

## SECTION 11 – DEFINITIONS

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### 11.1 ABBREVIATIONS

<b>AMI</b>	Area Median Income
<b>AWHU</b>	Affordable Workforce Housing Unit
<b>BFE</b>	Base Flood Elevation
<b>EPWH</b>	Employer Provided Workforce Housing
<b>FIRM</b>	Flood Insurance Rate Map
<b>GCE</b>	General Common Element
<b>LCE</b>	Limited Common Element
<b>LTR</b>	Long-Term Rental
<b>MTR</b>	Medium-Term Rental
<b>RV</b>	Recreational Vehicle
<b>SFHA</b>	Special Flood Hazard Area
<b>STR</b>	Short-Term Rental

### 11.2 WORDS AND TERMS

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

**Affordable Workforce Housing Unit:** A Single-Family Dwelling Unit that is restricted by Deed Restriction to occupancy by individuals meeting the income limitations and occupancy standards outlined in Section 5.6.8. Occupancy standards include requirements for primary residency and local employment. These housing units may be eligible for Residential Construction Incentives.

**Area Median Income:** The median annual income for Archuleta County, Colorado, as adjusted for household size that is calculated and published annually by the Colorado Department of Housing in the Income Limit and Maximum Rent Tables.

**Cluster Development:** The grouping of a development's structures into a Development Envelope located on a portion of the available land, reserving a significant amount of the site as protected open space. The Development Envelope in a Cluster Development must be limited to an area no greater than 10% of the total parcel area, never to exceed five (5) acres.

**Common Interest Community:** A Subdivision comprised of individually owned units in addition to shared facilities and/or common areas and governed by an association of individual unit owners.

**Cottage Cluster:** A grouping of no fewer than four detached Affordable Housing Units, each having a footprint of no more than nine hundred (900) square feet and having a common courtyard. These units may all be owned by a single property owner or part of a Common Interest Community.

**Deed Restriction:** A legal restriction on the use of land, contained in the deed to the property or in a separate instrument recorded against the property, that will continue for a duration as described in the deed or instrument, and runs with the land.

**Development Envelope:** The portion of a parcel within which all development must take place.

Typically, this is determined by the property setback limits, but may also include restrictions due to easements, floodplains, slopes, wetlands, cluster developments, and other characteristics or restrictions of a particular parcel.

**Dwelling Density Bonus:** Approval to build Affordable Workforce Housing Unit(s), beyond the Maximum Density found in Table 4 Zoning District Standards.

**Employer Provided Workforce Housing (EPWH):** A Single-Family Dwelling Unit that is restricted by Deed Restriction to occupancy by individuals meeting the requirements outlined in Section 5.6.9. Occupancy standards include requirements for primary residency and employment by the property owner. These housing units may also be used as AWHU, as described in Section 5.6.8, when they are not needed as employee housing. These housing units may be eligible for Residential Construction Incentives.

**General Common Element:** A portion of a Common Interest Community that is owned in an undivided interest by all Unit owners and whose use is shared by all Unit owners.

**Limited Common Element:** A portion of a Common Interest Community that is owned by an association of individual unit owners, but the use is limited to only one or some unit owner(s).

~~**Manufactured (Mobile) Home Park or Subdivision, Existing:** A manufactured (mobile) home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured (mobile) homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or before December 31, 1974, or before the effective date of the community's initial FIRM, whichever is later.~~

~~**Manufactured (Mobile) Home Park or Subdivision, Expansion to Existing Site:** The preparation of additional sites by the construction of facilities for servicing the lots on which manufactured (mobile) homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).~~

~~**Manufactured (Mobile) Home Park or Subdivision, New:** A manufactured (mobile) home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured (mobile) homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed after December 31, 1974, or on or after the effective date of the community's initial FIRM, whichever is later.~~

**Mobile Home Park:** An area or site containing two or more Manufactured Home spaces for Long-Term Rental, on which Manufactured Homes may be parked and used for residential habitation.

**Mobile Home Subdivision:** A Common Interest Community where individual Manufactured Home Lots are owned by separate owners, also containing Limited and General Common Elements.

**Park Model/Park Trailer:** An RV that feels like a house. Unit that is primarily designed to provide temporary living quarters for recreational, camping, or seasonal use; is built on a single chassis mounted on wheels; has a gross trailer area of not more than 400 square feet; without any Colorado Division of Housing insignia affixed.

**Rental, Long-Term:** Rental of a Dwelling or Dwelling Unit for a duration of 180 days at a time or longer.

**Rental, Medium-Term:** Rental of a Dwelling or Dwelling Unit for a duration of at least 30 days, but less than 180 days at a time.

**Rental, Short-Term:** Rental of a Dwelling or Dwelling Unit for a duration of less than 30 days at a time.

**Residential Construction Incentives:** Financial assistance via incentives, grants, and fee waivers to aid home builders in mitigating the cost of construction for Affordable Workforce Housing Units and Employer Provided Workforce Housing units. See Development Director for availability and eligibility requirements.

**Tiny Home:** A Single-Family Dwelling that is permanently constructed on a vehicle chassis; is designed for long-term residency; includes electrical, mechanical, or plumbing services that are fabricated, formed, or assembled at a location other than the site of the completed home; is not self-propelled; has a square footage of not more than four hundred (400) square feet and a length less than forty (40) feet; and with all appropriate Colorado Division of Housing insignia affixed. A recreational vehicle is not considered a Tiny Home. (CRS 24-32-3302) See also Tiny House.

**Tiny Home Subdivision:** A Common Interest Community where individual Tiny Home Lots are owned by separate owners, also containing Limited and General Common Elements.

**Tiny Home Village:** An area or site containing two or more Tiny Home spaces for Long-Term Rental, on which Tiny Homes or Park Model/Trailers may be parked and used for residential habitation.

**Tiny House:** Single-Family Dwelling smaller than four hundred (400) square feet, constructed on a permanent foundation, designed for long-term residency, and is built in compliance with the Adopted Building Codes.

Features	RV	Park Trailer	Tiny Home	Manufactured Home	Tiny House	SFR-D	SFR-A	Multi-Family
Designed for temporary living, recreation, and travel	X	X						
Designed for permanent residency			X	X	X	X	X	X
Factory Built	X	X	X	X				
“Stick Built” On site					X	X	X	X
CO Insignia Applied			X	X				
VIN Assigned	X	X			X	X	X	X
Built to State RV Standards	X	X						
Built to HUD standards				X				
Built to State Standards			X	X				

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Built to Local Building Codes					X	X	X	X
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