

# Crowley Ranch Reserve Tract B PUD Development Plan

Land use for this Tract B, Replat of Crowley Ranch Reserve Phase 1, shall be permitted as in standard County Agricultural and Commercial zones, modified as following, with review processes as shown in Table 1 following.

Dimensional Standards shall be as shown in Table 2.

Development Standards shall be as shown in Section 5 of the *Archuleta County Land Use Regulations* as they may be amended.

(Revised 8/22/2019)

**TABLE 1 - PROPOSED PERMIT TYPE BY USE<sup>1</sup>**

USE	PERMIT TYPE
<b>AGRICULTURAL</b>	
Farm and Ranch Use	CONDITIONAL USE
Commercial Stables or Horse Boarding	CONDITIONAL USE
Farm/Ranch Stand	<b>USE BY RIGHT</b>
<b>On-Farm Retail Sales<sup>2</sup></b>	<b>USE BY RIGHT</b>
Plant Nursery and Greenhouse	USE BY RIGHT
<b>Small Scale Ag Processing<sup>2</sup></b>	<b>USE BY RIGHT</b>
Log and Soil Storage	<b>BOARD CONDITIONAL USE</b>
Forestry Operation	<b>BOARD CONDITIONAL USE</b>
Tree Farms	<b>USE BY RIGHT</b>
<b>Vineyard and Tasting Room<sup>2</sup></b>	<b>USE BY RIGHT CONDITIONAL USE</b>
<b>RESIDENTIAL</b>	
Dwelling, Multi-family	CONDITIONAL USE
Dwelling, Single-family Attached	USE BY RIGHT
Dwelling, Single-family Detached	USE BY RIGHT
Family Child Care Home	USE BY RIGHT
Group Home	<b>BOARD CONDITIONAL USE</b>
Home Occupations <sup>3</sup>	USE BY RIGHT
Manufactured Home	USE BY RIGHT
<del>Mobile Home Park<sup>4</sup></del>	<del><b>BOARD CONDITIONAL USE</b></del>
Vacation Rentals of a Single-family Dwelling	<b>ADMINISTRATIVE CONDITIONAL USE USE BY RIGHT</b>
Vacation Rentals, Multi-family <sup>5</sup>	<b>ADMINISTRATIVE CONDITIONAL USE USE BY RIGHT</b>
<b>COMMERCIAL</b>	
Adult-Oriented Use	<b>PROHIBITED</b>
Auto/Equipment Sales Lot	<b>BOARD CONDITIONAL USE</b>
Bar or Tavern	<del><b>USE BY RIGHT</b></del> <b>BOARD CONDITIONAL USE</b>
Bed and Breakfast	USE BY RIGHT
<b>Brewery and Tap Room<sup>2</sup></b>	<del><b>USE BY RIGHT</b></del> <b>BOARD CONDITIONAL USE</b>
Car Wash	<b>BOARD CONDITIONAL USE</b>
Child Care Center	<b>BOARD CONDITIONAL USE</b>
Clubs and Lodges	USE BY RIGHT

**TABLE 1 - PROPOSED PERMIT TYPE BY USE<sup>1</sup>**

USE	PERMIT TYPE
Drive-in/Drive-thru Use	CONDITIONAL USE
Entertainment Facilities and Theaters	USE BY RIGHT
Firewood Related Wood Product Sales	USE BY RIGHT
Gasoline Station	CONDITIONAL USE
Group Care Facility	USE BY RIGHT
Health and Athletic Club	USE BY RIGHT
Kennel	<b>BOARD CONDITIONAL USE</b>
Lodging Establishment	USE BY RIGHT
Lodging Units, 3 or fewer	USE BY RIGHT
Lodging Units, 4 or more	USE BY RIGHT
Medical and Dental Offices	USE BY RIGHT
Medical Clinic	CONDITIONAL USE
Mortuary and Funeral Home	USE BY RIGHT
Office, Professional	USE BY RIGHT
Restaurant	USE BY RIGHT
Retail/Service, Small (<5,000 S.F.)	USE BY RIGHT
Retail/Service (5,000 S.F. to 25,000 S.F.)	USE BY RIGHT
Retail/Service, Large (>25,000 S.F.)	<b>BOARD CONDITIONAL USE PROHIBITED</b>
Shopping Center	CONDITIONAL USE
Shopping Center, Neighborhood	USE BY RIGHT
Vehicle Minor Repair, Servicing and Maintenance	<b>BOARD CONDITIONAL USE</b>
Veterinary Facility	USE BY RIGHT
<b>INDUSTRIAL</b>	
Asphalt Batch Plants	<b>PROHIBITED</b>
Building Contractors and Equipment	CONDITIONAL USE
Concrete or Cement Plants	<b>PROHIBITED</b>
Industrial, Heavy	<b>PROHIBITED</b>
Industrial, Light	CONDITIONAL USE
Junk Yard	<b>PROHIBITED</b>
Logging Operation <sup>6</sup>	<b>BOARD CONDITIONAL USE</b>

**TABLE 1 - PROPOSED PERMIT TYPE BY USE<sup>1</sup>**

USE	PERMIT TYPE
Marijuana Establishment, Medical	<del>USE BY RIGHT</del> PROHIBITED
Marijuana Establishment, Retail	<del>USE BY RIGHT</del> PROHIBITED
Oil and Gas Operation <sup>7</sup>	OIL & GAS
Outdoor Storage <sup>8</sup>	USE BY RIGHT
Recycling Facility	CONDITIONAL USE
Resource Extraction, Processes and Sales <sup>9</sup>	SAND & GRAVEL
Sawmill	PROHIBITED
Truck Stop	<del>CONDITIONAL USE</del> PROHIBITED
Vehicle Major Repair, Servicing and Maintenance	<del>BOARD CONDITIONAL USE</del> PROHIBITED
Warehouse, Mini-storage	CONDITIONAL USE
Warehouse and Distribution	CONDITIONAL USE
Workshop and Custom Small Industry	USE BY RIGHT
<b>RECREATIONAL</b>	
Campground	CONDITIONAL USE
Dude Ranch or Wilderness Lodging <sup>10</sup>	CONDITIONAL USE
Golf Courses and Driving Ranges	CONDITIONAL USE
Limited Indoor Recreation Facility	USE BY RIGHT
Limited Outdoor Recreation Facility	CONDITIONAL USE
Outdoor Shooting Range	CONDITIONAL USE
Parks, Greenbelts and Passive Recreation Areas	USE BY RIGHT
Race track	BOARD CONDITIONAL USE
Recreational Vehicle Park <sup>11</sup>	<del>CONDITIONAL USE</del> PROHIBITED
<b>OTHER</b>	
Airport, Airstrip, Helipad <sup>12</sup>	BOARD CONDITIONAL USE
Animal Shelter	BOARD CONDITIONAL USE
Cemetery	CONDITIONAL USE
Churches and Religious Institutions	USE BY RIGHT
Building- or structure- mounted CMRS Facilities <sup>13</sup>	USE BY RIGHT
CMRS Facilities roof- mounted and freestanding <sup>13</sup>	BOARD CONDITIONAL USE
Electric Power Distributed Generation	CONDITIONAL USE
Electric Power Generation Facilities	BOARD CONDITIONAL USE

**TABLE 1 - PROPOSED PERMIT TYPE BY USE<sup>1</sup>**

USE	PERMIT TYPE
Electric Power Transmission Lines	BOARD CONDITIONAL USE
Geothermal Resources <sup>14</sup>	GEOTHERMAL
Major Extensions of Existing Water or Sewage Systems	BOARD CONDITIONAL USE
Major New Sewage Systems	BOARD CONDITIONAL USE
Major New Water Systems	BOARD CONDITIONAL USE
Meeting Place and Place for Public Assembly	USE BY RIGHT
Mixed-Use Development	CONDITIONAL USE <del>USE BY RIGHT</del>
Natural Gas Transmission Pipelines	BOARD CONDITIONAL USE
Parking Lot	CONDITIONAL USE
Private School	BOARD CONDITIONAL USE
Public School	BOARD CONDITIONAL USE
Public Use	BOARD CONDITIONAL USE
Public Utility	BOARD CONDITIONAL USE
Sanitary Landfill or Solid Waste Transfer Station	<b>PROHIBITED</b>
Temporary Uses <sup>15</sup>	USE BY RIGHT
Transportation Services and Facilities	BOARD CONDITIONAL USE
Utility Substations	BOARD CONDITIONAL USE
Water Impoundments	BOARD CONDITIONAL USE
Water Storage Facilities	BOARD CONDITIONAL USE

**TABLE 1 - PROPOSED PERMIT TYPE BY USE<sup>1</sup>**

USE	PERMIT TYPE
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**Notes**

1. Table adapted from Section 3.1.3 TABLE 3: USES BY ZONING DISTRICT from [ARCHULETA COUNTY LAND USE REGULATIONS, Adopted May 2006; Amended July 2018.](#)
2. Proposed use not included in Table 3 of Section 3.1.3
3. See Section 5.6.5 of Archuleta County Land Use Regulations
4. See Section 5.6.7 of Archuleta County Land Use Regulations
5. See Section 5.5.6 of Archuleta County Land Use Regulations
6. See Section 5.6.6 of Archuleta County Land Use Regulations
7. See Section 9.2 of Archuleta County Land Use Regulations
8. See Section 5.4.2.6 of Archuleta County Land Use Regulations
9. See Section 9.1 of Archuleta County Land Use Regulations
10. See Section 5.5.4 of Archuleta County Land Use Regulations
11. See Section 5.5.5 of Archuleta County Land Use Regulations
12. See Section 3.1.5.1 of Archuleta County Land Use Regulations
13. See Section 5.6.3 of Archuleta County Land Use Regulations
14. See Section 2.5.6 of Archuleta County Land Use Regulations
15. See Section 3.2.4 of Archuleta County Land Use Regulations

**Bold font** indicates proposed modification relative to Commercial Zoning use and/or permit type in Table 3, *Archuleta County Land Use Regulations*.

**TABLE 2 - PROPOSED ZONING STANDARDS<sup>1</sup>**

STANDARD	DIMENSIONS	NOTES
Minimum Lot Size	10, 000 sq. ft.	Parcel is 3 acres
Minimum Lot Width	100 feet	
Minimum Front Setback	<b>0 feet</b>	Ronnie's Court
Minimum Side-Setback along Crowley Ranch Common Area	10 feet	Along PUD Open Space Common Area
Minimum HWY 84 Corner-Setback (street side)	<b>4035 feet</b>	Along Highway 84
<b>Minimum setback for any future interior lot lines</b>	<b>10 feet</b>	
Minimum Rear Setback	<b>35 feet</b>	Along HWY 84 and PUD Open Space
Maximum Height	40 feet	
Accessory Height	40 feet	
Maximum Density	n/a	
Minimum District Size	1 acre	

1. Table adapted from TABLE 4: ZONING DISTRICT STANDARDS in Section 3.1.3 from [ARCHULETA COUNTY LAND USE REGULATIONS, Adopted May 2006; Amended July 2018.](#)

**Bold font** indicates proposed modification in zoning standard relative to Commercial Zoning Standards as defined in Table 4, *Archuleta County Land Use Regulations*.