

**K. Fulford Historical (FH).** The purpose of the Fulford Historical (FH) zone district is to provide for limited residential development within the existing historical Townsite of Fulford, while preserving the rural character of Eagle County. Commercial uses are not permitted within the zone district, but arts and crafts operations that retain the residential character of the Townsite are permitted, pursuant to Section 5-250, Special Uses.

### **SECTION 3-220. COMMERCIAL AND INDUSTRIAL ZONE DISTRICTS**

**A. Commercial Limited (CL).** The purpose of the Commercial Limited (CL) zone district is to provide for the range of commercial uses needed to meet the daily or frequent shopping needs of neighborhood residents in the immediate area. Uses permitted in this zone district are limited to those listed under the retail, restaurant, personal service and office categories of the use schedule and generally exclude those listed under the industrial, service-commercial and wholesale categories of the use schedule.

**B. Commercial General (CG).** The purpose of the Commercial General (CG) zone district is to provide for the broad range of commercial operations and services required for the proper and convenient functioning of commercial centers serving the larger regions of the County. Uses permitted in this zone district include those listed under the retail, restaurant, personal service, office and industrial, service-commercial and wholesale categories of the use schedule.

**C. Industrial (I).** The purpose of the Industrial (I) zone district is to provide appropriate areas for light and general industrial and service businesses, in locations where conflicts with residential, commercial and other land uses can be minimized. Uses permitted in this zone district include primarily those listed under the industrial, service-commercial and wholesale categories of the use table.

**D. Rural Center (RC).** The purpose of the Rural Center (RC) zone district is to recognize and provide for existing small residential centers or crossroads developments. Uses permitted in this zone district include relatively moderate to lower density residential uses and convenience-oriented commercial uses that serve the needs of residents in the surrounding area and visitors and other passers-by.

### **SECTION 3-230. PLANNED UNIT DEVELOPMENT (PUD) ZONE DISTRICT**

The purpose of the Planned Unit Development (PUD) zone district is to permit variations from the strict application of the standards of the County's other zone districts in order to allow flexibility for landowners to creatively plan for the overall development of their land and thereby, to achieve a more desirable environment than would be possible through the strict application of the minimum standards of these Land Use Regulations. This is done through the application of performance standards that:

**A. Permit Integration of Uses.** Permit the integration, rather than separation of uses, so that necessary commercial, recreational, and educational facilities are conveniently located in relation to housing;

- B. Efficient Land Use Patterns.** Establish land use patterns that promote and expand opportunities for public transportation and for efficient, compact networks of streets and utilities that lower development and maintenance costs and conserve energy;
- C. Preserve Lands.** Preserve valued environmental resource lands and avoid the development of natural hazard areas;
- D. Maintain Water Quality.** Maintain and enhance surface and ground water quality and quantity in Eagle County;
- E. Contribute to Trails System.** Improve and enhance the County=s multi-use trail system and maintain access to public lands and rivers;
- F. Incentives for Affordable Housing.** Establish incentives for applicants to assure that long term affordable housing will be developed; and
- G. Achieve Master Plan.** Ensure that the purposes of the Eagle County Master Plan and these Land Use Regulations are achieved; and
- H. Air Quality.** Maintain and enhance air quality in Eagle County; and
- I. Wildlife.** Protect and maintain critical wildlife habitat and migration corridors.

**SECTION 3-250. FLOODPLAIN OVERLAY ZONE DISTRICT** (*org. 01/04/05*)

The purpose of the Floodplain Overlay (FO) zone district is to manage development while protecting public safety in the floodplain. This is an overlay zone district and shall be applied as a supplemental regulation on existing zoned areas containing Special Flood Hazard Areas and areas removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F), including Planned Unit Development zone district and the Eagle-Vail PUD zone district. The FO zone district is superimposed on the existing zoning and all restrictions and requirements herein are in addition to those of the underlying zone district. All land use review processes that apply to the underlying zone district shall remain in full force and effect. In the case of overlapping or conflicting requirements, the most restrictive provision shall apply. (*am. 01/07/14*)