

IMPROVEMENT SURVEY GARFIELD COUNTY, COLORADO WILLARD AND VIRGINIA CORNER		HIGH COUNTRY ENGINEERING, INC. 14 WYANDOTT DRIVE EAST, STE P 100, BLDG 1000B, CO 81111 PHONE 970 868-5544 FAX 970 868-5547 1917 BLAKE AVENUE, STE 101, BLDG 1000B SPRING, CO 81059 PHONE 970 868-2791 FAX 970 868-2791 www.hceinc.com	NO.	DATE	REVISION	BY	COA 10/23/2017 COUNTY OF COLORADO 14000-923 1987 OR 104 - 10/23/17 IN METRO DENVER CAN I SUBSCRIBE HERE TO RECEIVE COUNTY NEWS, INFORMATION CONCERNING COUNTY SERVICES?
			1437 00				

ARTICLE 3: ZONING

DIVISION 1. GENERAL PROVISIONS.

3-101. ESTABLISHMENT OF ZONE DISTRICTS.

The following zone districts are established.

A. Rural (R).

The Rural Zone District is comprised of the County's rural residential areas, agricultural resource lands, agricultural production areas, and natural resource areas. Uses, densities, and standards established for this zone district are intended to protect the existing character of the area from uncontrolled and unmitigated residential, commercial, and industrial use. The zone district provides for the use of natural resources, recreational development, rural residential, and other uses.

B. Commercial, General (CG).

The General Commercial Zone District provides for General Retail, service, and recreation-oriented commercial businesses intended to serve the County as a whole. Clustering of business development in centers is encouraged. Development standards and review criteria are specifically intended to discourage strip development and encourage low-scale, low-impact commercial areas.

C. Commercial, Limited (CL).

The Limited Commercial Zone District provides for a limited range of commercial uses needed to meet the shopping needs of residents in the adjacent neighborhoods. Businesses are to be oriented to the neighborhood and compatible with surrounding residential uses.

D. Industrial (I).

The Industrial Zone District provides appropriate areas for industrial businesses in locations where conflicts with residential, commercial, and other land uses can be minimized.

E. Public Lands (PL).

The Public Lands Zone District shall include all land owned by the U.S. Government or the State of Colorado, located in the unincorporated area of the County and not included in any other zone district.

F. Public Airport (PA).

The Public Airport Zone District is comprised of County land designated for uses supporting public use airport operations in Garfield County. Land use in the Public Airport Zone District shall be guided by the Airport Master Plan and the Airport Rules and Regulations.

G. Residential - Manufactured Home Park (RMHP).

The Residential - Manufactured Home Park Zone District allows for development where spaces are either sold or leased for placement of Manufactured Homes in a park-like setting, and these homes are used as permanent Single-Family Dwelling Units.

H. Residential - Suburban (RS).

The Residential - Suburban Zone District is comprised of low-density suburban residential uses developed to maintain a rural character.

DIVISION 4. USE BY ZONE DISTRICT.

This Division identifies the uses allowed in each zone district and the level of review required for approval. Unless otherwise specified, the level of review required is based upon the use as a principal use of the property. Development or use of a property for any other use not specifically allowed in the use table and approved under the appropriate process is prohibited.

3-401. TYPES OF USE REVIEW.**A. By-Right Uses.**

By-Right Uses. /P/ in a cell indicates that the use is permitted by right in the zone district. By-right uses do not require a Land Use Change Permit. However, unless specifically exempted in Table 3-403, by-right uses are still subject to the standards of this Code, including the use-specific standards in this Article and the generally applicable standards of Article 7. Failure to comply with general or use-specific standards may result in a code enforcement action.

B. Uses Requiring a Permit.

1. **Administrative Review Uses.** /A/ in a cell indicates that the use is allowed only if reviewed and approved as an Administrative Review use in accordance with the procedures of section 4-103, Administrative Review. Administrative Review uses are subject to all other applicable regulations of this Code, including any requirements and use-specific standards in Article 7, Standards.
2. **Limited Impact Review Uses.** /L/ in a cell indicates that the use is allowed only if reviewed and approved as a Limited Impact Review use in accordance with the procedures of section 4-104, Limited Impact Review. Limited Impact Review uses are subject to all other applicable regulations of this Code, including any requirements and use-specific standards in Article 7, Standards.
3. **Major Impact Review Uses.** /M/ in a cell indicates that the use is allowed only if reviewed and approved as a Major Impact Review use in accordance with the procedures of section 4-105, Major Impact Review. Major Impact Review uses are subject to all other applicable regulations of this Code, including any requirements and use-specific standards in Article 7, Standards.

C. Prohibited Uses.

A blank cell indicates that the use is prohibited in the zone district.

3-402. TABLE ORGANIZATION.**A. Use Classifications.**

In the use table, land uses and activities are classified into general "use categories" and specific "use types" based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zone districts. This classification does not list every use or activity that may appropriately exist within each category, and specific uses may be listed in 1 category when they may reasonably have been listed in 1 or more other categories.

B. Multiple Principal Uses.

Multiple principal uses are permitted on a single lot. All of the uses must fall into the permitted use category(ies) for the district as identified in Table 3-403, Use Table. Each use is subject to applicable regulations within that use category, including the general standards in Article 7 and any applicable use-specific standards.

C. Unlisted Uses.

1. **Procedure.** Where a particular use type is not specifically listed in the use table, an Applicant may request an interpretation of the use table.
 - a. **Director Determination.** The Director may permit the use type upon finding the standards of this subsection are met. The Director shall give due consideration to the purpose and intent of this Code concerning the zone district(s) involved, the character of the uses specifically identified, and the character of the use(s) in question.
 - b. **Director Referral to BOCC.** The Director may refer any unlisted use determination to the BOCC for review and determination.
 - c. **BOCC Determination.** The BOCC shall make an unlisted use determination about any nonresidential use that will:
 - (1) Require a structure greater than 100,000 square feet of gross Floor Area;
 - (2) Typically generate more than 1,000 daily vehicle trips, or
 - (3) Is anticipated to require more than 250 parking spaces.
2. **Standards for Approving Unlisted Uses.** In order to determine if the proposed use(s) has an impact that is similar in nature, function, and duration to the other use types allowed in a specific zone district, the reviewing body shall assess all relevant characteristics of the proposed use including, but not limited to, the following:
 - a. The volume and type of sales, retail, wholesale, etc.;
 - b. The size and type of items sold and nature of inventory on the premises;
 - c. Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, and distribution;
 - d. Any dangerous, hazardous, toxic, or explosive materials used in the processing;
 - e. The nature and location of storage and outdoor display of merchandise, whether enclosed, open, inside, or outside the principal building; predominant types of items stored (such as business vehicles, work-in-process, inventory and merchandise, construction materials, scrap and junk, and raw materials, including liquids and powders);
 - f. The type, size, and nature of buildings and structures;
 - g. The number and density of employees and customers per unit area of site in relation to business hours and employment shifts;

- h. Transportation requirements, including the modal split for people and freight, by volume type and characteristic of traffic generation to and from the site;
 - i. Trip purposes and whether trip purposes can be shared by other use types on the site;
 - j. Parking requirements, turnover and generation, ratio of the number of spaces required per unit area or activity, and the potential for shared parking with other use types;
 - k. The amount and nature of any nuisances generated on the premises including, but not limited to, noise, smoke, odor, glare, vibration, radiation, and fumes;
 - l. Any special Public Utility requirements for serving the proposed use type including, but not limited to, water supply, wastewater output, pretreatment of wastes and emissions required or recommended, and any significant power structures and communications towers or facilities; and
 - m. The impact on adjacent lands created by the proposed use type, which should not be greater than that of other use types in the zone district.
3. If a proposed unlisted use is not subject to interpretation pursuant to this section, an Applicant may request a text amendment pursuant to section 4-114, Code Text Amendment.

3-403. USE TABLE

		Table 3-403 Use Table													
Use Category	Use Type	Residential Districts				Nonresidential Districts				Resource Land Zone Districts				Unless exempted, all Uses must comply with Article 7 Standards including Use-Specific Standards.	
		R	RS	RU	RM	CL	CO	I	PL	RL	RL	RL	TL		
					MP					P	E	TS	GS		
AGRICULTURAL AND ANIMAL-RELATED USES															
General	Agriculture	P	P							•	P	P	P	P	EXEMPT
	Building or Structure Necessary to Agricultural Operations, Accessory	P	P							•	P			P	EXEMPT
	Forestry	P	P							•	P	P	P	P	EXEMPT
Products Processing, Storage, Distribution, and Sale	Off-Site	A				L	L	L		•	P	P	P	P	
	At Point of Production	P	P	P	P	P	P	P		•	P	P	P	P	EXEMPT
Animals and Related Services	Animal Sanctuary	P								•	P			P	7-601
	Animal Processing	M					M	M		•					7-602
	Feedlot, Commercial	M						M		•				M	
	Kennel, Small	L	M			L	L	A		•	L			L	7-603
	Kennel, Large	M				L	L	A		•	L			L	7-603
	Riding Stable	P	P							•	P			P	
Veterinary Clinic	A	A			L	L	A		•				L	7-604	
RESIDENTIAL USES															
Household Living	Dwelling, Single Unit (per legal lot)	P	P	P	P	P	P			•	P			P	
	Dwelling, 2-Unit	A	A	A	A	A	A			•					
	Dwelling, Multi-Unit	L	L	A	L	L	L	L		•					
	Dwelling Unit, Accessory	A	A	A	A	A	A	A		•	A	A	A	A	7-701
	Cabin	P									P			P	

Table 3-403 Use Table

Use Category	Use Type	Review Process												Unless exempt, all uses must comply with Article 7 Standards including Use-Specific Standards.		
		Residential Districts				Nonresidential Districts				Resource Land Zone Districts						
		R	RS	RU	RM RP	CL	CG	I	PL	RL P	RL E	RL TS	RL GS			
	Manufactured Home Park	M	M	M	A	M			•						7-703	
Office	Home Office/Business	P	P	P	P	P	P	P	•	P	P	P	P		7-702	
Group Living	Foster Home	P	P	P	P	P	P	P	•							
	Group Home Facilities	L	L	L	L	P			•				L		7-704	
Temporary	Employee Housing Facility, Major	M	M	M	M	M	M	M	•	L	L	L	L		7-705	
	Employee Housing Facility, Minor	A ¹	A ¹	A ¹	A ¹	A ¹	A ¹	A ¹	•	A ¹	A ¹	A ¹	A ¹		7-706	
	Employee Housing Facility, Small	P	P	P	P	P	P	P	•	P	P	P	P		7-707	
PUBLIC/INSTITUTIONAL USES																
Assembly	Community Meeting Facility	A	A	A	A	P	P	A	•	L			L			
	Place of Worship	A	A	A	A	A	A	A	•				A			
	Public Gathering	A				A	A		•				A			
Cultural Facility	Library	A	A	A		P	P		•	A			A			
	Museum	A	A	A	A	A	A	A	•	A			A			
Day Care	Adult Day Care	A	A	A	A	A	A	A	•							
	Child Care Center	A	A	A	A	A	A	A	•				L		7-804	
	Family Child Care Home	P	P	P	P	P	P		•	A			A		7-804	
Parks and Open Space	Cemetery	A	A	A	A	A	A	A	•							
	Park	P	P	P	P	P	P		•	P	P	P	P			
Community Service Facility	Corrections Facility	M	M	M		M	M	M	•					M		
	Educational Facility	L	L	L	L	A	A	A	•					A		
	Emergency Shelter	L	L	L	L	L	L	L	•							

¹ Review and decision of an application is completed administratively, but is subject to the process set forth in section 4-107

Table 3-303: Use Table

RY By Right / *AA* Administrative Review / *L* Limited Impact Review / *RL* Major Impact Review / *●* Exempt from County Review and Standards

Use Category	Use Type	Residential Districts				Nonresidential Districts				Resource Land Zone Districts				Unless exempted, all uses must comply with Article 7 Standards including Use-Specific Standards.
		R	RS	RU	RM HP	GL	CG	I	PL	RL P	RL E	RL TS	RL GS	
	Fire Station	A	A	A	A	A	A	A	●	A			A	
	Hospital	M	M	M	M	L	L	L	●					
	Public Building	A	A	A	A	A	A	A	●	A			A	
Transportation	Access Route	A	A	A	A	A	A	A	●	P	P	P	P	
	Aircraft Landing Strip	L				L	L	L	●	L			L	7-802
	Aircraft, Ultralight Operation	P	P	P	P	P	P	P	●	P	P	P	P	7-801
	Airport	M							●					7-803
	Helipad	M	M	M	L	L	L	L	●	M			M	7-803
	Helistop	M	M	M	L	L	L	L	●	M			M	7-802
	Mass Transit Facility	M	M	M	M	M	M	M	●					
	Park and Ride Facility	L	L	L	L	A	A	A	●	A	A	A	A	
	Trail, Trailhead, Road	P	P	P	P	P	P	P	●	P	P	P	P	
	COMMERCIAL USES													
Office	Broadcasting Studio	L				A	A	A	●					7-801
	Professional Office	L				P	P	P	●	L			L	
	Professional Office, Temporary	A	A	A	A	A	A	A	●	A	A	A	A	
Retail/Wholesale	Bakery					P	P	P	●					
	Convenience Store	L	M	M	M	A	A	A	●					
	Nursery/Greenhouse	P	A	A	A	P	P	P	●				P	7-802
	Optional Premises Cultivation Operation					M	M	M	●					7-803
	Retail, General	A	A	A	A	P	P	P	●					

¹ Refer to the Federal Government for the laws and policies in regards to cultivation operations for Medical Marijuana.

Table 2-400: Use Table

(P) By Right (A) Administrative Review (L) Limited Impact Review (M) Major Impact Review (e) exempt from County Review and Standards

Use Category	Use Type	Residential Districts				Nonresidential Districts				Resource Land Zone Districts				Unless exempted, all uses must comply with Article 7 Standards including Use-Specific Standards.
		R	RS	RU	RM/HP	CL	CG	I	PL	RL	RE	RTS	RS	
	Retail, Equipment, Machinery, Lumber Yards					P	P	P	e	P	P	P	P	
	Retail, Vehicle and Equipment Sales	M				P	P	P	e					
	Bulk Sales of LPG and CNG					L	L	L	L	L			L	
Recreation and Entertainment	Golf Course/Driving Range	A	A			A	A	A	e				A	
	Theater, Indoor					P	P	A	e					
	Motor Sports Center	M				M	M	M	e	L			L	
	Recreation, Indoor	L	M	M	M	P	P	A	e					
	Recreation, Outdoor	L	M	M	M	M	M	L	L	L	L	L	L	
	Shooting Gallery/Range	L	M	M	M	M	M	L	L	M	M	M	M	7-904
Services	Cemeterium	M				L	L	L	e					
	Eating or Drinking Establishment	L	L	L	L	P	P	P	e	A			A	
	General Service Establishment	L				P	P	P	e					
	Laundromat	A	L	L	L	P	P	P	e					
	Laundry or Dry-Cleaning Plant					L	L	L	e					
	Mortuary	M				L	L	L	e					
Vehicles and Equipment	Car Wash	M				A	A	A	e					
	Parking Lot or Parking Garage	L	L	L	L	A	A	A	e					
	Repair, Body/Paint, or Upholstery Shop	A				P	P	P	e					
Visitor Accommodation	Campground/ RV Park	M				M	M	L	L	L			M	7-905
	Lodging Facilities	L	L	L	L	P	P	L	e	A			A	
INDUSTRIAL USES														
Extraction	Compressor/Pipeline Pump Station (Not Subject to Article 9)	L	L					L	e	L	L	L	L	7-1001

Table 3-403 Use Table

Use Category	Use Type	Review Status													Unless exempted, all uses must comply with Article 7 Standards including Use Specific Standards
		Residential Districts				Nonresidential Districts				Resource Land Zone Districts					
		R	RS	RU	RM/HP	CL	CG	I	PL	RLP	RL	RL	RL	RL	
	Compressor, Booster	A	A	A	A	A	A	A	o	P	P	P	P		
	Extraction, Gravel	M						M	L	L	L	L	L	7-1001, 7-1002	
	Extraction, Mining and Other	M						L	L	L	L	L	L	7-1001, 7-1003	
	Hydraulic Fracturing, Remote Surface Facility	P	P	P	P	P	P	P	o	P	P	P	P	EXEMPT	
	Injection Well, Piped	P	A					P	o	P	P	P	P	7-1001	
	Injection Well, Small	A	A					P	o	P	P	P	P	7-1001	
	Injection Well, Large	L	L						o	P	P	P	P	7-1001	
	Oil and Gas Drilling and Production	P	P	P	P	P	P	P	o	P	P	P	P	EXEMPT	
Service	Contractor's Yard, Small	A				P	P	P	o	A	A	A	A	7-1001	
	Contractor's Yard, Large	M				P	P	P	o	L	L	L	L	7-1001	
	Material Handling	L				L	L	L	o	A	A	A	A	7-1001	
	Processing	L				L	L	L	o	A	L	A	A	7-1001	
	Processing, Accessory (Batch Plant)	L				L	L	L	o	A			A	7-1001	
	Processing, Temporary	A				A	A	A	o	A			A	7-1001	
	Vehicles, Machinery, and Heavy Equipment	M						M	o	L			M	7-1001	
	Vehicle Safety Area	A							o	P			P	7-1007	
Fabrication	Assembly of Structures	L				L		A	o	L			L	7-1001	
	Cabinet Making, Wood and Metal working, Glazing, Machining, Welding	A	L			P	P	P	o	L			L	7-1001	
	Equipment, Small Appliances	L				L	L	A	o	L			L	7-1001	

Table 3-403: Use Table

P By Right *A* Administrative Review *L* Limited Impact Review *M* Major Impact Review *E* Exempt from County Review and Standards

Use Category	Use Type	Residential Districts				Nonresidential Districts				Resource Land Zone Districts				Unless exempted, all uses must comply with Article 7 Standards including Use-Specific Standards.
		R	RS	RM	RM HP	CL	CG	I	PL	HL P	RL E	RL TS	RL OS	
	Goods Processed From Natural Resources	M						M		M			M	7-1001
Warehouse and Freight Movement	Storage	L				P	P	P		A	A	A	A	7-1001
	Storage, Mini	L				P	P	P						7-1001
	Storage, Cold Storage Plants					P	P	P		L			L	7-1001
	Storage, Hazardous Materials	M				M	M	M		L			L	7-1001
	Warehouse and Distribution Center	M				L	L	L					M	7-1001
Waste and Salvage	Mineral Waste Disposal Areas	L						L		L	L	L	L	7-1001
	Recycling Collection Center	L				P	P	P					L	7-1001, 7-1004
	Recycling Processing Facility	M				M	M	L					M	7-1001
	Salvage Yard	M					M	L					M	7-1001
	Sewage Treatment Facility	L	L	L	L	L	L	L		L			L	7-1001, 7-1005
	Solid Waste Disposal Site and Facility	M						M		M			M	7-1001, 7-1006
	Solid Waste Transfer Facility	M				L	L	L		M			M	7-1001
	Water Impoundment	L						L		L	L	L	L	7-1001
UTILITIES														
	Electric Power Generation Facility, Small	L	L			A	A	P		A	L	L	A	
	Electric Power Generation Facility, Large	L								L	L		L	L
	Lines, Distribution	P	P	P	P	P	P	P		P	P	P	P	
	Lines, Transmission	L	L	L	L	L	L	L		L	L	L	L	

Table 3-103. Use Table

BY Right *BY Administrative Review* *R* *L* *Unless Exempted* *M* *Major Impact Review* *E* *Exempt from County Review and Standards*

Use Category	Use Type	Residential Districts				Nonresidential Districts				Resource 1 and Zone Districts				Unless exempted, all uses must comply with Article 7 Standards including Use Specific Standards	
		R	RS	SU	RU/HP	CL	CG	I	PL	RL P	RL E	RL TS	RL GS		
	Pipeline	A ¹	A ²	A ³	A ⁴	A ¹	A ²	A ³	A ⁴	•	A ³	A ³	A ³	A ³	9-104
	Solar Energy System, Accessory	P	P	P	P	P	P	P	P	•	P	P	P	P	7-1101
	Solar Energy System, Small	A	A	A	A	P	P	P	P	•	P	P	P	P	7-1101
	Solar Energy System, Large	M	M	M	M	L	L	L	L	•	L	L	L	L	7-1101
	Substation, Neighborhood	P	P	P	P	P	P	P	P	•	P	P	P	P	
	Substation, Utility	L	L	L	L	L	L	L	L	•	L	L	L	L	
	Telecommunication Facility	L	L	L	L	L	L	L	L	•	P/A ¹	P/A ¹	P/A ¹	P/A ¹	7-1102
	Utility Distribution Facility	P	P	P	P	P	P	P	P	•	P	P	P	P	
	Water Reservoir	P						L	•	A				A	7-1103
	Water Tank or Treatment Facility	L	L	L	L	L	L	L	•	L	L	L	L	L	
	Wind Energy System, Commercial	M				M	M	L	•	M				M	
	Wind Energy System, Small	L	L			L	L	P	•	A				L	
ACCESSORY USES AND STRUCTURES															
	Building or Structure, Accessory	P	P	P	P	P	P	P	P	•	P	P	P	P	7-1201
	Fence, Hedge or Wall	P	P	P	P	P	P	P	P	•	P	P	P	P	7-1201

¹ Review and decision of an application is completed administratively but is subject to the process set forth in section 9-103.
² Telecommunication Facilities 100 feet or less in height are By Right Uses. A Facility over 100 feet shall be subject to an Administrative Review.