (FIRM).

3.1.2.4 Rural Residential (RR)

The RR Zoning District is a Residential zoning district intended to be generally consistent with the Medium Density Residential land use district in the Community Plan and provide for orderly residential development where water and/or sanitary sewer services may not be available.

- (1) Residential densities in this district shall be no more than two (2) dwellings per lot, with typical accessory structures.
- (2) Lots of three (3) acres or larger are permitted where either water or sanitary sewer is available; a minimum of five (5) acres is required where both well and septic systems are necessary.

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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		R	R	C			R	R
Log and Soil Storage	R	R	R					
Forestry Operation	R	R	R					
Tree Farms	R	R	R					
RESIDENTIAL								
Affordable Workforce Housing Unit (*See Section 5.6.8)		R	R	R	R		R	C
Employer Provided Workforce Housing (*See Section 5.6.9)		BC	BC	BC	C		C	BC
Dwelling Density Bonus (*See Sections 2.1.1.3)		R	R	R	R		R	C
Dwelling, Multi-family					C		C	BC
Dwelling, Single-family Attached				C	R		R	C
Dwelling, Single-family Detached		R	R	R	R		R	C ¹⁰
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
Manufactured Home		R	R	R	R	R	R	C
Mobile Home Park (*See Section 5.6.7)						R		
Tiny Home or Tiny House		R	R	R	R	R	R	C
Tiny Home Village (*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
RECREATIONAL								
Campground		R	C				C	
Dude Ranch or Wilderness Lodging (*See Section 5.5.4)	BC	BC						
Golf Courses and Driving Ranges		C	C	C			C	
Limited Indoor Recreation Facility							R	
Limited Outdoor Recreation Facility		BC					C	

Outdoor Shooting Range		BC						
Parks, Greenbelts and Passive Recreation Areas	R	R	R	R	R	R	R	R
Racetrack		BC						BC
Recreational Vehicle or Park Model/Trailer (*See 3.2.4.3)		TUP	TUP	TUP	TUP	TUP	TUP	TUP
Recreational Vehicle Park (*See Section 5.5.5)		BC	BC			R	C	BC
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
Gasoline Station					C		C	C
Group Care Facility		C	C				R	
Health and Athletic Club							R	
Kennel	BC	BC	BC				C	C
Lodging Establishment		C	C				R	
Lodging Units, 3 or fewer	R	R	C				R	
Lodging Units, 4 or more ¹⁶	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	
Shopping Center							C	
Shopping Center, Neighborhood					C		R	

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 3.1.2.

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	100 feet	50 feet	25 feet	20 feet	10 feet	10 feet	20 feet	25 feet
Minimum Garage Door Setback ²⁰	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	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 sections 2.1.1.3 & 2.1.2.5 DU = Dwelling Unit Ac. = Acre

3.1.4.1 Measuring Setbacks: Setbacks are a minimum ...

3.1.4.2 Garage Door Setback:

3.1.4.3 Other Setbacks: ...