

PITKIN COUNTY EXISTING ZONE DISTRICTS

- (1) AFR-10
- (2) AF-SKI
- (3) AH
- (4) R5-30 PUD

(AFR-10) Agricultural/Forestry/Residential

(a) Intent: The AFR-10, Agricultural/Forestry/Residential district, is intended to maintain the rural character of lands proximate to development centers and State Highways by preserving agricultural operations, wildlife habitat and scenic quality while permitting low density, single family dwelling units and customary accessory uses.

(b) Allowed Uses-. The following uses are allowed as of right in the Agricultural/Forestry/Residential (AFR-10) Zone District.

1. Accessory Buildings and Uses
2. Animal Production & Husbandry Services, Other Farm and Agricultural Uses (not including Commercial Feed Lots)
3. Bus Stop
4. Commercial Riding Stables
5. Crop Production
6. Farm Buildings
7. Home Occupations
8. Parks, Playground, Playing Fields
9. Manufactured Home
10. Single Family Dwelling Units with five (5) or less bedrooms and/or less than 15,000 square feet of floor area
11. Solar Energy Collectors (Private Use)
12. Trails

(c) Special Review Uses: The following uses are subject to special review:.

1. Agriculture Stands
2. Alpine Ski Areas and Support
3. Caretaker Dwelling Units
4. Cemeteries
5. Churches
6. Club Houses or Recreational Buildings Used in connection with and accessory to Permitted outdoor recreational use
7. Commercial Camping Areas
8. Commercial Firewood Splitting, Storage and Sales
9. Commercial Kennels and Veterinary Clinics
10. Community Health Facilities
11. Day Care Centers
12. Duplex Dwelling Units
13. Employee Dwelling Units
14. Equipment Supplies and Contraction or Subcontraction
15. Golf Courses
16. Guest Ranch
17. Logging
18. Mineral Exploration/Mining, Concrete Batch Plants

19. Nordic Ski Areas and Support Facilities
20. Nursing, Convalescent, Rest, and Retirement Homes
21. Outdoor Recreational Uses
22. Radio Transmitting Station
23. Resort Cabins
24. Satellite Reception Devices
25. Schools / Universities
26. Sewage Disposal Areas / Landfills Water Plants
27. Single Family Dwelling Units with six (6) or more bedrooms and/or more than 5, 000 square feet of floor area
28. Uses, Activities and Facilities Permitted by Special Use Permit Issued by Federal Agencies
29. Water Crossing and Diversion

(d) Prohibited Uses: The following uses are prohibited in the Agricultural/Forestry/Residential¹ (AFR-10) Zone District.

1. Airport
2. Amusement and Entertainment Establishments
3. Commercial Automobile Parking Lots
4. Dormitory Housing
5. Essential Government and Public Utility Uses, Facilities and Services
6. Financial Institutions
7. General Services
8. Hospitals
9. Junk Yards
10. Medical / Dental Clinics
11. Mobile Homes
12. Motels, Hotels, Lodges
13. Multi-Family Dwelling Units
14. Offices
15. Personal Service Outlets: Food stores, drug stores, post office substation, self-service laundries, dry cleaning outlets and liquor stores; provided that in the B-2. zone district, no individual use shall exceed 10,000 square feet in total floor area; the total space shall be limited to 80 square feet ox gross leasable space per dwelling unit in the district
16. Places for Retailing of Goods (structures and businesses limited to 12,000 square feet of floor area per building)
17. Professional Offices
18. Research Facilities, Indoors
19. Research Facilities, Other
20. Restaurants and Bars ·
21. Timesharing / Fractional Fees
22. Uses not Listed
23. Vehicle and Aircraft Sales and Service

(e) Dimensional Requirements: The following dimensional requirements shall apply to all Permitted and special review uses in the Agricultural/Forestry/Residential (AFR-1 0) Zone District.

1. Minimum Lot Area- 10 acres
2. Minimum Lot Area Principal Use - 10 acres
3. Minimum Front yard Setback - See Figure 3-1
4. Minimum Side Yard Setback- See Figure 3-1

5. Minimum Rear Yard Setback - See Figure 3-1
6. Minimum Lot Width - 400 feet
7. Maximum Height Principal Structures - 28 feet
8. Maximum Height Accessory Structures - 20 feet

(AF-SKI) Agricultural/Forestry /Ski

(a) Intent- The AF-SKI, Agricultural/Forestry Ski district is intended to provide locations for ski areas and the orderly and efficient planning and review of ski areas. The AF-SKI designation should be applied to lands which are used for downhill and cross-country skiing and a variety of other uses permitted or approved by a Federal or similar public agency, such as grazing, hunting, and passive recreational uses. Development activity on such lands shall be contingent upon the adoption of a master plan. The AF-SKI designation should be applied only to ski areas which are consistent with the Land Use Code policy for Development or Expansion of Ski Areas (Refer to Section 2-50).

(b) Allowed Uses: The following uses are allowed as of right in the Agricultural/Forestry/Ski (AF-SKI) Zone District.

1. Affordable Housing, including but not limited to, single family, duplex, and multi-family housing.

(c) Special Review Uses: The following uses are subject to special review:.

1. Accessory Buildings and Uses
2. Agriculture Stands
3. Alpine Ski Areas and Support
4. Amusement and Entertainment Establishments
5. Caretaker Dwelling Units
6. Cemeteries
7. Churches
8. Club Houses or Recreational Buildings Used in connection with and accessory to permitted outdoor recreational use
9. Commercial Automobile Parking Lots
10. Commercial Camping Areas
11. Commercial Firewood Splitting, Storage and Sales
12. Commercial Kennels and Veterinary Clinics
13. Commercial Riding Stables
14. Community Health Facilities
15. Day Care Centers
16. Financial Institutions
17. Golf Courses
18. Guest Ranches
19. Logging
20. Mineral Exploration/Mining Concrete Batch Plants
21. Nordic Ski Areas and Support Facilities
22. Offices
23. Outdoor Recreational Uses
24. Personal Service Outlets: Food stores, drug stores, post office substation, self-service laundries, dry cleaning outlets and liquor stores; provided that, in the B-2 zone district, no individual use shall exceed 10,000 square feet in total floor area; the total space shall be limited to 80 square feet of gross leasable space per dwelling unit in the district
25. Professional Offices
26. Radio Transmitting Station

27. Restaurants and Bars
28. Satellite Reception Devices
29. Schools / Universities
30. Sewage Disposal Areas / Landfills / Water Plants
31. Agencies Uses, Activities and Facilities Permitted by Special Use Permit Issued by Federal
32. Water Crossing and Diversion

(d) Prohibited Uses, The following uses are prohibited in the Agricultural/Forestry/Ski (AF-SKI) Zone District.

1. Airport
2. Dormitory Housing
3. Duplex Dwelling Units
4. Employee Dwelling Units
5. Equipment Supplies and Contraction or Subcontraction
6. Essential Government and Public Utility Uses, Facilities and Services
7. General Services
8. Hospitals
9. Junk Yards
10. Medical / Dental Clinics
11. Mobile Homes
12. Morals, Hotels, Lodges
13. Multi-Family Dwelling Units
14. Nursing- Convalescent, Rest, Retirement Homes
15. Places for Retailing of Goods (structures and businesses limited to 12,000 square feet of floor area per
16. Manufactured Home
17. Research Facilities, Indoors
18. Research Facilities, Other
19. Resort Cabins
20. Single Family Dwelling Units
21. Timesharing / Fractional Fees
22. Uses not Listed
23. Vehicle and Aircraft Sales and Service

(e) Master Plan Uses: The following uses are permitted as uses allowed pursuant in the Master Plan in the Agricultural/Forestry/Ski (AF-SKI) Zone District.

1. Alpine Ski Areas & Support Facilities
2. Nordic Ski Areas & Support Facilities

(f) Dimensional Requirements: The dimensional requirements permitted in the Agricultural/Forestry/Ski (AF-SKI) Zone District are established by the Master Plan.

(g) General Guide to Listing of Uses in AF-SKI Master Plan: The outcome of the master plan review process will be a detailed listing of uses and activities which are allowed all year or during the traditional ski season, uses and activities requiring further review prior to their implementation, and others which are prohibited. As a guide to the intent of the AF-SKI zone this section contains a listing of uses for the AF-SKI zone.

1. Uses Allowed All Year. The uses which are anticipated to be allowed all year may include:
 - a Outdoor recreational uses and facilities set in natural environmental conditions, including but

not limited to, ski racing and organized group events, playgrounds and outdoor environmental education

areas, clubhouses or recreation buildings (when used in conjunction with outdoor recreational uses);

- b Communication transmission sites;
- c Ski lifts - construction of new lifts
- d Water lines, compressed air lines, and other such utilities required for the operation of man-made snow-making machinery;
- e. Vehicle and equipment maintenance and storage shops;
- f Hunting, farming and grating, and
- g. Housing for the employees of the ski area and its support services.

2. Uses Allowed during the Traditional Ski Season. The uses anticipated to be allowed during the traditional winter ski season may include the following uses provided such uses are in direct support of and of a scope necessary for the ski area operation:

- a. Day care schools and children's nurseries;
- b. Ski-schools;
- c. Restaurants including indoor and outdoor eating and drinking establishments;
- d. Offices;
- e. Places for the retailing of goods;
- f. Automobile parking lots and garages;
- g. Personal service outlets including ski repair shops;
- h. Public restrooms
- i. Ski lifts - operation of existing lifts
- j. Ski trails
- k. Accessory buildings including but not limited to, ski patrol stations, warming huts, indoor recreational facilities (including video games, table games and movie houses containing less than twenty-five [25] seats): 1. Ticket sales areas; and m. Accessory uses to ski area operations not otherwise specifically identified.

3. Uses requiring Further Review. The uses anticipated to require further review may include:

- a. Ski-specific snow-making proposals;
- b. High-explosive storage caches;
- c. Overnight cross-country accommodations including huts and dormitories;
- d. Uses not otherwise listed as allowed or prohibited; and
- e. Uses proposing development or the conduct of Activities of Local and State Interest.

4. Prohibited Uses-

- a. Retail, office, restaurant or other commercial activities which are not operating directly in support of the operation of the ski area;
- b. All dwelling or lodging uses (other than cross country huts and employee housing); and
- c. All other activities not directly in support of and compatible with the operation of the ski area, Seasonal approvals or prohibitions and specific time constraints of certain uses may be appropriate.

(AH) Affordable Housing

Intent. The AH, Affordable Housing district is intended to provide land for the production of income and price restricted housing of all types. The district provides affordable housing opportunities for permanent residents of Pitkin County in a comfortable, healthy and safe location sheltered from incompatible and disruptive activities. The district need not be located in proximity to incorporated

or unincorporated towns but should be located in areas with minimal impacts on surrounding areas, free of environmental hazards.

(a) Allowed Uses. The following uses are allowed as of right in the Affordable Housing (AH) Zone District

1. Accessory Buildings and Uses
2. Bus Stop
3. Crop Production
4. Day Care Centers
5. Home Occupations
6. Mobile Homes
7. Parks, Playground, Playing Fields
8. Single-Family Dwelling Units with five (5) or less bedrooms and/or less than 15,000 square feet of floor area
9. Solar Energy Collectors (Private Use)
10. Trails

(b) Special Review Uses. The following uses are subject to special review:.

1. Agricultural Stands
2. Caretaker Dwelling Units
3. Cemeteries
4. Churches
5. Club Houses or Recreational Buildings Used in connection with and accessory to a permitted outdoor recreational use
6. Community Health Facilities
7. Dormitory Housing
8. Duplex Dwelling Units
9. Employee Dwelling Units
10. Farm Buildings
11. Golf Courses
12. Multi-Family Dwelling Units
13. Nursing, Convalescent, Rest, and Retirement Homes
14. Outdoor Recreational Uses
15. Personal Service Outlets: Food stores, drug stores, post office substation, self-service laundries, dry cleaning outlets and liquor stores; provided that, in the B-2 zone district, no individual use shall exceed 10,000 square feet in total floor area; the total space shall be limited to 80 square feet or gross leasable space per dwelling unit in the district
16. Manufactured Home
17. Satellite Reception Devices
18. Schools/Universities
19. Sewage Disposal Areas/Landfills/Water Plants
20. Uses, Activities and Facilities Permitted by Special Use Permits Issued by Federal Agencies
21. Water Crossing and Diversion

(d) Prohibited Uses: The following uses are prohibited in the Affordable Housing (AH) Zone District.

1. Airport
2. Alpine Ski Areas and Support
3. Amusement and Entertainment Establishments
4. Animal Production and Husbandry Services, and Other Farm and Agricultural
5. Commercial Automobile Parking Lots
6. Commercial Camping Areas
7. Commercial Firewood Splitting, Storage and Sales
8. Commercial Kennels and Veterinary Clinics

9. Commercial Riding Stables
10. Equipment Supplies and Contraction or Subcontraction
11. Essential Government and Public Utility Uses, Facilities and Services
12. Financial Institutions
13. General Services
14. Guest Ranch
15. Hospitals
16. Junk Yards
18. Medical / Dental Clinics
19. Mineral Exploration/Mining Concrete Batch Plants
21. Motels, Hotels, Lodges
22. Nordic Ski Areas and Support Facilities
23. Offices
24. Places for Retailing of Goods (structures and businesses limited to 12,000 square feet of floor area per building)
25. Professional Offices
26. Radio Transmitting Station
27. Research Facilities, Indoors
28. Research Facilities, Other
29. Resort Cabins
30. Restaurants and Bars
31. Timesharing / Fractional Fees
32. Uses not Listed
33. Vehicle and Aircraft Sales and Service

(e) Dimensional Requirements. The following dimensional requirements shall apply to all permitted and special review uses in the Affordable Housing (AH) Zone District.

1. Minimum Lot Area- 61000 sq. ft.
2. Minimum Lot Area Principal Use is dependent upon the type of Affordable Housing.
 - a. Single Family Dwelling (SFD) - 3,000 sq. ft.
 - b. Duplex (DUP) - 3,000 sq. ft.
 - c. Multi-Family Studio (MF-ST) - 1,000 sq. ft.
 - d. Multi-Family 1 Bedroom - 1,250 sq. ft.
 - e. Multi-Family 2 Bedroom - 2,000 sq. ft.
 - f. Multi-Family 3 Bedroom - 3,000 sq. ft.
3. Minimum Usable Open Space per Dwelling Unit - 1,000 sq. ft.
4. Minimum Front Yard Setback - See Figure 3-1
5. Minimum Side Yard Setback - See Figure 3-1
6. Minimum Rear Yard Setback - See Figure 3-1
7. Minimum Lot Width - 30 feet
8. Maximum Height Principal Structure - 28 feet
9. Maximum Height Accessory Structure - 20 feet
11. Maximum Floor Area Ratio - .50

(RS-30 PUD) Planned Unit Development (PUD) Resource

(a) Intent: The intent of RS-20 PUD and RS-30 PUD districts are identical except the RS-20 PUD Zone is intended for land closer to urbanized areas. The zones are intended to:

1. Permit low density, single family residential development and customary accessory uses, While recognizing natural hazards, wildlife areas, limited utility service, roads or schools,

and other facilities may constitute a constraint precluding the realization of zoned density;

2. Encourage an orderly development pattern minimizing scattering of development in rural areas;
3. Provide potential for the clustering of development preserving open space and creating efficient utility service for development;
4. Preserve agricultural operations and environmental resource; ,
5. Maintain the rural lifestyle;
6. Protect cattle and wildlife by prohibiting dogs in new subdivisions.

(b) Allowed Uses: The following uses are allowed as of right in the RS-20 and RS-30 Planned Unit Development (PUD) Resource Zone District.

1. Accessory Building^s and Uses
2. Animal Production and Husbandry Services, Other Farm and Agricultural Uses (not including Commercial Feed Lots)
3. Bus Stop
4. Crop Production
5. Farm Buildings
6. Home Occupations
7. Manufactured Home
8. Single Family Dwelling Units with five (5) or less bedrooms and/or less than 15,000 square feet of floor
9. Solar Energy Collectors (Private Use)
10. Trails

(c) Special Review Uses: The following uses are subject to special review:

1. Agriculture Stands
2. Caretaker Dwelling Units
3. Cemeteries
4. Churches
5. Club Houses or Recreational Buildings Used in connection with and accessory to permitted outdoor recreational use
6. Commercial Camping Areas
7. Commercial Firewood Splitting, Storage and Sales
8. Commercial Kennels and Veterinary Clinics
9. Commercial Riding Stables
10. Community Health Facilities
11. Day Care Centers
12. Employee Dwelling Units
13. Equipment Supplies and Contraction or Subcontraction
14. Golf Courses
15. Guest Ranches Logging
16. Mineral Exploration / Mining, Concrete Batch Plants
17. Nordic Ski Areas and Support Facilities
18. Outdoor Recreational Uses
19. Parks Playgrounds, Playing Fields
20. Radio Transmitting Station
21. Resort Cabins
22. Satellite Reception Devices
23. Schools / Universities
24. Sewage Disposal Areas / Landfills / Water Plants
25. Single Family Dwelling Units with six (6) or more bedrooms and/or more than 15,000 square feet of floor area

26. Agencies Uses, Activities and Facilities Permitted- by Special Use Permit Issued by Federal
27. Water Crossing and Diversion

(d) Prohibited Uses: The following uses are prohibited in the RS-20 and RS-30 Planned Unit Development (PUD) Resource Zone District.

2. Alpine Ski Areas and Support
3. Amusement and Entertainment Establishments
4. Commercial Automobile Parking Lots
5. Dormitory Housing
7. Duplex Dwelling Units
8. Essential Government and Public Utility Uses, Facilities and Services
9. Financial Institutions
10. General Services
11. Hospitals
12. Junk Yards
13. Medical / Dental Clinics
14. Mobile Homes
15. Motels, Hotels, Lodges
16. Multi-Family Dwelling Units
17. Nursing, Convalescent, Rest, Retirement Homes
18. Offices
19. Personal Service Outlets: Food stores, drug stores, post office substation, self-service laundries, dry cleaning outlets and liquor stores; provided that, in the B-2 zone district' no individual use shall exceed 10,000 square feet in total floor area; the total space shall be limited to 80 square feet of gross leasable space per dwelling unit in the district
20. Places for Retailing of Goods (structures and businesses limited to 12,000 square feet of floor area per building)
21. Professional Offices
21. Research Facilities, Indoors
22. Research Facilities, Other