

5-307 Forestry, Agriculture and Open (F)

5-307 A. Purpose

The Forestry, Agriculture and Open (F) Zone District is intended to preserve large, relatively remote areas of the County for resource, agricultural, open space and recreational purposes. These areas currently have minimum public facilities and services and are considered inappropriate for substantial development. Development activities in these areas should be limited to the minimal list of activities that are allowed under State and Federal laws. All permitted development should fully mitigate the effects of such development upon the environment and on the County's budget. Development and/or special uses are encouraged to be located outside environmentally sensitive land.

5-307 B. Uses Allowed by Right

- I. Single-family dwellings with less than 12,000 sq. ft. of floor area, mobile homes and accessory uses and accessory buildings with footprints less than 3,000 sq. ft. (if such buildings and uses are not part of normal and customary agriculture and ranching activities);
- II. Day care homes;
- III. Logging operations resulting in hauling of up to 5,000 board feet in any 12-month period beginning with commencement of hauling;
- IV. Normal and customary agriculture and ranching activities; and
- V. Home Occupations.

5-307 C. Uses Allowed Subject to Administrative Review

- I. Caretaker unit - a second residential unit may be allowed on all parcels, except no caretaker units shall be allowed in the San Miguel Canyon Area. Such unit shall be attached to or located within 300 feet of the primary residence (as measured between the closest exterior walls). Such unit shall contain no more than 2,000 sq. ft. of floor area, and shall contain full kitchen and bathroom facilities. The Floor Area of the caretaker unit shall be included in the calculation for employee housing Impact Fee mitigation as defined in Section 5-13 of this Code. No lease or rental of a caretaker unit shall be less than 30 days or more than five years. Caretaker units shall not be conveyed or sold separately from the remainder of the parcel and shall remain under the same ownership as the primary residence;
- II. Day care centers - allowed only on parcels of at least two acres;
- III. Ski area trails and slopes. The Planning Director shall require the

developer to demonstrate that off-site impacts are mitigated in accordance with the standards in Section 5-10. If the impact mitigation plan does not meet these standards, the development shall be subject to One-step Planning Commission Review pursuant to Section 5-10;

- IV. Logging operations resulting in hauling of between 5,000 and 300,000 board feet in any 12-month period beginning with commencement of hauling; and
- V. Minor Oil and Gas exploration, drilling and pipelines, including wells, and geophysical operations (refer to Section 5-26).

5-307 D. Uses Allowed Subject to One-step Planning Commission Review

- I. Parks, playgrounds, playing fields, tennis courts, outdoor ice-skating rinks and swimming pools;
- II. Churches and community meeting halls, libraries or other civic facilities;
- III. Lumber mills;
- IV. Horseback riding and sleigh ride operations, and outdoor recreation areas and camping areas (subject to compliance with Standards in Section 5-307 J.);
- V. Cemeteries subject to Section 5-307 K. and wind turbines for residential use over 35 feet in height;
- VI. Junkyard, including garbage dump and sanitary fill, subject to C.R.S. 43-1-501, et seq.;
- VII. Conditional Uses on Federal Lands – Mineral Exploration and Mining and Logging, subject to applicable State and Federal statutes and regulations;
- VIII. Hunting Lodges;
- IX. Bed and Breakfasts, subject to Section 5-307 I;
- X. Construction/Contractor Office and Staging Area;
- XI. Private Schools; and
- XII. Accessory Structure with a footprint greater than 3,000 sq. ft. (if such structure is not part of normal and customary agriculture and ranching activities).

5-307 E. Uses Allowed Subject to One-step Board of County Commissioner Review

- I. Open Land Protection, subject to the standards in Section 5-1207.
- II. Logging operations resulting in hauling of more than 300,000 board feet in any 12-month period beginning with commencement of hauling, in accordance with all provisions of Sections 5-10 and 5-17.

5-307 F. Uses Allowed Subject to Two-step Special Use Permit Review

- I. Water treatment plants;
- II. Airports, sanitary landfill operations and sewage disposal areas, subject to Section 5-307 K.;
- III. Kennels and veterinary hospitals;
- IV. New ski area base facilities (also subject to the provisions of Section 5-1303 D.I.), ski lifts and related buildings, parking and incidental facilities (also subject to the provisions of Section 5-1303 D.II.);
- V. Public utility structures, including dams and reservoirs (refer to Section 5-709);
- VI. Music or other festivals with anticipated attendance of more than 200 people;
- VII. Hotels, subject to Section 5-307 I.;
- VIII. Aircraft Landing Areas;
- IX. Commencement and/or expansion of mining and mineral processing operations, including sand and gravel operations, in accordance with all provisions of Sections 5-10 and 5-16;
- X. Wind Turbines for commercial uses;
- XI. Golf Courses subject to a conceptual joint work session with the Planning Commission and Board of Commissioners prior to the applicant submitting engineering documents and survey drawings (subject to compliance with Standards in Section 5-1004);
- XII. Single-family Dwellings greater than 12,000 sq. ft. of Floor Area on a minimum of 35 acres shall comply with the standards in Section 5-307 L. (LUC Section 5-10 does not apply).

- XIII. Major Oil and Gas Facilities, including compressor stations, gas treatment facilities and pipelines (refer to Section 5-26).

5-307 G. Area and Bulk Requirements

- I. a. The minimum lot size for each principal use is 35 acres except for single-family residential dwellings approved pursuant to the subdivision exemption standards for Open Land Protection (see Section 5-1207).
- b. Any legally created parcel less than 35 acres in the F Zone District may qualify for a building permit for one single-family dwelling unit, provided the parcel meets the criteria set forth in Section 5-1908.
- II. Minimum Setbacks
 - a. Front Yard - 30 feet
 - b. Side Yard - 20 feet
 - c. Rear Yard - 20 feet
- III. Maximum Height of Buildings - 35 feet

5-307 H. Minimum Off-street Parking

Off-street parking shall be provided for each principal use as required in Section 5-702.

5-307 I. Hotel, Guest Ranch, and Bed and Breakfast Standards for the F Zone District. In addition to complying with the standards for special uses in Section 5-10, hotels shall comply with the standards in this section:

- I. Neither activity nor traffic associated with a hotel may materially and/or substantially adversely affect ranching or farming operations, residences or scenic quality of land surrounding State or County roads;
- II. All hotel buildings must comply with the setbacks and height restrictions;
- III. Minimum Lot Size - 40 acres;
- IV. Maximum occupancy may be limited depending upon impacts on surrounding property;

- V. Accessory facilities within the hotel complex may include restrooms and showers;
- VI. Full meals must be provided for overnight guests and may be provided for others;
- VII. Exterior lighting must be shielded to prevent direct visibility of light bulbs from off-site. All exterior lighting shall be directed toward either the ground or the surface of a building. High-intensity sodium-vapor and similar lighting shall be prohibited;
- VIII. Affordable housing for hotel employees may be allowed as an accessory use;
- IX. Any other conditions necessary to preserve the character of the F Zone District and protect wildlife habitat may be applied to hotels in the F Zone District;
- X. Population density allowed, including for all Affordable Housing required and/or requested, shall not exceed the density allowed for the acreage of the subject parcel at one single-family residential unit per 35 acres (except south of Wright's Mesa and Beaver Canyon);
- XI. Sole access to the hotel parcel may not be achieved by aircraft, and all access roads must meet all applicable County road standards (except south of Wright's Mesa and Beaver Canyon); and
- XII. The hotel parcel shall be deed restricted against any future subdivision (except south of Wright's Mesa and Beaver Canyon).
- XIII. An existing hotel or guest ranch that is nonconforming solely because it includes density beyond that allowed pursuant to this Section 5-307 I. is eligible to become a permitted use under this Section, provided that the population density, including Affordable Housing for employees, is not increased.

5-307 J. Camping and Outdoor Recreation Areas and Incidental Facilities Standards
In addition to complying with the standards for special uses in Section 5-10, camping and outdoor recreation areas and incidental facilities shall comply with the standards in this section.

- I. Such areas may be occupied only by persons using travel trailers, truck campers and tents for overnight and short duration camping (4-month maximum);

- II. Each space for travel trailers, truck campers and tents shall be at least 1500 sq. ft. in area;
- III. Each space shall be at least 30 ft. in width;
- IV. Each camping area shall provide a central water supply and shall have one sewage system;
- V. The source, quality, quantity, distribution system, volume and method of storage of water, and the method of collection and treatment of sewage and wastewater shall be approved by the Colorado State Department of Public Health;
- VI. No dependent travel trailer, truck camper or tent shall be located more than 200 ft. from a service building; and
- VII. Provisions shall be made for adequate all-weather walkways to each space.

5-307 K.
Standards

Airports, Cemeteries, Sanitary Land Fill Operations and Sewage Disposal Areas

In addition to complying with the standards for special uses in Section 5-10, airports, cemeteries, sanitary land fill operations and sewage disposal areas facilities shall comply with the standards in this section.

- I. Such uses shall serve an obvious public need;
- II. Sufficient distance shall separate such uses from incompatible abutting properties; and
- III. Satisfactory proof shall be given that such areas will be properly maintained.

5-307 L.
acres

Single-family Dwellings over 12,000 sq. ft. of Floor Area on a minimum of 35

- I. Such dwellings must include one Caretaker or Accessory Dwelling Unit (depending upon Zone District) subject to the County R-1 Housing Deed Restriction, as provided in Section 5-1302 B. II. g., of at least 800 sq. ft. but no greater than 2,000 sq. ft. for a Caretaker Unit and of at least 700 sq. ft. but no greater than 800 sq. ft. for an Accessory Dwelling Unit.