

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 9/06/2019)

TABLE 1 - PROPOSED PERMIT TYPE BY USE¹

USE	PERMIT TYPE
AGRICULTURAL	
Farm and Ranch Use	CONDITIONAL USE
Commercial Stables or Horse Boarding	CONDITIONAL USE
Farm/Ranch Stand	USE BY RIGHT
On-Farm Retail Sales²	USE BY RIGHT
Plant Nursery and Greenhouse	USE BY RIGHT
Small Scale Ag Processing²	USE BY RIGHT
Log and Soil Storage	BOARD CONDITIONAL USE
Forestry Operation	BOARD CONDITIONAL USE
Tree Farms	USE BY RIGHT
Vineyard and Tasting Room²	CONDITIONAL USE
RESIDENTIAL	
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	BOARD CONDITIONAL USE
Home Occupations ³	USE BY RIGHT
Manufactured Home	USE BY RIGHT
Vacation Rentals of a Single-family Dwelling	ADMINISTRATIVE CONDITIONAL USE
Vacation Rentals, Multi-family ⁵	ADMINISTRATIVE CONDITIONAL USE
COMMERCIAL	
Adult-Oriented Use	PROHIBITED
Auto/Equipment Sales Lot	BOARD CONDITIONAL USE
Bar or Tavern	BOARD CONDITIONAL USE
Bed and Breakfast	USE BY RIGHT
Car Wash	BOARD CONDITIONAL USE
Child Care Center	BOARD CONDITIONAL USE
Clubs and Lodges	USE BY RIGHT
Drive-in/Drive-thru Use	CONDITIONAL USE
Entertainment Facilities and Theaters	USE BY RIGHT

TABLE 1 - PROPOSED PERMIT TYPE BY USE¹

USE	PERMIT TYPE
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	BOARD CONDITIONAL USE
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
Micro-Brewery and Tap Room²	BOARD 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.)	PROHIBITED
Shopping Center	CONDITIONAL USE
Shopping Center, Neighborhood	USE BY RIGHT
Vehicle Minor Repair, Servicing and Maintenance	BOARD CONDITIONAL USE
Veterinary Facility	USE BY RIGHT
INDUSTRIAL	
Asphalt Batch Plants	PROHIBITED
Building Contractors and Equipment	CONDITIONAL USE
Concrete or Cement Plants	PROHIBITED
Industrial, Heavy	PROHIBITED
Industrial, Light	BOARD CONDITIONAL USE
Junk Yard	PROHIBITED
Logging Operation ⁶	PROHIBITED
Marijuana Establishment, Medical	PROHIBITED
Marijuana Establishment, Retail	PROHIBITED
Oil and Gas Operation ⁷	OIL & GAS

TABLE 1 - PROPOSED PERMIT TYPE BY USE¹

USE	PERMIT TYPE
Outdoor Storage ⁸	USE BY RIGHT
Recycling Facility	CONDITIONAL USE
Resource Extraction, Processes and Sales ⁹	SAND & GRAVEL
Sawmill	PROHIBITED
Truck Stop	PROHIBITED
Vehicle Major Repair, Servicing and Maintenance	PROHIBITED
Warehouse, Mini-storage	CONDITIONAL USE
Warehouse and Distribution	CONDITIONAL USE
Workshop and Custom Small Industry	USE BY RIGHT
RECREATIONAL	
Campground	CONDITIONAL USE
Dude Ranch or Wilderness Lodging¹⁰	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 ¹¹	PROHIBITED
OTHER	
Airport, Airstrip, Helipad ¹²	BOARD CONDITIONAL USE
Animal Shelter	BOARD CONDITIONAL USE
Cemetery	CONDITIONAL USE
Churches and Religious Institutions	USE BY RIGHT
Building- or structure- mounted CMRS Facilities ¹³	USE BY RIGHT
CMRS Facilities roof- mounted and freestanding ¹³	BOARD CONDITIONAL USE
Electric Power Distributed Generation	CONDITIONAL USE
Electric Power Generation Facilities	BOARD CONDITIONAL USE
Electric Power Transmission Lines	BOARD CONDITIONAL USE
Geothermal Resources ¹⁴	GEOTHERMAL
Major Extensions of Existing Water or Sewage Systems	BOARD CONDITIONAL USE

TABLE 1 - PROPOSED PERMIT TYPE BY USE¹

USE	PERMIT TYPE
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
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	PROHIBITED
Temporary Uses ¹⁵	USE BY RIGHT
Transportation Services and Facilities	BOARD CONDITIONAL USE
Utility Substations	BOARD CONDITIONAL USE
Water Storage Facilities	BOARD CONDITIONAL USE

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. (omitted)
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 District use and/or permit type in Table 3, Archuleta County Land Use Regulations.

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TABLE 2 - PROPOSED ZONING STANDARDS¹

STANDARD	DIMENSIONS	NOTES
Minimum Lot Size	10,000 ft ²	Parcel is 3 acres
Minimum Lot Width	100 feet	
Minimum Front Setback	0 feet	Along Ronnie's Court
Minimum Garage Door Setback	20 feet	
Minimum Setback along Crowley Ranch Common area	10 feet	Along PUD open space
Minimum HWY 84 Setback	40 feet	Along Highway 84
Minimum Setback for any future interior lot lines	10 feet	
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 May 2019.](#)

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

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TABLE 3 - PROPOSED DEFINITIONS¹

Farm/Ranch Stand	A structure used for the display and sale of primarily raw farm or ranch products, produced principally upon the farm or ranch on which the stand is located
On-Farm Retail Sales	A small retail facility for sales of raw and processed agricultural products, principally grown on-site. Goods grown and/or processed off-site may be permitted as Accessory to the Principal use.
Small Scale Ag Processing	A small processing facility for agricultural products produced principally on-site, as an alternate to typical Light Industrial processing,
Vineyard and Tasting Room	On-farm production and processing of grapes, grape juice and/or vinous spirits. May include a retail food facility in which one or more agricultural products grown or processed in the County, including alcoholic beverages, may be tasted and sold (i.e. small-scale winery).
Micro-Brewery and Tap Room	Facility for production of less than 15,000 barrels of beer annually, as an alternate to typical Light Industrial processing. May include a retail food facility where alcoholic beverages produced on-site are sold. Sale of beverages produced off-site may be permitted as Accessory to the Principal use.

1. Table supplemental to Section 11 Definitions, Subsection 11.2 Words and Terms 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.

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