

## Homestead Zone

Purpose: to create a zone primarily designed to regulate large lot residential subdivisions. Currently most of these are zoned as agricultural, but they are not being used as agricultural properties. Creating this zone will allow for adjustments to both the agricultural zone to make it better suited for protecting the agricultural character of large parts of the county, and to the residential zone, which can be fine tuned to produce the type of development appropriate for subdivisions with smaller lots. Most of the areas currently zoned rural residential have lot sizes between 2 and 5 acres.

In creating a zone that fits in between rural residential and agricultural, we should start by revisiting the stated purposes for these existing zones and then develop a statement of purpose for the new homestead zone.

Rural Residential is currently described as such:

*This district is created for the purpose of allowing the establishment of moderate density rural residential development in predominantly agricultural and rural areas of unincorporated Huerfano County without compromising or otherwise significantly changing the visual, scenic and other natural characteristics of the surrounding area and providing as necessary for the protection of critical wildlife habitat.*

Comments:

1. "Moderate density" is not defined. Existing Rural Residential subdivisions have homes (or parcels) that are close enough to create the character of a loosely connected neighborhood rather than a remote or agricultural character.
2. Developing at a density of one home per 2 acres necessarily impacts the visual, scenic and other natural characteristics of the surrounding area and changes wildlife habitat, as well as movement and migration patterns of species. Existing RR zones are dense enough to feel nearly suburban. There is no way for a subdivision of lots between 2 and 5 acres not to compromise or significantly change the visual, scenic and other natural characteristics of the surrounding area and not to have an impact on wildlife habitat and behavior. This definition might be more closely aligned with the new Homestead District.
3. If roads are to be dedicated, the design, parcel size, and value per acre after development are key factors to be considered in the long-term cost of maintenance.
4. Which RR areas represent the "ideal" or the target character for this zone? The average parcel size across RR subdivisions is between 2 and 3 acres and ranges from one half-acre to 4.3 acres.
  - 4.1 Since existing RR subdivisions have relatively small lots, a maximum lot size should also define this zone so that any future RR zone fits with the character and intent of RR. Suggestion maximum lot size or maximum average lot size: 10-acres. Subdivisions with average parcel sizes over 10 acres will fall into the Homestead Zone unless the primary use on the subdivision is intended to be agricultural.

## Existing Rural Residential Zones

If we take Navajo as a model, there are 22.12 miles (35593 m) of road serving 680 parcels, or 0.03 miles (52 meters) of road per parcel. The annualized cost to maintain rural mountainous roads is approximately \$12,500 to \$15,000 per mile (including seasonal maintenance like snow removal and periodic surface treatments), and the average spending on roads by state and local governments in Colorado is \$620 per year per capita, which combines HUTF funds with County spending. By this measure, the cost per parcel to maintain the roads in Navajo would be between \$437 and \$488, with a total annual cost of 276,500 and 331,800.

Subdivision	Zone area	Parcels	Mean parcel	Road length	Road length	Miles of road	Feet of	Annual road
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	(acres)		area	(Mi)	(ft)	per Parcel	road per parcel	maintenance cost per parcel
RIO CUCHARAS / GREENHORN VILLAGE	3586	1270	2.7	31.31	165,313	0.025	130	\$312.50
NAVAJO RANCH RESORTS #1	2791	655	4.0	23.11	122,006	0.035	186	\$437.50
NAVAJO RANCH ESTATES	475	179	2.2	5.44	28,716	0.03	160	\$375.00
PARADISE ACRES HUAJATOLLA VALLEY ESTATES (COMBINED)	391	154	2.3	3.92	20,698	0.025	134	\$312.50
PONDEROSA VALLEY	266	91	2.7	4.29	22,648	0.047	249	\$587.50
NAVAJO RANCH RESORTS #2	136	27	4.3	0.96	5,049	0.035	187	\$437.50
SPANISH PEAKS VILLAGE TR#2	121	39	2.7	2.34	12,355	0.06	317	\$750.00
SPANISH PEAKS VILLAGE TR#1	80	132	0.5	2.33	12,274	0.018	93	\$225.00
ADD#1	62	125	0.4	1.62	8,573	0.013	69	\$162.50
EAST SPANISH PEAKS EST	22	21	0.8	0.32	1,704	0.015	81	\$187.50
<b>Average</b>	<b>793</b>	<b>269</b>	<b>2.2</b>	<b>7.56</b>	<b>39,934</b>	<b>0.030</b>	<b>161</b>	<b>\$378.75</b>

There are 16 areas zoned Rural Residential covering a total of 8,800 acres (not all of which are represented in the chart above). The mean Rural Residential Zone covers 550 acres, while the median covers 146 acres. The two largest areas zoned Rural Residential are Navajo Ranch Estates (1983) and Rio Cucharas (1972). 95% of the parcels in Rio Cucharas remain vacant, even after 52 years. When the two largest zones are removed, the average size of a Rural Residential subdivision drops from 550 acres to 173 acres and to containing an average of 78 parcels.

Between subdivisions, there average value per acre (Area zoned / total aggregate value) in various subdivisions ranges from an assessed value of \$411/acre to \$13,169/acre.

Subdivision	Vacancy Rate	Average Assessed value per acre	Average Total Value/Acre	Distance to nearest town
RIO CUCHARAS / GREENHORN VILLAGE	95%	\$833	\$4,928	6 - 9 mi to Walsenburg
NAVAJO RANCH RESORTS #1	56%	\$789	\$9,272	12.5 miles to La Veta or Walsenburg
NAVAJO RANCH ESTATES	91%	\$413	\$7,298	8.5 miles to La Veta or Walsenburg
PARADISE ACRES HUAJATOLLA VALLEY ESTATES (COMBINED)	93%	\$845	\$14,506	15 miles to Gardner 19 miles to La Veta
NAVAJO RANCH RESORTS #2	38%	\$1,712	\$35,208	1 mile to La Veta
SPANISH PEAKS VILLAGE TR#2	72%	\$411	\$4,610	14 miles to Walsenburg or La Veta
SPANISH PEAKS VILLAGE TR#1	57%	\$13,169	\$135,995	5 miles to Walsenburg
ADD#1	74%	\$4,942	\$58,744	5 miles to Walsenburg
EAST SPANISH PEAKS EST	52%	\$1,265	\$82,624	17 miles to Walsenburg or La Veta
<b>Average</b>	<b>70%</b>	<b>\$2,709</b>	<b>\$39,243</b>	

Currently, the minimum district size for Rural Residential is 20-acres, but there is no maximum. A minimum district size guards against spot zoning, while a maximum district size could guard against

the carving up of large ranches for speculative land sales or the rezoning of Homestead or Agricultural parcels as Rural Residential without a parcel pattern to support the change. When a subdivision is permitted and rezoned to Rural Residential, the intent is for the newly created lots to be developed. If we look at the existing Rural Residential subdivisions, many of the parcels created have never been substantially developed. One reason for this is that the number of lots created did not match the demand for such lots or the capacity of people to build. In the future, creating a maximum district size and/or a maximum number of lots that can be rezoned to Rural Residential could help limit the kind of wild speculation that has left us with over a thousand parcels that still hold the potential been developed with exempt residential wells in Rio Cucharas.

Suggested values:

Minimum value: If the intent is to limit spot zoning, a single parcel in Rural Residential could be 20 acres, but 20 acres could also contain 10 parcels. If the intent is to limit the application of the Rural Residential zone to clusters of parcels, establishing a minimum number of parcels rather than a minimum acreage may be more effective. I would suggest using a minimum of 5 parcels.

A reasonable maximum value might be around 125-acres. This represents the area within a 1/4-mile radius.  $\frac{1}{4}$  of a square mile is 160 acres.

For the Homestead Zone, the minimum lot size should be set at 35 acres, as this zone is intended for the County's large-lot subdivisions. A smaller minimum lot size would encourage further subdivisions within this zone.

### **Agricultural Zone**

In the Agricultural zone, it is not meaningful to measure development in terms of lot coverage, but rather in terms of the number of residential units and to limit development to agricultural accessory buildings. Over the past decades, the Agricultural zone has become populated with residential uses on 35-acre subdivisions, which has changed the character of many parts of the County zoned Agricultural. To address this trend and to attempt to preserve agricultural traditions and wild open space, residential development in the agricultural zone should be restricted in several ways.

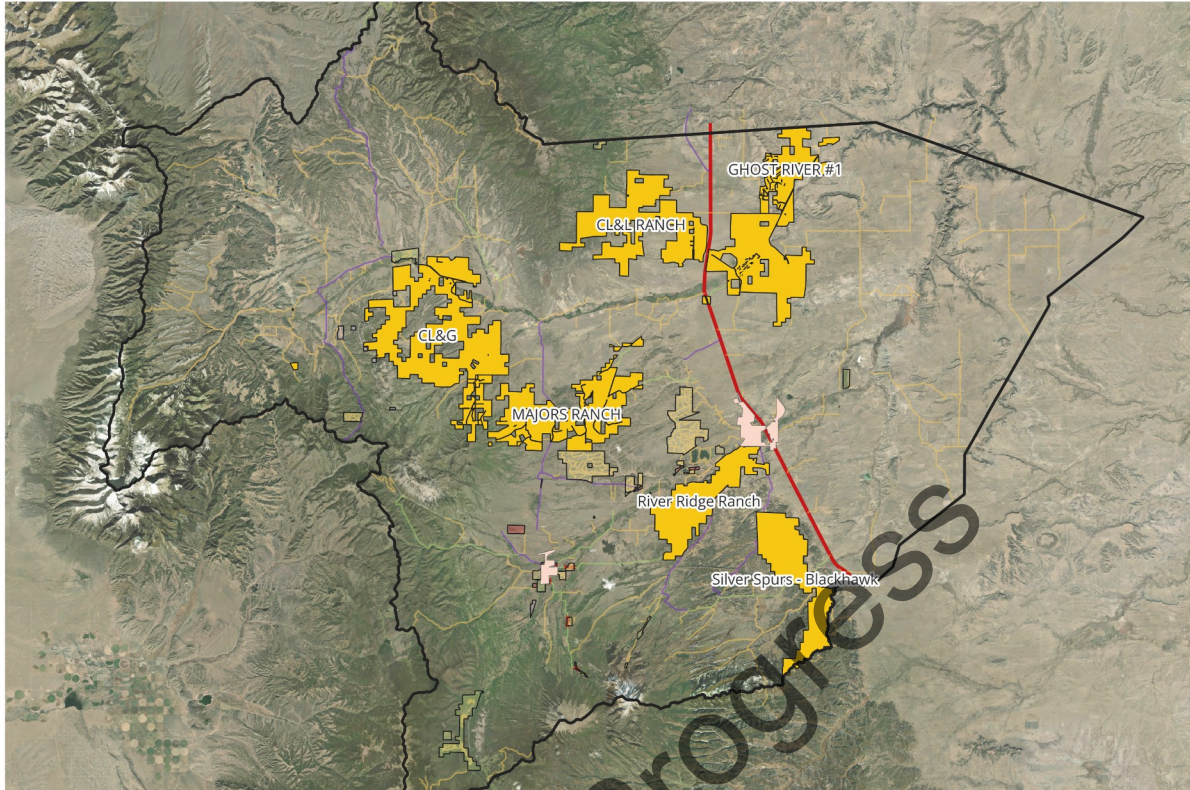
One way to preserve the Agricultural zone is to change how development rights are created with the subdivision of 35+ acre parcels. If no new development rights come into existence with the creation of a parcel, the incentive to continue the pattern of rural sprawl that has taken hold can be reduced. Another tool that can be used is to limit the type and amount of residential development to a single unit and/or to a maximum square footage. Another approach could be to make a dwelling unit an accessory use to an agricultural operation. Doing this would mean that a residence would only be permitted if it supports a commercial agricultural operation. To do this effectively, consideration should be given as to the scale and nature of what a qualifying agricultural use or operation should be.

### **Homestead Zone Maps**

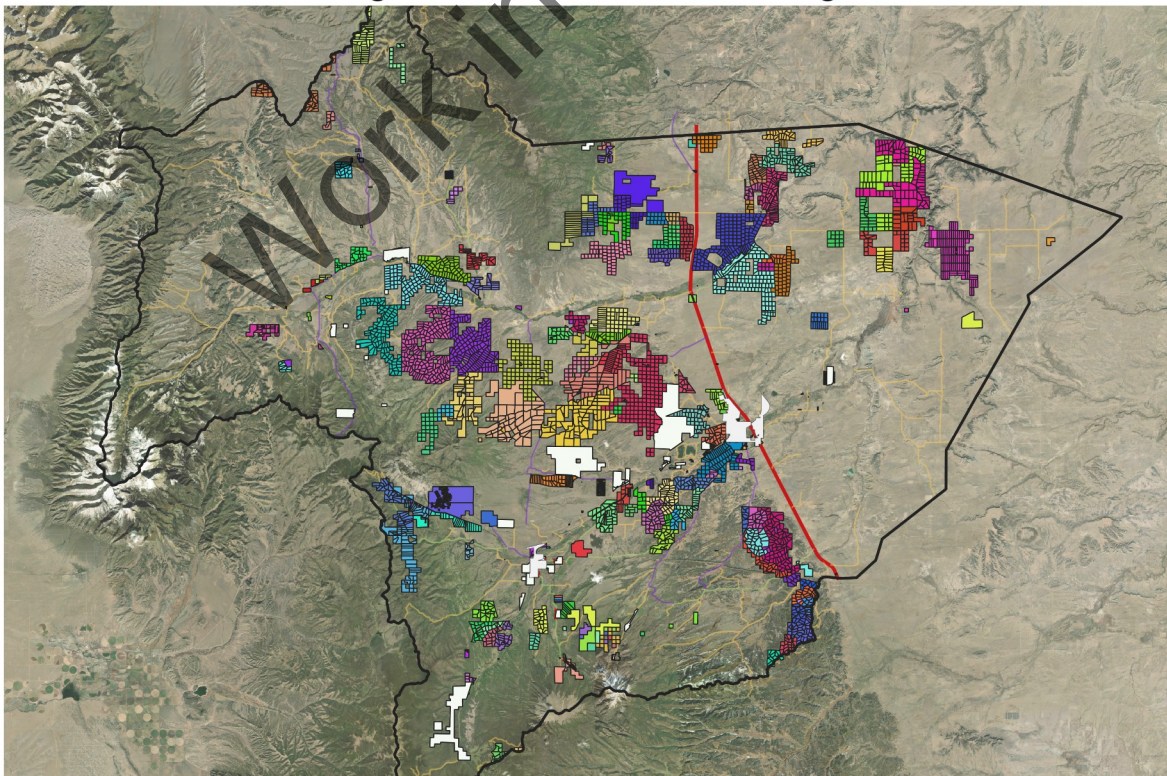
Potential areas for Homestead Zone include some or all of those areas defined by large-lot subdivisions. In the two maps below, one shows some of the larger subdivisions covered by a zone district, the second shows all of the areas that would potentially be eligible for a large-lot subdivision:



## Potential areas for new zone district: Homestead Zone



## Large Lot Subdivisions zoned Agricultural



Non Agriculturally zoned areas and city limits grey



### **A Agricultural District**

This district is created for the purpose of protecting the productive agricultural lands of Huerfano County from development and preserving the visual and cultural values, historical and archeological features and critical wildlife habitat associated with the scenic vistas, natural topography and agricultural lifestyles in rural, unincorporated areas of Huerfano County.

Minimum district size: 40 acres

Minimum lot area: 35 acres

Minimum lot width: 200 feet

Front yard setback: 60 feet

Side yard setback: 25 feet

Rear yard setback: 30 feet

Maximum structure height: Refer to Comprehensive plan, page 4, “Residential Use”

Maximum lot coverage: 15 percent For uses allowed by right, conditional uses and prohibited uses see Section 1.05. A single residential unit as accessory to a commercial agricultural use along with accessory agricultural structures.

### **RR Rural Residential District**

This district is created for the purpose of allowing the establishment of moderate density (one dwelling per two to five acres) rural residential development, in predominantly agricultural and rural areas of unincorporated Huerfano County without Compromising or otherwise significantly changing the visual, scenic and other natural characteristics of the surrounding area and providing as necessary for the protection of critical wildlife habitat. Rural Residential development districts are sub-urban neighborhoods that are dependent on the services and jobs to be found in commercial districts, urbanizing residential districts or incorporated towns, and the establishment of new districts should be in close proximity to such other districts or locations.

Minimum district size: 20 acres or five parcels, whichever is less

Minimum lot area: 2 acres

Maximum lot area: average of up to 10 acres

Minimum lot width: 100 feet

Front yard setback: 20 feet

Side yard setback: 10 feet

Rear yard setback: 20 feet

Maximum structure height: 40 feet (refer to Comprehensive plan, page 4, “Residential Use”)

Maximum lot coverage: 30 percent For uses allowed by right, conditional uses and prohibited uses see Section 1.05.

### **Homestead District**

This district is created to accommodate subdivisions with large-lots (35 or more acres) that are primarily residential in nature and located in the context of predominantly agricultural and rural areas of unincorporated Huerfano County without Compromising or otherwise significantly changing the visual, scenic and other natural characteristics of the surrounding area and providing as necessary for the protection of critical wildlife habitat. This zone may include small-scale farming or ranching activities and a wide range of home occupations that do not generate significant traffic or noise.

This is a zone intended to give people access to nature and to highlight rural, homestead living. To ensure access to nature, the dedication of public land in Homestead zones must include public access trail easements that connect to any adjacent public lands and with a length of at least half that of the Right-of-Way serving the subdivision.

Minimum District Size: 100 acres

Minimum lot area: 35 acres

Front yard setback 20 feet

Side yard setback 20 feet

Rear yard setback 20 feet

Maximum structure height 40 ft

Maximum lot coverage (up to two residential structures and four accessory structures)

### Use Table – Section 1.05

Below are listed the Uses by Right and Conditional Uses in both the Rural Residential and Agricultural zone districts.

Rural Residential: Few changes suggested. Because of the low density nature of these districts and their relative distance from population centers, they are unlikely to serve as an appropriate zone for schools.

C=Conditional Use, P= Prohibited, R=Use by Right, L=License Required

#### Rural Residential: Conditional Uses

0.02	Three to six dwelling units on a single, parcel of land.	C
0.03	Over six dwelling units on a single parcel, including: Multiple family dwelling, co-housing facilities, condominiums or employee housing.	C
0.06	Manufactured home parks and manufactured home subdivisions (see also Section A 7)	C
0.07	Boarding and rooming houses and bed & breakfast establishments	C
0.08	Guest ranches and vacation lodge	C

0.25	Sewage disposal areas, sludge, septic, landfills for non-hazardous substances and waste water treatment plants	C
0.33	Commercial riding stables	C
0.35	Private and public zoos	C
0.36	Camping areas and campgrounds	C
0.37	Ski lifts and accessory structures and uses	C

#### Rural Residential: Uses by Right

0.01	Up to two dwelling units on a single parcel of land	R
0.14	Public schools and educational institution	RC
0.17	Churches and religious institutes	R
0.27	Agricultural crop production including orchards and accessory uses and buildings (agricultural property not associated with large lot subdivisions exempt from building permits)	R
0.28	Recreational domestic animal husbandry including barns and shelters	R

0.09	Rest, nursing, convalescent, retirement and assisted living facilities	C	0.38	Outdoor amusement facilities	C	0.29	Animal production, including grazing and accessory uses and buildings but excluding commercial feedlots	R
0.11	Hospitals	C	0.39	Membership clubs and lodges	C	0.32	Stands for the sale of agricultural products	R
0.12	Hotels and motels	C	0.4	Professional service and business offices for the delivery of health, legal, accounting, travel agencies, real estate, technology, office service and similar services	C	0.67	Marijuana cultivation for personal use, when growing twelve (12) or less plants on a tract of land, per occupied dwelling, provided that the growing takes place in an enclosed, locked space, is not conducted openly or publicly, and is not made available for sale.	R
0.13	Restaurants and eating places	C	0.41	Personal service outlets such as beauty and barber shops, laundromats, etc.	C			
0.15	Private schools, educational institutes and training centers	C	0.43	Retail convenience outlets serving a neighborhood or local residents	C			
0.16	Day care, child care and nursery schools and homes	ER	0.46	Gasoline service stations	C			
.18 A	Private airports and heliports	C	0.48	Motor vehicle parking lots	C			
0.19	Public cemeteries	C	0.49	Rental self-and mini-storage lockers	C			
0.21	Essential public and government utility uses, facilities, services and buildings. Note that special H.B. 1041 regulations may also apply.	C	0.51	Manufacture or storage of gases or above ground storage of flammable liquids such as gasoline for other than residential or agricultural on-site use	C			
0.22	Other utility uses, facilities and services including electric transmission lines and pipelines and all appurtenant facilities, uses and structures thereto. Note that special H.B. 1041 regulations may also apply.	C	0.68	Marijuana cultivation for personal use, when growing thirteen (13) or more plants on a tract of land, per occupied dwelling, provided that the growing takes place in an enclosed, locked space, is not conducted openly or publicly, and is not made available for sale.	C			
0.23	Commercial radio and television transmitting and receiving stations, dishes and towers including telecommunications, microwave and cellular towers, antennae and dipoles (see height restrictions)	C	0.69	Any use not listed in this table	C			

0.2 Parks, playgrounds, ~~golf~~ courses or playing fields EP

The Agricultural zone allows for a wide range of conditional uses and is fairly limited on uses by right. In creating the Homesteading zone, and shifting the focus of the Agricultural zone toward conservation, many of these conditional uses would be appropriate along with Homesteading, Rural Residential or other zones and could be considered for removal from the Agricultural zone.

### Agricultural: Conditional Uses

### Agricultural: Uses by Right

0.02	Three to six dwelling units on a single, parcel of land.	<u>EP</u>	0.39	Membership clubs and lodges	C	0.01	<u>A single dwelling unit as accessory to agricultural operation. Up to two dwelling units on a single parcel of land</u>	R
0.03	Over six dwelling units on a single parcel, including: Multiple family dwelling, co-housing facilities, condominiums or employee housing.	<u>EP</u>	0.4	Professional service and business offices for the delivery of health, legal, accounting, travel agencies, real estate, technology, office service and similar services	<u>EP</u>	0.14	Public schools and educational institution	<u>RP</u>
0.06	Manufactured home parks and manufactured home subdivisions (see also Section A 7)	<u>EP</u>	0.41	Personal service outlets such as beauty and barber shops, laundromats, etc.	<u>EP</u>	0.17	Churches and religious institutes	<u>RP</u>
0.07	Boarding and rooming houses and bed & breakfast establishments	C	0.43	Retail convenience outlets serving a neighborhood or local residents	<u>EP</u>	0.2	Parks, playgrounds, golf courses or playing fields	R
0.08	Guest ranches and vacation lodge	C	0.44	Wholesale sales and/or distribution with open storage of goods	<u>EP</u>	0.24	Private antennas over 35 feet in height	R
0.09	Rest, nursing, convalescent, retirement and assisted living facilities	<u>EP</u>	0.45	Wholesale sales and/or distribution without open storage of goods	<u>EP</u>	0.27	Agricultural crop production including orchards and accessory uses and buildings (agricultural property not associated with large lot subdivisions exempt from building permits)	R
0.1	Jails, prisons, correctional institutes and youth facilities and work camps	C	0.46	Gasoline service stations	<u>EP</u>	0.28	Recreational domestic animal husbandry including barns and shelters	R
0.11	Hospitals	<u>EP</u>	0.47	Vehicle repair facilities including storage garages as a principal or an accessory use	<u>EP</u>	0.29	Animal production, including grazing and accessory uses and buildings but excluding commercial feedlots	R
0.12	Hotels and motels	<u>EP</u>	0.48	Motor vehicle parking lots	C	0.32	Stands for the sale of agricultural products	R
0.13	Restaurants and eating places	<u>EP</u>	0.49	Rental self-and mini-storage lockers	<u>EP</u>	0.67	Marijuana cultivation for personal use, when growing twelve (12) or less plants on a tract of land, per occupied dwelling, provided that the growing takes place in an enclosed, locked space, is not conducted openly or publicly, and is not made available for sale.	R



0.15	Private schools, educational institutes and training centers	EP	0.5	Commercial lumber yards and sawmills (Exemption: Home occupations see Section 1.11)	C
0.16	Day care, child care and nursery schools and homes	C	0.51	Manufacture or storage of gases or above ground storage of flammable liquids such as gasoline for other than residential or agricultural on-site use	C
0.18	Public airport	C	0.52	Railroad facilities including repair sheds and switch yards and trucking terminals, excluding trucks	C
.18 A	Private airports and heliports	C	0.53	Junk, wrecking or vehicle storage yards, which shall be surrounded by an eight foot high solid fence or not visible from any public road (excluding agricultural equipment storage)	C
0.19	Public cemeteries	C	0.54	Batch plants and hot mix plants and all appurtenant and accessible uses thereto	C
0.21	Essential public and government utility uses, facilities, services and buildings. Note that special H.B. 1041 regulations may also apply.	C	0.55	Manufacture, fabrication or processing of all materials not otherwise listed and which will not cause excessive noise, heat, dust, fumes or other adverse consequences	C
0.22	Other utility uses, facilities and services including electric transmission lines and pipelines and all appurtenant facilities, uses and structures thereto. Note that special H.B.1041 regulations may also apply.	C	0.57	Rock quarries, sand and gravel excavating pits, pipelines, strip and underground coal mines and all appurtenances and accessory uses thereto,	C
0.23	Commercial radio and television transmitting and receiving stations, dishes and towers including telecommunications, microwave and cellular towers, antennae and dipoles (see height restrictions)	C	0.58	Oil and gas wells	C
0.25	Sewage disposal areas, sludge, septic, landfills for non-hazardous substances and waste water treatment plants	C	0.59	The exploration and mining of uranium or other radioactive substances or the disposal, storage or processing of such substances	C
0.31	Confined Animal Feeding Operations (CAFO's)	C	0.6	Shipping containers for storage purposes (Staff approval)	C
0.33	Commercial riding stables	EP	0.68	Marijuana cultivation for personal use, when growing thirteen (13) or more plants on a tract of land, per occupied dwelling, provided that the	C

0.34	Kennels and veterinary clinics	ER	0.69	Any use not listed in this table	C
0.35	Private and public zoos	C	0.63	Commercial/recreational/medical Marijuana cultivation facility	L
0.36	Camping areas and campgrounds	C	0.64	Marijuana Hospitality – on-site consumption	L
0.37	Ski lifts and accessory structures and uses	C	0.65	Commercial Marijuana product manufacturing and testing, product infusion facilities	L
0.38	Outdoor amusement facilities	C	0.66	Commercial Marijuana cultivation facility	L

See Item .31 (CAF O's)

growing takes place in an enclosed, locked space, is not conducted openly or publicly, and is not made available for sale.

### Homesteading Zone

Potential list of conditional uses and uses by right. HS = Homestead:  
 Consider separating golf courses from parks and playgrounds (# .20).  
 This includes all listed uses organized based on proposed use category in the HS – Homesteading zone.  
 All other uses listed are as they are in the currently adopted use table.

	AA	RR	<b>HS</b>	UR	C	I		AA	RR	<b>HS</b>	UR	C	I		
0.06	Manufactured home parks and manufactured home subdivisions (see also Section A 7)	C	C	<b>C</b>	C	C	P	0.65	Commercial Marijuana product manufacturing and testing, product infusion facilities	L	P	<b>L</b>	P	L	L
0.07	Boarding and rooming houses and bed & breakfast establishments	C	C	<b>C</b>	C	C	P	0.66	Commercial Marijuana cultivation facility	L	P	<b>L</b>	P	L	L
0.08	Guest ranches and vacation lodge	C	C	<b>C</b>	C	P	P	0.02	Three to six dwelling units on a single, parcel of land.	C	C	<b>P</b>	R	R	C
0.09	Rest, nursing, convalescent, retirement and assisted living facilities	C	C	<b>C</b>	C	C	P	0.03	Over six dwelling units on a single parcel, including: Multiple family dwelling, co-housing facilities, condominiums or employee housing.	C	C	<b>P</b>	C	R	C
0.13	Restaurants and eating places	C	C	<b>C</b>	C	R	C	0.05	Unpurged mobile homes built prior to 1976 and non-qualified manufactured homes.	P	P	<b>P</b>	P	P	P
0.16	Day care, child care and nursery schools and homes	C	C	<b>C</b>	C	C	P	0.1	Jails, prisons, correctional institutes and youth facilities and work camps	C	P	<b>P</b>	P	C	C
0.17	Churches and religious institutes	R	R	<b>C</b>	R	C	P	0.11	Hospitals	C	C	<b>P</b>	C	P	P
0.19	Public cemeteries	C	C	<b>C</b>	C	P	P	0.12	Hotels and motels	C	C	<b>P</b>	C	R	P

Essential public and government utility uses, facilities, services and buildings.	C	C	<b>C</b>	C	R	R	Public schools and educational institution	R	R	<b>P</b>	R	C	P
0.21 Note that special H.B. 1041 regulations may also apply.							0.14						
Other utility uses, facilities and services including electric transmission lines and pipelines and all appurtenant facilities, uses and structures thereto. Note that special H.B.1041 regulations may also apply.	C	C	<b>C</b>	C	C	C	Private schools, educational institutes and training centers	C	C	<b>P</b>	C	C	P
0.22							0.15						
Commercial radio and television transmitting and receiving stations, dishes and towers including telecommunications, microwave and cellular towers, antennae and dipoles (see height restrictions)	C	C	<b>C</b>	C	C	C	Public airport	C	P	<b>P</b>	P	P	C
0.23							0.18						
0.24 Private antennas over 35 feet in height	R	P	<b>C</b>	P	C	C	0.26 Landfills and disposal sites for toxic, radioactive and otherwise hazardous materials	P	P	<b>P</b>	P	P	P
Sewage disposal areas, sludge, septic, landfills for non-hazardous substances and waste water treatment plants	C	C	<b>C</b>	C	C	C	Confined Animal Feeding Operations (CAFO's)	C	P	<b>P</b>	P	P	C
0.25							0.31						
Commercial riding stables	C	C	<b>C</b>	C	C	P	Wholesale sales and/or distribution with open storage of goods	C	P	<b>P</b>	P	C	R
0.33							0.44						
Private and public zoos	C	C	<b>C</b>	C	C	C	Wholesale sales and/or distribution without open storage of goods	C	P	<b>P</b>	C	R	R
0.35							0.45						
Camping areas and campgrounds	C	C	<b>C</b>	C	C	P	Gasoline service stations	C	C	<b>P</b>	C	R	C
0.36							0.46						
Ski lifts and accessory structures and uses	C	C	<b>C</b>	C	C	P	Rental self-and mini-storage lockers	C	C	<b>P</b>	C	C	R
0.37							0.49						
0.38 Outdoor amusement facilities	C	C	<b>C</b>	C	C	P	0.5 Commercial lumber yards and sawmills (Exemption: Home occupations see Section 1.11)	C	P	<b>P</b>	P	C	R
Membership clubs and lodges	C	C	<b>C</b>	C	C	P	Manufacture, fabrication or processing of all materials not otherwise listed and which will not cause excessive noise, heat, dust, fumes or other adverse consequences	C	P	<b>P</b>	P	C	R
0.39							0.55						
Retail sales outlets except convenience outlets serving a neighborhood or local resident clientele, including repair and rental outlets	P	P	<b>C</b>	C	R	C	Manufacturing, production and other uses not otherwise listed that will cause excess noise, heat, dust, fumes or other adverse consequences	P	P	<b>P</b>	P	P	C
0.42							0.56						
Retail convenience outlets serving a neighborhood	C	C	<b>C</b>	C	R	P	Oil and gas wells	C	P	<b>P</b>	P	P	C
0.43							0.58						

	or local residents														
0.47	Vehicle repair facilities including storage garages as a principal or an accessory use	C	P	<b>C</b>	C	R	C	0.59	The exploration and mining of uranium or other radioactive substances or the disposal, storage or processing of such substances	C	P	<b>P</b>	P	P	C
0.48	Motor vehicle parking lots	C	C	<b>C</b>	C	R	R	0.01	Up to two dwelling units on a single parcel of land	R	R	<b>R</b>	R	R	C
0.51	Manufacture or storage of gases or above ground storage of flammable liquids such as gasoline for other than residential or agricultural on-site use	C	C	<b>C</b>	C	C	C	0.2	Parks, playgrounds, golf courses or playing fields	R	C	<b>R</b>	C	C	C
0.52	Railroad facilities including repair sheds and switch yards and trucking terminals, excluding trucks	C	P	<b>C</b>	P	C	R	0.27	Agricultural crop production including orchards and accessory uses and buildings (agricultural property not associated with large lot subdivisions exempt from building permits)	R	R	<b>R</b>	R	R	R
0.53	Junk, wrecking or vehicle storage yards, which shall be surrounded by an eight foot high solid fence or not visible from any public road (excluding agricultural equipment storage)	C	P	<b>C</b>	P	C	C	0.28	Recreational domestic animal husbandry including barns and shelters	R	R	<b>R</b>	C	C	C
0.54	Batch plants and hot mix plants and all appurtenant and accessible uses thereto	C	P	<b>C</b>	P	C	R	0.29	Animal production, including grazing and accessory uses and buildings but excluding commercial feedlots	R	R	<b>R</b>	C	C	C
0.57	Rock quarries, sand and gravel excavating pits, pipelines, strip and underground coal mines and all appurtenances and accessory uses thereto,	C	P	<b>C</b>	P	P	C	0.32	Stands for the sale of agricultural products	R	R	<b>R</b>	C	R	C
0.6	Shipping containers for storage purposes (Staff approval)	C	P	<b>C</b>	P	C	R	0.34	Kennels and veterinary clinics	C	P	<b>R</b>	P	C	C
0.68	Marijuana cultivation for personal use, when growing thirteen (13) or more plants on a tract of land, per occupied dwelling, provided that the growing takes place in an enclosed, locked space, is not conducted openly or publicly, and is not made available for sale.	C	C	<b>C</b>	C	C	C	0.4	Professional service and business offices for the delivery of health, legal, accounting, travel agencies, real estate, technology, office service and similar services	C	C	<b>R</b>	C	R	C
0.69	Any use not listed in this table	C	C	<b>C</b>	C	C	C	0.41	Personal service outlets such as beauty and barber shops, laundromats, etc.	C	C	<b>R</b>	C	R	C
.18 A	Private airports and heliports	C	C	<b>C</b>	C	C	C	0.67	Marijuana cultivation for personal use, when growing twelve (12) or less plants on	R	R	<b>R</b>	R	R	C

a tract of land, per occupied dwelling, provided that the growing takes place in an enclosed, locked space, is not conducted openly or publicly, and is not made available for sale.

0.62	Commercial and medical Marijuana retail stores and dispensaries	L	P	<b>L</b>	L	L	L	(Reserved)	0.04	
0.63	Commercial/recreational/medical Marijuana cultivation facility	L	P	<b>L</b>	P	L	L	Commercial feedlots	0.3	See Item .31 (CA FO's )
0.64	Marijuana Hospitality – on-site consumption	L	P	<b>L</b>	L	L	L	(Reserved)	0.61	

Work in Progress