

Table 2.a
Zoning Districts

Abbreviation	Zoning District Name	Purposes
SRO	Subdivision Restriction Overlay	This zoning overlay is intended to identify property that is restricted from further subdivision, including lots created by variance and restricted by this Code, or where the maximum density has been applied.
A-35	Agriculture (35-acre)	This zoning district is intended to reflect lands with significant natural resources, including prime agricultural lands for agricultural and rural residential uses on larger parcels (generally, 35 acres or more). The intent is to protect these resources by allowing it allows for the broadest range of agricultural and supporting uses.
A-20	Agriculture (20-acre)	This zoning district is intended for small-scale agricultural and rural residential uses on parcels of land that are generally at a density of one unit per 20 acres or more. It allows for a broad range of agricultural and supporting uses as well as large-lot residential uses.
A-5 RDR	Agriculture (5-acre) Rural Density Residential	This zoning district is intended for small-scale agricultural and large-lot residential uses rural residential uses in areas suitable for such density, including access to infrastructure and services (e.g., public water, fire hydrants, etc.).
LDR	Low Density Residential	This zoning district is intended for residential uses as a transition from rural to urban conditions, and in areas where residential development is desired. If the development is, or can be, served by municipal sewer, then a higher density could be allowed (See UGA Overlay below).
RI/C	Rural Industrial / Commercial	This zoning district is intended to provide for rural industries that support farming and resource-based industries, or that otherwise benefit from locating outside of municipal boundaries (e.g., minerals processing, oil and gas services, etc.), as well as. In addition, this designation can be used for a range of commercial uses in areas near municipalities where there are sufficient services and infrastructure to accommodate them.
UGA	Urban Growth Area Overlay	This zoning district overlay applies to areas near incorporated municipalities, and provides a way for the County to work with the municipalities to achieve ordered urban and suburban growth, where urban

Commented [CH1]: Chapter 3, Section 1.A.3.d "The final plat shall be annotated such that no further subdivision of either lot created by this subsection is allowed". Overlay creates mechanism to help track.

Commented [CH2]: Change to reflect protection of prime ag lands and natural resources

Commented [CH3]: If A20 becomes RDR, then this could be Estate Residential as a transition from rural to urban density (e.g. 2.5 Ac)

		<p><u>services (e.g., public water and sewer) are available, and have been identified as areas of potential growth by the municipality through an Intergovernmental Agreement (IGA) between the County and each City/Town. This overlay highlights areas where the County will work with the municipalities to achieve ordered urban and suburban growth (e.g., higher densities and commercial/service uses).</u> Areas around municipalities that are intended for <u>new or continuing agricultural uses, or rural commercial/industrial development active farming operations</u> should not be <u>zoned in the UGA overlay.</u></p>
<u>P/QP</u>	<u>Public/Quasi-Public</u>	<p><u>This zoning designation reflects public lands and/or lands owned by governmental agencies (Federal and State Lands).</u></p>

Commented [CH4]: Clarification in response to a question/challenge of State and Federal lands being zoned or not. Subsection C.5 LUC states that all lands are zoned.

1. **Generally.** The minimum lot area, lot width, and lot frontage by zoning district is set out in Table 3.a, *Lot Dimensions*.

TABLE 3.a LOT DIMENSIONS					
Standard	Zoning District				
	A35	A20	A5RDR	RI/RC	UGALDR
Lot Size	35 ac.	20 ac.	2.5 ac.	2.0 ac.	1.0 Ac ⁺ 7,500 sf. ⁺
Lot Width	600 ft.	450 ft.	200 ft.	150 ft.	75 ft. ⁺
Lot Frontage	75 ft.	75 ft.	75 ft.	75 ft.	30 ft.

TABLE NOTE:
⁺Applies to residential uses. Nonresidential uses shall meet the standards of the RC zoning district.

2. **Existing Lots.** The standards of this apply to lots created after the effective date of this Code. Lots that were lawfully created prior to the effective date shall be considered “conforming” to the requirements of this Code regardless of their zoning designation or dimensions.
3. **Variations to Lot Size.** The County may approve the creation of one additional new lots that does not conform to the requirements of Table 3.a, *Lot Dimensions*, provided that:
- The subdivision conforms to all other requirements of this Code;
 - The new lots have at least the minimum dimensions set out in the standards for the UGALDR zoning district;
 - The size and configuration of the new lot minimizes disturbance or development of irrigated agricultural portions of a property, and does not interfere with wildlife habitat.
 - The final plat is annotated such that no further subdivision of either lot created by this subsection is allowed if they do not meet the minimum lot size noted in Table 3.a. Remainder lots that can be divided into 35+ acres shall not be subject to any restriction. All property affected by the subdivision receiving said variance shall be rezoned to add an overlay designation (SRO-“Subdivision Restriction Overlay”) that reflects no further subdivision is allowed.
 - A parcel that is at least 35 acres shall be allowed a 1-time (“legacy”) subdivision creating one additional lot that is between 1.0 and 5.0 acres. A “Legacy” Subdivision does not require a variance, but is subject to the process and standards provided in Chapter 10, Section 1, Administrative Modification.
4. **Boundary Line Adjustment.** No variance is required to adjust property between existing legal lots/parcels where one or more lots/parcels do not meet the minimum size required, provided the adjustment does not create non-conforming setbacks for septic and/or structures.
5. **Cluster Subdivision.** Allows a subdivision with higher density and/or smaller lots designed to protect significant resources pursuant to Chapter 4, Section 1.D of this Code.

Commented [CH5]: Clarify intent. Exception (definition of variance) vs rule (bypass zoning)?
 Certainty = Set lot sizes and do not vary, except Legacy

Commented [CH6]: Add standards to Chapter 10
 Administrative (Director) Review

**Table 2.b
LAND USE BY ZONING DISTRICT**

Land Use Category / Land Use	Zoning District				
	A35	A20	RDR	RI/C	LDR
Agriculture Land Use Category					
Agriculture, Agribusiness, Silviculture, Viticulture	A	A	A	A	A
Intensive Agriculture Land Use Category					
Small Animal Feeding Operation ("SAFO")	P ⁿ	P ⁿ	—	—	—
Medium Animal Feeding Operation ("MAFO")	L ⁿ	L ⁿ	—	—	—
Concentrated Aquatic Animal Production ("CAAP")	L ⁿ	L ⁿ	—	—	—
Large Animal Feeding Operations ("LAFO")	L ⁿ	—	—	—	—
Rural Residential Land Use Category					
Single Family Detached ¹	A	A	A	A	A
Duplex or Triplex ¹	P	P	P	P	P
Manufactured Home Park (including Mobile Homes and RVs)	—	C	C	—	—
Multifamily (4+ dwelling units) ¹	—	—	—	L	L
Assisted Living, Congregate Care, or Nursing Home	—	—	L	L	—
Agricultural Support and Rural Industries Land Use Category					
Farm Supply / Feed and Seed	L	L	L	A	A
Agricultural Farmworker Housing (3+ units)	L	L	L	—	—
Kennel	A	A	A	A	A
Rural Light Industry (e.g., light manufacturing, warehouse, packing plants, winery)	P	P	P	P	P
Rural Medium Industry (e.g., slaughterhouse, meat processing, sawmill)	L ⁿ	L ⁿ	C	P	C
Rural Heavy Industry (e.g., explosives, rock crushing, tannery)	C	C	—	P	—
Veterinary Hospital or Clinic	A	A	A	A	A
Community Land Use Category					
Place of Assembly (e.g., churches, grange halls, etc.)	A	A	A	C	A
Schools and Child Care Centers	L	L	P	—	P
Cemetery	P	P	P	P	P
Commercial Land Use Category					
Retail Sales and Services (also includes banks, real estate, etc.)	L	L	L	P	P

Commented [CH7]: Matrix reflects compatibility of uses. For example, A5 is really more residential in nature, and the lot size associated with A5 and RI/C are not conducive to certain types of operation. Amended to reflect the zoning designations where more intensive Ag should be directed/protected. If do not want to remove Ag, then reflect that in the matrix. Address unique conditions through a rezone.

Commented [CH8]: Minimum size parcel per use specific standards is 35 acres.

Commented [CH9]: Permitted Use aligns better with regulations for Additional Residences, Site Plan review

Commented [10]: If want this to be an Ag designation, should not encourage urban scale development in Ag zone.

Commented [CH11]: Should reflect where want to encourage density. Ag worker housing is separate...not in Ag or lower density area (zones)

Commented [CH12]: Establish threshold of # units. Below that is allowed.

Commented [CH13]: Removed difference if retail included or not. Difficult to distinguish and enforce. Changed from A to P.

Commented [CH14]: Not in residential zone

Storage Facility (Indoor/Outdoor)	—	—	L	L	L
Automobile Fueling (Gas) or Service Station	—	—	—	A	—
Office	L	L	L	A	A
Restaurant	P	P	P	P	P
Sexually-Oriented Business	—	—	—	L	—
Rural Recreation and Hospitality Category					
Bed and Breakfast	A	A	A	C	A
Guest Ranch	P	P	P	C	L
Lodging (Inn, Hotel, Motel)	L	L	L	C	L
Resort or Conference Center Hotel	C	L	L	L	L
Equestrian Facilities (training, arenas, horse boarding, etc.)	A	A	A	A	A
Outdoor Shooting Range	C	C	C	C	—
Indoor Shooting Range	L	L	L	L	L
Racetrack	C	C	C	P	—
Paintball Course	L	L	L	—	—
Hunting, Fishing, or Watersports Club	A	A	A	—	P
Campground	L	L	L	—	L
Parks, Passive Recreation, Open Space, or Golf Course	A	A	A	A	A
Other Active Outdoor Recreation	L	L	L	P	P
Theater	—	P	P	—	A
Outdoor Theater	C	P	P	—	C
Utilities, Communications, Mining, Energy, Transportation, and Disposal Category					
Water or Wastewater Treatment Plant	P	P	P	P	—
Wireless Communications Facility - New (See Wireless Communications Facility Resolution, Appendix)	L ⁿ	L ⁿ	L ⁿ	L ⁿ	L ⁿ
Renewable Energy Facility (Commercial >20MW)	—	C	C	C	—
Truck Stop / Truck Wash	—	—	—	P	—
Airport, Airstrip, Helicopter Landing Pad	L ⁿ	L ⁿ	L ⁿ	L ⁿ	L ⁿ
Salvage Yard	C	C	—	C	—
Minerals Extraction / Quarry	C	C	—	C	—
Oil and Gas Extraction & Support Services	CO Oil & Gas Conservation Act				
Waste Transfer Station	—	—	—	C	—
Landfill	C	C	C	—	—
Hazardous Waste Landfill	C	—	—	—	—

Commented [CH15]: Added due to interest/inquiries. Was falling under Rural Industry (light if no outdoor storage, medium if outdoor storage)

Commented [CH16]: Moved from Ag Support

Commented [CH17]: Limited Use fits with draft resolution that is a public noticed hearing. Minor amendment(s) to an existing Facility must be ministerial (cannot deny), new Facility can be discretionary. When/If reso adopted then it can supplement LUC.

Commented [CH18]: Magnitude of this type of project (commercial) is more than administrative, and needs public review. Current threshold = 100 MW (definition) Changed from Limited Use in any zone

Commented [CH19]: Deleted use from residential zones

Commented [CH20]: Refer to State regs (vs "reserved"), until/unless there are local regulations adopted

1-See Chapter 3, Section 2- Additional Residences