CHAPTER 2. ZONING AND LAND USES

SECTION 2: LAND USES AND STANDARDS

2.22 Land Use Table
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2.22. Land Uses

A. Purpose. The purpose of this chapter is to identify the land uses allowed in Routt County and to establish standards that apply to certain uses with unique characteristics or impacts. This section classifies land uses and activities into use categories on the basis of common functional, product, or physical characteristics. All uses are subject to the dimensional standards in each zone district, any regulations established by the zone district, regulations applicable to the use, and any applicable general development standards.

B. Primary and Accessory Uses. Land Uses on a parcel are considered Primary or Accessory.

1. A Primary Use means the principal use of a lot that is permitted under the applicable Zone District as a use-by-right, Minor Use Permit, Administrative Use Permit, Conditional Use Permit, or Special Use Permit. These regulations may allow one or more principal uses in any given district.
2. An Accessory Use is incidental and subordinate to the Primary Use, as further defined in Chapter 2, Section 2.22, Accessory Uses and Structures.
3. Multiple Primary Uses are permitted on a parcel, subject to compliance with the Land Use Chart in Section 2.22.G-1, in addition to uses that are accessory to that principal use.

C. Categorization. Uses are assigned to the category whose description most closely describes the 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. The "Characteristics" subsection of each use category describes the characteristics of each use category. The list of uses is broad and comprehensive. However, it is impossible to contemplate every possible use or new use that may exist in the future.

D. Interpretation. When a use's category is not clearly identifiable, the Planning Director may determine the applicable line in the land use chart or refer the question to the Planning Commission for a public hearing and determination following the procedure under Chapter 4, Section 1, General Review Procedures. The following is considered to determine what use category the use is in, and whether the activities constitute Primary Uses or Accessory Uses:

1. The description of the activity(ies) in relationship to the function and characteristics of each use category;
2. The building or structure type associated with each use category, and the relative amount of site or floor space and equipment devoted to the activity;
3. Relative amounts of sales from each activity;
4. The customer type for each activity;

5. The relative number of employees in each activity;
6. Hours of operation;
7. Building and site arrangement;
8. Vehicles used with the activity;
9. The relative number of vehicle trips generated by the activity;
10. Signs;
11. How the use advertises itself; and
12. Whether the activity would function independently of the other activities on the site.

E. Developments with multiple primary uses.

1. Developments may have more than one primary use. Developments may also have one or more accessory uses.
2. When all of the primary uses of a development fall within one use category, then the development is assigned to that use category. For example, a development that contains a Single-Family Residence and a Secondary Dwelling Unit would be classified in the Residential category because all the primary uses are in that category.
3. When the primary uses of a development fall within different use categories, each primary use is classified in the applicable category and is subject to the applicable regulations for that category. For example, a development that contains a Single-Family Residence and a Riding Arena that is used for commercial horseback riding, the Single-Family Residence would be classified in the Residential category and the Riding Arena would be classified in the Outdoor Recreation category.

F. Use of examples. The "Examples" subsection of each use category provides a list of examples of uses that are included in the use category. The names of uses on the lists are generic. They are based on the common meaning of the terms and not on what a specific use may call itself. For example, a use whose business name is "Private Horse Ranch" but that caters mostly to visitors, would be included in the Outdoor Recreation category rather than the Residential category. This is because the actual activity on the site matches the description of the Outdoor Recreation category.

G. Land Use Table. Table 2.22.G-1 Identifies the Land Uses in Routt County.

1. Table Organization. In the Land Use Table, land uses are classified into use categories and specific uses based on the classification considerations in Subsection B, above. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts.
2. Permitted Uses. Each cell in the Table is filled in to identify if the use is allowed by-right, requires a review, or is not allowed.
   a. "R" means a Use Permitted By-Right.
      i. Uses Permitted By-Right are uses that are deemed to be consistent with the purpose of the zone district and to further the intent of the Master Plan. When development proposals include a By-Right use, the use of the property shall not be in question.
   b. "M" means a Use Permitted By Minor Use Permit

ii. Minor Uses are uses that, when use-specific standards and site-specific conditions are imposed, are deemed to be consistent with the purpose of the zone district and to further the intent of the Master Plan. When all standards are met, it shall be presumed that the use will not have any greater impact than a By-Right use.

c. "A" means a Use Permitted by Administrative Use Permit

iii. Administrative Uses are uses that, when use-specific standards and site-specific conditions are imposed, are deemed to be consistent with the purpose of the zone district and to further the intent of the Master Plan. These uses have greater potential to create impacts on surrounding properties, and require public notice, even though they are reviewed and approved administratively.

d. "C" means a Use Permitted by Conditional Use Permit

iv. Conditional Uses are uses that may be consistent with the purpose of the zone district and may further the intent of the Master Plan, but may cause significantly greater impacts to surrounding properties. Conditional Uses shall be granted only upon a finding that use-specific standards and site-specific conditions are complied with, the impacts to surrounding properties are sufficiently mitigated, and the intent of the Master Plan is supported by the use. Due to the greater impacts to surrounding properties, both a public notice and a public hearing is required.

e. "S" means a Use Permitted by Special Use Permit.

v. Special Uses are uses that may be consistent with the purpose of the zone district and may further the intent of the Master Plan, but may cause significantly greater impacts to surrounding properties and the community. Special Uses are a discretionary approval, which may be granted only upon a finding that use-specific standards and site-specific conditions are complied with, the impacts to surrounding properties and the community are sufficiently mitigated, the intent of the Master Plan is supported by the use, and the needs of the community are appropriately considered. Due to the greater impacts to surrounding properties, both a public notice and a public hearing is required.

f. A blank cell means the Use is Not Permitted.

g. All development in the Commercial (C), Industrial (I), Mining (M), and Stagecoach Outdoor Recreation (SOR) zone districts require a Site Plan Review. This is denoted through hatching in the table.

Table 2.22.G-1 -Zone Districts	
AF – Agriculture and Forestry	**C** – Commercial
HDR - High Density Residential	**I** – Industrial
LDR – Low Density Residential	**M** – Mining
MR - Mountain Residential	**SOR** - Stagecoach Outdoor Recreation
MRE - Mountain Residential Estates	**SMR** - Stagecoach Mountain Residential
MHR – Manufactured Home Residential	**HT** - Historic Towns
	Hatching denotes site plan review required for all building permits or new uses.

Table 2.22.G-1 -Zone Districts	Required Parking Per 1000sf gross floor area unless stated otherwise	AF	HDR	LDR	MR	MRE	MHR	C	I	M	SOR	SMR	HT
Agriculture													
Agritourism Enterprise – less than 50 vehicle trips per day	2	M											
Agritourism Enterprise – more than 50 vehicle trips per day	3	A											
Agricultural equipment sales and service	1	S						R					
Animal hospital, kennel, or associated boarding	3	S						C	R				
Animal sales yard	1	S											
Farm Stand – All products grown on site	1	R						R					
Farm Stand – Imported products	1	A						R					
Fur farming	3	C											
Guest Ranch	1	C											
Plant nursery – no retail sales	3	R											
Plant nursery – with retail sales	2	A						R					
Ranching, farming, and general agriculture on parcels 1 acre or larger	3	R	R	R	R	R	R	R	R	R			R
Ranching, farming, and general agriculture on parcels < 1 acre	2	R	M	M	M	M	M	M	M	M			M
Value Added Agriculture Processing, Small	1	A											
Value Added Agriculture Processing, Medium	2	C											
Value Added Agriculture Processing, Large	3	S											
Assembly													
Auditoriums and theaters	1 space/4 seats							R			S		
Public buildings – Assembly and Community	Per Land Use Review	C	C	C	C	C	C	C	C	C	C		C
Commercial													
Adult oriented businesses	2							S	S				
Auto service station and garage	2							R	R		S		
Automobile parking lots	2		S					C	R		S		S

Table 2.22.G-1 -Zone Districts	Required Parking Per 1000sf gross floor area unless stated otherwise	AF	HDR	LDR	MR	MRE	MHR	C	I	M	SOR	SMR	HT
Banks and financing institutions	2							R			R		
Convenience stores	2		S					R	R		C		
Dog Boarding (including boarding for dog sled rides), breeding kennels	2	C						C	R				
Electric Vehicle charging station	2	C	C					R	R	R	R	C	C
Group Home	2	R	R	R	R	R	R	R			R	R	R
Group Residential Facility	2	S						S					
Hotel/Lodge/Motel	1/lodging unit							R	R		R		S
Mortuaries	2							S	S				
Natural Medicine Cultivation Facility	2	C						R	R				
Natural Medicine Healing Center	2	C	C	C	C	C	C	R	R				C
Natural Medicine Product Manufacturer	2	C						R	R				
Natural Medicine Testing Facility	2							R	R				
Office	2							R	R	R	R		S
Personal Service Establishment	2							R	R		R		
Restaurant or Bar	2							R			R		S
Retail establishment, enclosed	2		S					R	C		R		C
Retail establishment, outdoor	2							C	A		C		
Self-storage units/mini-warehouses	2							S	C				
Short Term Rental	N/A												
Essential Services													
Airport – public	Per Land Use Review								S				
Cemeteries – private (family)	1	R											
Cemeteries – public	1	S											S
Central Water or Sewage Treatment System – outside a County approved Special District *with* a Land Use Permit	N/A	R	R	R	R	R	R	R	R	R	R	R	R

Table 2.22.G-1 -Zone Districts	Required Parking Per 1000sf gross floor area unless stated otherwise	AF	HDR	LDR	MR	MRE	MHR	C	I	M	SOR	SMR	HT
Central Water or Sewage Treatment System – outside a County approved Special District *without* a Land Use Permit	N/A	S	S	S	S	S	S	S	S	S	S	S	S
Central Water or Sewage Treatment System – within a County approved Special District	N/A	R	R	R	R	R	R	R	R	R	R	R	R
Compost Facility	1/employee	A							A				
Day Care Center	1/employee + 1/child	C	C	C	C	C	C	R	R		A		C
Fire Station	Per Land Use Review	C	C	C	C	C	C	C	C	C	C	C	C
Motor vehicle storage	Per Land Use Review							S	R				
Post Office	Per Land Use Review	C	C	C	C	C	C	C	C	C	C	C	C
Public Building – Civic and Government	Per Land Use Review	S						R			R		
Public Utilities – Local Distribution and Service Lines, aboveground	N/A	R											R
Public Utilities – Local Distribution and Service Lines, underground	N/A	R	R	R	R	R	R	R	R	R	R	R	R
Public Utilities – Major Facilities	N/A	S	S	S	S	S	S	R	R	R	S	S	S
Public Utilities – Regional Distribution, aboveground	N/A	R	S	S	S	S	S	S	S	S	S	S	S
Public Utilities – Regional Distribution, underground	N/A	R	R	R	R	R	R	R	R	R	R	R	R
Railroad	N/A	S	S	S	S	S	S	S	S	S	S	S	S
Safety Training Facility	Per Land Use Review	C											
School	2/classroom	C	C	C	C	C	C	C			C	C	C
Senior centers and nursing homes	1/2 space/bed		S					C			C		C
Solar Energy System - Community Scale	N/A	C						C	C	C			
Solar Energy System - Utility Scale	Per Land Use Review	S						S	S	S			
Solar Energy System - Battery Storage System	Per Land Use Review	S						S	S	S			
Solid Waste Disposal Site	1	S						S	S				
Solid Waste Transfer Site or Recycling station	1	S						S	S	S			

Table 2.22.G-1 -Zone Districts	Required Parking Per 1000sf gross floor area unless stated otherwise	AF	HDR	LDR	MR	MRE	MHR	C	I	M	SOR	SMR	HT
Telecommunication Facility – co-location on buildings or permitted towers	N/A	R	R	R	R	R	R	R	R	R	R	R	R
Telecommunication Facility – freestanding antennas and towers	N/A	C	C	C	C	C	C	M	M	M	C	C	C
Transit shelter/stop	Required by transit provider	A	A	A	A	A	A	A	A	A	A	A	A
Transit terminals	Required by transit provider							R	R				
Wind Generator <80 feet	N/A	R	R	R	R	R	R	R	R	R	R	R	R
Wind Generator >80 feet	N/A	S						S	S	S			
Industrial													
Asphalt Plant	2 per 3 employees	S							S	S			
Concrete Plant		S							S	S			
Industrial									R				
Industrial, Light								R	R				
Injection Wells and Commercial Wastewater Disposal sites		S							S	S			
Junkyard		S							S				
Vegetation Harvesting		R	R	R	R	R							
Milling and processing of lumber		C				S		S	R				
Mining – Isolated		A	S	S	S	S	S	S	S	R	S	S	
Mining Operations		S	S	S	S	S	S	S	S	R	S	S	S
Oil, gas, and coal bed methane exploration		S	S	S	S	S	S	S	S	A	S	S	S
Oil, gas, and coal bed methane production and development		S	S	S	S	S	S	S	S	S	S	S	S
Resource Exploration and/or Core Sampling (non-Oil & Gas)		A	A	A	A	A	A	A	A	R	A	A	A
Seismic Testing or other Mineral Exploration		A	A	A	A	A	A	A	A	R	A	A	A
Sludge Disposal		A											
Miscellaneous and Accessory													
Accessory Uses and Structures	Per Land Use Review	R	R	R	R	R	R	R	R	R	R	R	R

Table 2.22.G-1 -Zone Districts	Required Parking Per 1000sf gross floor area unless stated otherwise	AF	HDR	LDR	MR	MRE	MHR	C	I	M	SOR	SMR	HT
Bed and Breakfast	1+1 per room	C				S		R			C	C	C
Crypto mining accessory to an oil well	N/A	M								M			
Day Care Home	1/6 children	R	R	R	R	R	R	R	R	R	R	R	R
Dwelling Unit, Secondary	1 per dwelling unit	R	R	R	R	R					R	R	R
Dwelling Unit(s) attached to a business	1 per dwelling unit							R	R	R	C		C
Floodplain Development	N/A	M	M	M	M	M	M	M	M	M	M	M	M
Heliport/Helipad	N/A												
Home Industry	N/A	S	S	S	S	S	S	C	R	R	S	S	S
Home Occupation	N/A	R	R	R	R	R	R	R	R	R	R	R	R
Landing Strip – private non-commercial	Per Land Use Review	S											
Log and soil storage	2 per 3 employees	R											
Outdoor Storage	N/A	R	R	R	R	R	R	R	R	R	R	R	R
Reservoir, non-agricultural, greater than 1 acre	N/A	S	S	S	S	S	S	S	S	S	S	S	S
Signs	N/A	M	M	M	M	M	M	M	M	M	M	M	M
Special Event, Small	Per Land Use Review	M	M	M	M	M	M	M	M	M	M	M	M
Special Event, Large	Per Land Use Review	S	S	S	S	S	S	S	S	S	S	S	S
Temporary Use	Per Land Use Review	A	A	A	A	A	A	A	A	A	A	A	A
Waterbody Crossing	N/A	M	M	M	M	M	M	M	M	M	M	M	M
Waterbody Setback Encroachment	N/A	A	A	A	A	A	A	A	A	A	A	A	A
Wildlife Preserve	Per Land Use Review	R											
Vacant Property Maintenance	N/A	R	R	R	R	R	R	R	R	R	R	R	R
Outdoor Recreation													
Boat Dock	Per Land Use Review	R									R		
Camping – commercial	1 per campsite	S						R					
Camping – extended, private non-commercial	1 per campsite	M											
Camping – private non-commercial	N/A	R											

Table 2.22.G-1 -Zone Districts	Required Parking Per 1000sf gross floor area unless stated otherwise	AF	HDR	LDR	MR	MRE	MHR	C	I	M	SOR	SMR	HT
Fishing – private non-commercial	N/A	R	R	R	R	R	R	R	R	R	R	R	R
Guided Tours, Small	Per Land Use Review	R											
Guided Tours, Large	Per Land Use Review	C											
Golf course	Per Land Use Review	S									S	S	S
Horseback rides, guided commercial or unguided rentals	1 per 6 equestrian stalls	A											
Parks and recreation land	4	A	A	A	A	A	A	A	A	A	A	A	A
Parks and recreation land – including athletic fields	4	S			S	S	S	S	S	S	R	S	S
Race track for motorized vehicles	Per Land Use Review	S						S	S		S		
Recreational Facilities, Indoor	3							R			C		
Recreational Facility, Outdoor - Rural	4	C						C			C	C	
Recreational Facility, Outdoor – Rural with Overnight Accommodations	1/2 per rentable bedroom	S						S			C		
Rentals or tours with powered modes of transport of guests such as ATV, snowmobile, snowcat, motorcycle, helicopter, etc. or any such tours or rentals that use County Roads	Per Land Use Review	S						S					
Riding arena or stable – community or commercial	1 per 6 equestrian stalls	C				C		R	R		-		
Riding arena or stable – private	1 per 6 equestrian stalls	R				R							
Ski Area, Ski Lift, Ski Tow, Sledding Area, & Uphill Transportation Facilities	Per Land Use Review	S										S	
Residential													
Dwelling, Multiple-Family	1 per dwelling unit		R					C			R	R	R
Dwelling, Single-Family	2 per dwelling unit	R	R	R	R	R	R	R	R	R	R	R	R
Dwelling, Two-Family	2 per dwelling unit		R					R			R	R	R
Manufactured Home Community	2 per dwelling unit						S						
Solar Energy System - Small Scale	N/A	R	R	R	R	R	R	R	R	R	R	R	R
Temporary Workforce Housing	1 per dwelling unit	S						S	S	S			
Timeshare													
Workforce Housing	1 per dwelling unit		S				S				S	S	S