

TABLE OF CONTENTS

SECTION 1: GENERAL PROVISIONS	PAGE
1.1 General Purpose.....	1-1
1.2 Authority.....	1-1
1.3 Objectives	1-1
1.4 Severability	1-2
1.5 Conflicts of Interest	1-2
1.6. Interpretation, Conflict with Other Laws.....	1-2
1.7 No Civil Remedy Created.....	1-2
SECTION 2: ZONING PROVISIONS, GENERAL	
2.1 Purposes of Zoning Provisions	2-1
2.2 Zoning Districts	2-1
2.3 Uses by Right and Special Uses	2-1
2.4 Uses Not Listed	2-1
SECTION 3: ZONING PROVISIONS/ZONING DISTRICTS	
3.1 Establishment of Zoning Districts	3-1
3.2 Zoning Map and Boundaries	3-1
3.3 Intent of the Zones.....	3-1
3.4 Zoning Uses and Requirements	3-2
A. Alpine Zone	
(1) Uses Allowed by Right	3-2
(2) Uses Allowed by Special Use Permit.....	3-3
(3) Planned Unit Development	3-4
(4) Minimum Lot Size	3-4
(5) Required Setbacks	3-4
(6) Maximum Building or Structure Height	3-4
B. Colona Zone	
(1) Uses Allowed by Right	3-4
(2) Uses Allowed by Special Use Permit.....	3-4
(3) Planned Unit Development	3-5
(4) Minimum Lot Size	3-5
(5) Floor-to-Lot Ratio	3-5
(6) Required Setbacks	3-5
(7) Maximum Building or Structure Height	3-5
C. High Mesa Zone	
(1) Uses Allowed by Right	3-5
(2) Uses Allowed by Special Use Permit.....	3-6
(3) Planned Unit Development	3-6
(4) Minimum Lot Size	3-6
(5) Required Setbacks	3-6
(6) Maximum Building or Structure Height	3-7
D. North Mesa Zone	
(1) Uses Allowed by Right	3-7
(2) Uses Allowed by Special Use Permit.....	3-7
(3) Planned Unit Development	3-8

	(4) Minimum Lot Size	3-8
	(5) Required Setbacks	3-8
	(6) Maximum Building or Structure Height	3-8
E.	Public Lands Zone	
	(1) Uses Allowed by Right	3-8
	(2) Uses Allowed by Special Use Permit.....	3-8
	(3) Minimum Lot Size	3-9
	(4) Required Setbacks	3-9
	(5) Maximum Building or Structure Height	3-9
F.	South Mesa Zone	
	(1) Uses Allowed by Right	3-9
	(2) Uses Allowed by Special Use Permit.....	3-9
	(3) Planned Unit Development	3-10
	(4) Minimum Lot Size	3-10
	(5) Required Setbacks	3-10
	(6) Maximum Building or Structure Height	3-10
G.	South Slope Zone	
	(1) Uses Allowed by Right	3-10
	(2) Uses Allowed by Special Use Permit.....	3-10
	(3) Planned Unit Development	3-11
	(4) Minimum Lot Size	3-11
	(5) Required Setbacks	3-11
	(6) Maximum Building or Structure Height	3-11
H.	Valley Zone	
	(1) Uses Allowed by Right	3-11
	(2) Uses Allowed by Special Use Permit.....	3-12
	(3) Planned Unit Development	3-12
	(4) Minimum Lot Size	3-12
	(5) Required Setbacks	3-12
	(6) Maximum Building or Structure Height	3-13
3.5	OVERLAY DISTRICTS	3-13
A.	Intent and Purpose	3-13
B.	Definitions	3-13
C.	Establishment of Overlay Districts.....	3-13
D.	Overlay Districts.....	3-14
E.	District Uses and Requirements	3-14
F.	Development Review – Urban Growth Management Area.....	3-14
G.	Development Review – Area of Influence	3-15
H.	Joint Planning Boards.....	3-15

SECTION 4: ZONING PROVISIONS - NON-CONFORMING USES AND STRUCTURES

4.1	General	4-1
4.2	Expansion or Enlargement.....	4-1
4.3	Repairs and Maintenance.....	4-1
4.4	Restoration or Replacement.....	4-1
4.5	Discontinuance	4-2
4.6	Non-Conforming Parcels.....	4-2
4.7	Change in Non-Conforming Use.....	4-2
4.8	County-Owned Property.....	4-2

SECTION 5: SPECIAL USES ALLOWED BY PERMIT ONLY (EXCEPT PUDs)

5.1 Intent5-1
5.2 Permit Procedures.....5-1
5.3 Review Requirements.....5-3
5.4 Public Notice and Hearing.....5-6
5.5 Fees for Special Use Applications.....5-7
5.6 Limitations and Term of Special Use Permit.....5-7

SECTION 6: SPECIAL USES BY PERMIT ONLY - PLANNED UNIT DEVELOPMENTS

6.1 Enabling Authority6-1
6.2 Objectives of Development and Statement of Purpose6-1
6.3 Planned Unit Development Types Defined.....6-1
 A. Planned Unit Development - Limited.....6-1
 B. Planned Unit Development - Regular.....6-2
 C. Planned Unit Development – Resort/Conference Center (RST)6-2
6.4 Reviewing Body6-2
6.5 Development Standards.....6-3
6.6 Site Requirements and Review Criteria.....6-3
 A. Water and Sewer.....6-3
 B. Storm Drainage Facilities6-3
 C. Open Space.....6-3
 D. Minimum Lot Size.....6-3
 E. Site Development Criteria6-3
6.7 Common Open Space and Building/Non-Building Area Requirements6-4
 A. Minimum Criteria6-4
 B. Minimum Required Areas6-5
 C. Ownership and Maintenance of Common Open Space.....6-6
6.8 PUD Requirements and Procedures.....6-8
 A. Sketch Plan6-8
 (1) Pre-Application Meeting6-8
 (2) Sketch Plan Required6-8
 (3) Content of Sketch Plan.....6-8
 (4) Review of Sketch Plan6-9
 (5) Timing of Preliminary Development Plan6-9
 B. Preliminary Development Plan.....6-10
 (1) General6-10
 (2) Submittal of Application6-10
 (3) Content of Preliminary Development Plan6-11
 (4) Additional Data6-14
 (5) Filing and Fees.6-17
 (6) Agency Recommendations.....6-17
 (7) Public Hearing.....6-18
 (8) Planning Commission or Joint Area Planning Board Action.....6-18
 (9) County Commissioners’ Action6-19
 (10) Effect of Commissioners’ Approval.....6-19
 (11) PUD Agreement6-19
 C. Final Development Plan6-20
 (1) General6-20
 (2) Size and Scale.....6-20

	(3) Title Sheet	6-20
	(4) Additional Information.....	6-21
	(5) Contents of Final Development Plan.....	6-22
	(6) Filing and Fees	6-23
	(7) Certificate of Title	6-23
	(8) Certification of Water and Sewer Facilities	6-24
	(9) Weed Mitigation.....	6-24
	(10) Additional Information.....	6-24
	(11) Performance Bond.....	6-24
	(12) Action on Final Development Plan	6-24
	(13) Impact Fees	6-25
	(14) Construction of a Planned Unit Development.....	6-26
	(15) Final Approval of PUD	6-27
6.9	PUD – Limited, Supplementary Criteria, Requirements and Procedures...	6-28
	A. Criteria.....	6-28
	B. Action on a PUD-Limited	6-28
	(1) Public Hearing.....	6-28
	(2) Planning Commission or Joint Area Planning Board Action	6-29
	(3) County Commissioners’ Action	6-29
	(4) Final Plat	6-30
6.10	PUD – Resort/Conference Center.....	6-30
	A. Application and Submittal.....	6-30
	(1) Economic Analysis.....	6-30
	(2) Financial Information.....	6-30
	(3) Past Experience	6-30
	(4) Visual Impact	6-30
	(a) Architectural Elevations and Perspectives.....	6-31
	(b) Lighting Plan	6-31
	(c) Landscaping Plan.....	6-31
	(5) Traffic Study	6-31
	B. Criteria.....	6-31
	(1) Uses/Facilities	6-31
	(2) Maximum Residential/Accommodations Density.....	6-32
	(3) Density Transfer.....	6-33
	(4) Phasing	6-33
	(5) Designated Building Area	6-33
	(6) Resort Core Area.....	6-33
	(7) Resort Residential Area.....	6-33
	(8) Infrastructure and Services.....	6-33
	(9) Emergency Services	6-34
	(10) Parking	6-34
	(11) Transportation	6-34
	(12) Employee Housing Required	6-35
	(a) General.....	6-35
	(b) Covenants Required.....	6-36
	(c) Timing.....	6-36
	(d) Location.....	6-36
	(e) Size and Material Standards.....	6-36
	(13) Design Standards.....	6-36
	(a) Lighting.....	6-36

- (b) Landscaping.....6-36
 - (c) Height of Structures6-36
 - (d) Visibility6-36
 - (14) Covenants6-37
 - C. Action on Preliminary and Final Development Plan6-37
- 6.11 Application Completeness6-37
- 6.12 Amendment of Planned Unit Development or Subdivision6-38
 - A. General Process and Submittal Requirements for All Amendments or Amendments to Correct a Technical Error/Defect6-38
 - B. Amendments (Other than Technical Errors/Defects)6-38
 - (1) Other Submittal Requirements6-38
 - (2) Notice to Affected Property Owners6-39
 - (3) Public Hearing and Notice6-39
 - (4) County Approval6-41
 - C. Technical Errors or Defects in a Final Plat.....6-41
- 6.13 Outside Professional Assistance6-42
- 6.14 Wildlife Protection Measures Applicable to the North Mesa and South Slope Zones6-42

SECTION 7: IMPROVEMENTS STANDARDS

- 7.1 Purpose7-1
- 7.2 Required Improvements.....7-1
 - A. Grading and Paving7-1
 - B. Curbs and Gutters7-1
 - C. Sidewalks.....7-1
 - D. Retaining Walls7-1
 - E. Water Supply and Fire Protection7-1
 - F. Sewage Disposal.....7-2
 - G. Trees and Landscaping7-3
 - H. Fills7-3
 - I. Drainage and Flood Control7-3
 - J. Underground Utilities.....7-3
 - K. Signs7-4
 - L. Subdivision Monumentation7-4
 - (1) Permanent Monuments.....7-4
 - (2) Staking.....7-4
 - (3) Inspection and Installation7-5
 - M. Off-Street Parking7-5
- 7.3 Design Standards7-7
 - A. Site Considerations.....7-7
 - B. Streets and Highways7-7
 - (1) General Design.....7-7
 - (2) Centerlines.....7-8
 - (3) Widths7-8
 - (4) Road Intersections7-8
 - (5) Road Extensions.....7-9
 - (6) Cul-de-Sac Streets7-9
 - (7) Road Names7-9
 - (8) Grades.....7-9
 - (9) Centerline Radii.....7-9

- (10) Service Roads.....7-9
- (11) Slope Easements.....7-9
- (12) Road Beds7-10
- (13) Street Signs.....7-10
- (14) Project Identification7-10
- C. Alleys and Easements.....7-10
 - (1) Where Required.....7-10
 - (2) Minimum Width.....7-10
 - (3) Alley Intersections.....7-10
 - (4) Public Utilities.....7-10
 - (5) Pedestrian Ways7-10
- D. Drainage7-11
 - (1) General Provisions7-11
 - (2) Mitigation Requirements.....7-12
- E. Lots, Blocks and Sidewalks.....7-12
 - (1) Zoning Requirements7-12
 - (2) Lot Drainage.....7-13
 - (3) Side Lot Lines7-13
 - (4) Double Frontage Lots.....7-13
 - (5) Block Length7-13
 - (6) Sidewalk Specifications7-13
- F. Filled Lands.....7-14

SECTION 8: SIGN REGULATIONS

- 8.1 Permitted Signs.....8-1
- 8.2 Sign Maintenance8-2

SECTION 9: VISUAL IMPACT REVIEW

- 9.1 Purpose9-1
- 9.2 Compliance9-1
- 9.3 Criteria and Standards9-1
- 9.4 Process for Review9-3
- 9.5 Submittal Requirements.....9-4
- 9.6 Definitions9-5
- 9.7 Additional Standards9-6
- 9.8 Covenants Relating to Visual Impact9-7

SECTION 10: FLOOD HAZARD REGULATIONS

- 10.1 Statutory Authorization10-1
- 10.2 Findings of Fact.....10-1
- 10.3 Statement of Purposes10-1
- 10.4 Methods of Reducing Flood Losses10-2
- 10.5 General Provisions.....10-2
 - A. Land to Which These Regulations Apply10-2
 - B. Basis for Establishing the Areas of Special Flood Hazard10-3
 - C. Compliance.....10-3
 - D. Abrogation and Greater Restrictions10-3
 - E. Interpretation10-3
 - F. Warning and Disclaimer of Liability.....10-4
- 10.6 Administration10-4

- A. Establishment of Development Permit10-4
- B. Building Official to Administer Regulations.....10-4
- C. Duties and Responsibilities of Building Official.....10-5
 - (1) Permit Review10-5
 - (2) Use of Other Base Flood Data.....10-5
 - (3) Information to be Obtained and Maintained10-5
 - (4) Alteration of Watercourses.....10-6
 - (5) Interpretation of FIRM Boundaries10-6
- 10.7 Variance Procedures10-6
 - A. Appeal Board.....10-6
 - B. Conditions for Variance10-8
- 10.8 Provisions for Flood Hazard Reduction10-9
 - A. General Standards.....10-9
 - (1) Anchoring.....10-9
 - (2) Construction Materials and Methods10-10
 - (3) Utilities10-10
 - (4) Development Proposals.....10-11
 - (5) Encroachments10-11
 - B. Specific Standards10-11
 - (1) Residential Construction10-11
 - (2) Non-Residential Construction10-12
 - (3) Mobile Homes10-13

SECTION 11: MINERAL RESOURCE REGULATIONS

- 11.1 General Provisions.....11-1
 - A. Purpose and Intent11-1
 - B. Applicability11-1
 - C. Non-Conforming Uses.....11-1
- 11.2 Uses Permitted11-2

SECTION 12: GEOLOGIC HAZARD AREA REGULATIONS

- 12.1 General Provisions.....12-1
 - A. Purpose and Intent12-1
 - B. Applicability12-1
- 12.2 Non-Conforming Uses.....12-2
- 12.3 Hazard Area Delineations.....12-2
- 12.4 Uses Permitted12-2
 - A. Uses Allowed by Right.....12-2
 - B. Uses Allowed by Special Use Permit12-2
- 12.5 Additional Conditions12-3

SECTION 13: WILDLIFE HABITAT REGULATIONS

- 13.1 General Provisions.....13-1
 - A. Purpose and Intent13-1
 - B. Applicability13-1
- 13.2 Non-Conforming Uses.....13-1
- 13.3 Wildlife Habitat Delineations13-1
- 13.4 Uses Permitted13-2
- 13.5 Additional Conditions13-2

SECTION 14: SOLID WASTE SITE REGULATIONS

14.1 General Provisions.....14-1
 A. Purpose and Intent14-1
 B. Applicability14-1
14.2 Non-Conforming Uses.....14-1
14.3 Solid Waste Disposal Site - Permits14-1
14.4 Uses Permitted14-4
14.5 Denial of Permits and/or Revocation of Permits14-4

SECTION 15: MOBILE HOME REGULATIONS

15.1 Mobile Homes General.....15-1
15.2 Mobile Home Parks15-1
15.3 Mobile Homes Outside of Mobile Home Parks.....15-2
15.4 Campgrounds and RV Parks.....15-2

SECTION 16: PENALTIES AND VIOLATIONS

16.1 Construction or Alteration of Buildings16-1
16.2 Use of Buildings, Structures or Land16-1
16.3 Transfer of Interests.....16-2
16.4 Withholding of Permits16-2
16.5 Actions to Enjoin16-2
16.6 Private Action16-2
16.7 Notice of Violation16-3
16.8 Notice of Violation (No Civil Liability).....16-3

SECTION 17: EXCEPTIONS AND EXEMPTIONS

17.1 Exceptions17-1
17.2 Exemption from Definition of Subdivision17-1
17.3 Procedure 17-1

SECTION 18: FEES18-1

SECTION 19: ADMINISTRATION

19.1 Enforcement19-1
19.2 Site Development Permits19-1
19.3 Building Permits19-3
19.4 Certificate of Occupancy19-3
19.5 Records19-3
19.6 Planning Commission.....19-3
 A. Establishment19-3
 B. Appointment of Members.....19-3
 C. Powers and Duties19-4
19.7 Board of Zoning Adjustment19-4
 A. Establishment19-4
 B. Membership.....19-4
 C. Officers19-4
 D. Appeals to the Board of Adjustment19-4
 (1) Appeals from Decisions of Administrative Officials19-5
 (2) Interpretation19-5
 (3) Variances19-5

- (4) Concurring Vote19-5
- E. General Duties of the Board19-5
- F. Procedures19-6
- G. Appeals from the Board.....19-6
- 19.8 Board of Visual Appeals.....19-6
 - A. Establishment19-6
 - B. Membership.....19-6
 - C. Officers19-6
 - D. Appeals to the Board of Visual Appeals19-7
 - (1) Interpretation19-7
 - (2) Variances.....19-7
 - E. General Duties of the Board19-7
 - F. Procedure.....19-8
- 19.9 Joint Planning Boards.....19-8
 - A. Establishment19-8
 - B. Appointment of Members.....19-8
 - C. Powers and Duties19-9

SECTION 20: AMENDMENT

- 20.1 General Procedure20-1
- 20.2 Procedures20-1
 - A. Rezoning.....20-1
 - B. Land Use Code Amendments.....20-2
- 20.3 Standards to Change Zoning Classification.....20-2
- 20.4 Submittal Requirements for Rezoning.....20-3

SECTION 21: REPEAL/RE-ENACTMENT21-1

SECTION 22: DEFINITIONS22-1

SECTION 23: ROAD STANDARDS

- 23.1 Policies and Procedures23-1
 - A. Purpose23-1
 - B. Application of Standards23-1
 - C. General Policies.....23-2
 - (1) New Roads and Driveways Within New Subdivisions/PUD’s ..23-2
 - (2) New Roads to New Single Family Residences23-2
 - (3) New Developments Accessed by County Roads.....23-2
 - (4) New County Roads or Extensions to Existing County Roads....23-2
 - (5) County Acceptance of Roads for Maintenance23-2
 - (6) Safety and Efficiency23-3
 - (7) Compatible and Incompatible Uses.....23-3
 - (8) Attractive Travel Corridors23-3
 - (9) Federal and State Requirements23-3
 - D. County Road System.....23-3
 - (1) Administration.....23-3
 - (2) Functional Road Classification23-4
 - (a) Principal Arterials23-4
 - (b) Minor Arterials23-4
 - (c) Collectors23-4

- (d) Local Access Roads.....23-4
 - (e) Local Service Roads23-4
 - (f) Access Tracts.....23-5
 - (g) Primitive Roads23-5
 - (3) Ouray County Road Administrative Classifications23-5
 - (4) Design Capacities for Classes of Roadways23-5
 - (5) County Road Map23-6
 - E. New Subdivision/PUD & Residential Road Development23-6
 - (1) General Procedures23-6
 - (2) The Planning Process23-6
 - (a) Sketch Plan23-7
 - (b) Preliminary Design23-7
 - (3) Detailed Design23-7
 - (4) Right of Way Dedication.....23-8
 - (5) Bonding Requirements23-9
 - (6) Inspection of Work.....23-9
 - (7) Reports, Certifications, and Testing23-10
 - (8) Acceptance for Maintenance23-10
 - F. County Roads 23-11
 - (1) New Development Accessed by County Roads23-11
 - (2) Road Encroachment Permits23-11
 - (3) Road Vacations23-11
- 23.2 Road Design Standards.....23-12
 - A. Purpose23-12
 - B. General Procedure23-12
 - C. Basic Design Policies23-12
 - (1) Projected Traffic Volumes23-12
 - (2) Road Classifications23-14
 - (3) Surfacing Requirement.....23-14
 - (4) Rights-of-Way23-14
 - (5) Cul-de-Sacs23-14
 - (6) Hammerhead or Y-Turnaround.....23-14
 - (7) Frontage Roads.....23-14
 - (8) Curbs and Gutters.....23-15
 - (9) Side Walks.....23-15
 - D. Route Corridor and Terrain Factors23-15
 - (1) Level Terrain23-16
 - (2) Rolling Terrain23-16
 - (3) Mountainous Terrain23-16
 - E. Design Speed.....23-16
 - F. Grades23-17
 - G. Sight Distance.....23-17
 - H. Alignment.....23-18
 - I. Road Surface Classification23-19
 - (1) Low23-19
 - (2) Intermediate.....23-19
 - (3) High.....23-19
 - J. Traveled Way Crown23-19
 - K. Superelevation23-20
 - L. Number of Lanes23-20

M.	Width of Driving Surface, Shoulder & Roadway	23-21
N.	Switchbacks.....	23-22
O.	Vertical Clearance	23-22
P.	Intersection Design.....	23-22
Q.	Typical Drawings	23-24
	(Figure 1) Typical Roadway Cross Section.....	23-24
	(Figure 2) Access Tract	23-24
	(Figure 3) Local Service Road	23-24
	(Figure 4) Local Access Road.....	23-24
	(Figure 5) Collector.....	23-24
	(Figure 6) Minor Arterial.....	23-24
	(Figure 7) Principal Arterial.....	23-24
	(Figure 8) Level or Rolling Terrain.....	23-24
	(Figure 9) Mountainous Terrain	23-24
R.	Side Slopes	23-25
S.	Structural Section	23-25
T.	Flexible Pavement Design.....	23-26
	(1) Hveem Stabilometer Method.....	23-26
	(2) California Bearing Ratio Method.....	23-26
	(3) Unusual Soil Conditions.....	23-26
U.	Drainage.....	23-27
	(1) General Policy	23-27
	(2) Storm Run-Off Estimates	23-27
	(3) Culverts	23-28
	(4) Open Channels and Ditches	23-30
	(5) Subsurface Drainage	23-30
V.	Bridges	23-30
W.	Traffic Control Devices.....	23-31
X.	Driveways.....	23-31
Y.	Revegetation and Erosion Control.....	23-32
Z.	Guard Rails.....	23-33
	(1) General	23-33
	(2) Guard Rails at Bridge Approaches.....	23-34
AA.	Utilities	23-34
AB.	Street Names and Sign Locations.....	23-35
23.3	Roadway Construction Specifications.....	23-35
	A. Construction Testing	23-35
	B. Construction Inspections	23-35
	(1) Culverts	23-36
	(2) Structures.....	23-36
	(3) Roadway.....	23-36
	(4) Final Inspection.....	23-36
	C. Construction Standards.....	23-36
23.4	Variance to Road Standards	23-36
23.5	Impact Fees for Roads	23-37
	A. Short Title.....	23-37
	B. Findings	23-37
	C. Intent	23-38
	(1) County Road Maintenance Impact Fee	23-38
	(2) County Road Construction and Reconstruction Impact Fee	23-28

- D. Applicability of Impact Fees23-38
- E. Imposition of Impact Fees23-39
- F. Calculation of Impact Fees23-39
 - (1) Maintenance Impact Fee23-39
 - (2) Construction Impact Fee23-39
 - (a) Amount / Nature of Construction and/or Reconstruction ...23-39
 - (b) Number and Location of Road Segments23-40
 - (c) Per Parcel Unadjusted Const. Imp. Fees in Each Segment .23-40
 - (d) Unadjusted Cumulative Construction Impact Fee23-40
 - (e) Adjusted Cumulative Construction Impact Fee23-40
 - (3) Impact Fee Estimates.....23-41
- G. Administration of Maintenance Impact Fee23-41
 - (1) Collection of Maintenance Impact Fees23-41
 - (2) Transfer of Funds23-41
- H. Administration of Construction Impact Fee23-41
 - (1) Establishment of Construction Impact Zone23-41
 - (2) Collection of Construction Impact Fees23-41
 - (3) Transfer of Funds23-41
 - (4) Establishment and Maintenance of Accounts.....23-42
 - (5) Maintenance of Records.....23-42
 - (6) Annual Review and Adjustment of Const. Imp. Fee Amount..23-42
 - (7) Five Year Reviews and Modification.....23-42
- I. Bonding of Excess Facility Projects.....23-43
- J. Refunds of Construction Impact Fees23-43
- K. Appeals23-43
- L. Effect of Impact Fee on Other Land Use Code Provisions23-44
- M. Impact Fee as Additional or Supplemental Requirement23-44
- N. Variances and Exceptions.....23-44
- O. Developer Improvements to Co. Roads & Related Credits23-44
- P. Liberal Construction.....23-46
- Q. Definitions.....23-46

SECTION 24: WILDFIRE MITIGATION

- 24.1 Purpose24-1
- 24.2 Applicability24-1
- 24.3 Enforcement24-2
- 24.4 Fire Safety Rating.....24-2
- 24.5 Requirements and Procedures.....24-2
 - A. Planned Unit Developments.....24-2
 - (1) General24-2
 - (2) Roads.....24-3
 - (3) Water Supply.....24-3
 - (4) Fire Safety Rating.....24-4
 - (5) Covenants24-4
 - B. Residential Structures Subject to this Code.....24-4
 - C. Commercial Structures Subject to this Code.....24-5
- FIRE SAFETY RATING FOR PUDS Sec. 24, p. 1
- FIRE SAFETY RATING FOR NEW RESIDENTIAL STRUCTURES Sec. 24, p. 3

SECTION 25: VESTED PROPERTY RIGHTS

25.1 Purpose	25-1
25.2 Vested Property Right Duration, Termination, Effect	25-1
25.3 Notice and Hearing	25-2
25.4 Approval, Effective Date, Amendments	25-2
25.5 Development Agreements	25-2
A. Purpose and Intent	25-2
B. Authority	25-3
C. Minimum Requirements	25-3
(1) Density	25-3
(2) Sketch Plan	25-3
(3) Open Lands	25-5
(4) Historic Water Flow	25-5
(5) Access	25-5
(6) Mitigation of Risks and Hazards	25-5
(7) Storm Drainage	25-5
(8) Master Plan	25-5
(9) Land Use	25-6
(10) Adjacent Development	25-6
(11) Financial Ability	25-6
D. Minimum Terms and Conditions	25-6
(1) Minimum Lot Size	25-6
(2) Site Standards	25-6
(3) County Road Standards	25-7
(4) Improvements	25-7
(5) Impact Fees	25-7
(6) Phasing	25-7
(7) Health, Safety, Welfare	25-7
E. Development Agreement Procedure	25-7
(1) Initial Consultation	25-7
(2) Application	25-8
(3) Fees	25-8
(4) Referrals	25-8
(5) Public Meeting or Commissioners' Review	25-8
(6) Public Hearing	25-8
(7) Decision	25-9
(8) Notice to State Engineer	25-9
(9) Recordation	25-9
(10) Alteration/Amendment	25-9
(11) Transfer, Sale, Occupation	25-9
(12) Landowner Bound Until Cancellation upon Notice	25-10
(a) Notice of Cancellation	25-10
(b) Effect of Cancellation	25-10
(c) Recordation of Statement of Cancellation	25-10
F. Preliminary Development Plan / Preliminary Plat	25-10
(1) General Process - Conformance	25-10
(2) Required Information	25-11
(3) Filing and Fees	25-17
(4) Referrals	25-18
(5) Public Hearing	25-18
(6) Decision	25-18

(7) Recordation	25-18
(8) Effect of Commissioners Approval	25-18
G. Final Subdivision Plat	25-18
(1) Required Information	25-18
(2) Fees	25-19
(3) Final Improvements Agreement	25-19
(4) Title Insurance Policy	25-20
(5) Final Subdivision Plat	25-20
(6) Public Meeting for BOCC Review	25-21
(7) Decision	25-21
(8) Payment of Rd. Maintenance Impact/Land Dedication Fees	25-21
(9) Execution of the Final Documents	25-21
(10) Recordation	25-21
H. Construction – Required Approvals	25-22
(1) Required Information	25-22
(2) Conformance Forfeiture	25-22
(3) Construction Permit Application	25-22
(4) Construction to Commence	25-22
(5) Release of Performance Bond	25-23
25.6 Notice of Approval	25-23
25.7 Payment of Costs	25-23
25.8 Other Provisions Unaffected	25-23
25.9 Limitations	25-23

SECTION 26: LAND DEDICATIONS AND PAYMENTS FOR SCHOOLS

26.1 Purpose, Authority and Applicability	26-1
26.2 Definitions	26-1
26.3 Referral to School District	26-1
26.4 Fair Contribution for Public School Sites	26-2

METHODOLOGY: LAND DEDICATIONS FOR SCHOOL PURPOSES.....26-4

SECTION 27: OUTDOOR LIGHTING REGULATIONS

27.1 Purpose	27-1
27.2 Compliance	27-1
27.3 Criteria and Standards	27-2
27.4 Process for Review	27-2
27.5 Definitions	27-2
27.6 Covenants Relating to Visual Impact	27-2
27.7 Appeals and Variances	27-3

SECTION 28: HOME OCCUPATIONS/BUSINESSES

28.1 Purpose	28-1
28.2 Home Occupations	28-1
28.3 Home Businesses	28-2
28.4 Special Use Permit	28-3
28.5 Annual Permit Fee	28-3
28.6 Permit Renewal	28-3
28.7 Permit Transferability	28-4
28.8 Non-Conforming Uses	28-4
28.9 Revocation of Home Business Permits	28-4

SECTION 29: OIL AND GAS DEVELOPMENT

29.1 Authority.....29-1

29.2 Purpose29-1

29.3 Jurisdiction29-1

 A. General Procedures.....29-5

29.4 Minor Oil and Gas Facilities29-2

29.5 Major Oil and Gas Facilities29-2

29.6 Application Submittal.....29-3

29.7 Review Process.....29-5

 A. Pre-Application Meeting29-5

 B. Notice to Adjacent and Affected Property Owners29-6

 C. Review Procedure for Minor Facilities29-7

 D. Review Procedure for Major Oil and Gas Facilities.....29-8

 (1) General.....29-8

 (2) Review Criteria.....29-8

 (a) Need.....29-8

 (b) Suitability29-8

 (c) Adequacy of Existing Roads and Access to the Site29-8

 (d) Site Characteristics29-8

 (e) Compatibility29-8

 (3) Decision by the Board of County Commissioners.....29-9

29.8 Performance Standards for All Oil and Gas Facilities.....29-9

 A. General29-9

 B. Land Use Coordination Standards.....29-10

 C. Safety and Security.....29-12

 D. Environmental Quality Standards.....29-13

 E. Visual Impacts29-14

 F. Wildlife29-15

 G. Water29-16

 H. Geologic Hazard Areas; Floodplains.....29-17

 I. Air Quality.....29-17

 J. Surface Disturbance Standards.....29-18

 K. Produced Water Hauling29-19

 L. Waste Disposal.....29-20

 M. Weed Control29-20

 N. Reclamation.....29-20

 O. Minimization of Disturbance.....29-21

 P. Emergency Preparedness Plan.....29-21

29.9 Special Exception Requests.....29-22

29.10 Approval, Limitations, Security and Revocation29-24

 A. General29-24

 B. Time Limitations29-24

 C. Validity29-24

 D. Non-compliance29-24

 E. Performance Security29-24

29.11 Amendments29-25

29.12 Penalties and Enforcement29-25

 A. Civil Action29-25

 B. False or Inaccurate Information.....29-26

C. Liability Insurance	29-26
D. Right to Enter	29-26
29.13 Definitions	29-26