

**ARTICLE 3****ZONE DISTRICTS****DIVISION 3-1.GENERAL****SECTION 3-100. ESTABLISHMENT OF ZONE DISTRICTS**

**A. Purpose.** The purpose of this Article is to establish the zone districts and zone district overlays that regulate the type and intensity of land uses within the unincorporated area of Eagle County.

**B. Division of County Into Zone Districts.** The unincorporated area of Eagle County is hereby divided into the minimum number of zone districts necessary to achieve the compatibility of uses and character within each zone district, to implement the Master Plan and to achieve the purposes of these Land Use Regulations.

**C. Zone Districts Established.** The following zone districts and zone district overlays are hereby established: *(am. 05/15/07)*

1. **RMF.** Residential Multi-Family
2. **RSM.** Residential Suburban Medium Density
3. **RSL.** Residential Suburban Low Density
4. **RR.** Rural Residential
5. **AL.** Agricultural Limited
6. **AR.** Agricultural Residential
7. **RL.** Resource Limited
8. **R.** Resource
9. **BC.** Backcountry
10. **RP.** Resource Preservation
11. **FH.** Fulford Historical
12. **CL.** Commercial Limited
13. **CG.** Commercial General
14. **I.** Industrial
15. **RC.** Rural Center
16. **PUD.** Planned Unit Development
17. **FO.** Floodplain Overlay

**SECTION 3-110. OFFICIAL ZONE DISTRICT MAPS**

**A. Maps Established.** The location and boundaries of the zone districts established by these Land Use Regulations with the exception of the FO Zone District Maps are shown on the maps entitled "Eagle County Official Zone District Maps". The Official Zone District Maps and all explanatory materials contained thereon are hereby established and adopted as part of these Land Use Regulations, incorporated into these Land Use Regulations by reference and made a part hereof. The Official Zone District Maps shall be identified by signature of the Chairman of the Board of County Commissioners and bear the date of their adoption. The FO Zone District Maps are listed in Section 3-350 D. Official Floodplain Maps.  
*(am 01/04/05)*

**B. Location.** The Official Zone District Maps are filed in the Office of the County Clerk. A copy of the Official Zone District Maps is on display and available for inspection during normal business hours in the Planning Department. The FO Zone District Maps are on file and available from the Office of the County Engineer. *(am 01/04/05)*

**C. Amendment.** If, pursuant to Section 5-230, Amendments to the Text of These Land Use Regulations or the Official Zone District Map, an amendment is made to the Official Zone District Maps, such amendment shall be entered on the maps by the Planning Director promptly following its adoption. A note shall be entered on the maps, indicating the number of the amending resolution and the date of its adoption. The FO Zone District Maps shall be amended pursuant to Section 5-230, Amendments to the Text of These Land Use Regulations or the Official Zone District Map, and records of such amendments shall be kept by the Office of the County Engineer. *(am 01/04/05)*

### **SECTION 3-120. INTERPRETATION OF ZONE DISTRICT BOUNDARIES**

The Planning Director shall be authorized to determine the precise location of any zone district boundaries shown on the Official Zone District Maps. The Planning Director shall follow the rules of this Section in determining the precise location of zone district boundaries. The County Engineer shall be authorized to determine the precise location of the boundaries of the FO zone district as outlined in Section 3-350 D. *(am 01/04/05)*

**A. Boundaries Follow Municipal or County Limits.** Zone district boundary lines shown as following or approximately following municipal or county limits shall be construed as following such limits.

**B. Boundaries Follow Section Lines, Platted Lot Lines or Right-of-Way Center Lines.** Zone district boundary lines shown as following or approximately following section lines or platted lot lines shall be construed as following such lines. Zone district boundary lines shown as following or approximately following a road, alley or railroad right-of way shall be construed to lie on the centerline of such right-of-way.

**1. Land Not Platted or Lot Divided By Zone District Boundary.** For land which has not been platted, or where a zone district boundary divides a lot or parcel, the location of such boundary, unless indicated by dimension, shall be determined by scale of the zone district maps.

**2. Vacated Right-Of-Way.** Where a zone district boundary coincides with a right-of-way line and said right-of-way is subsequently vacated, the zone district boundary shall continue to follow the centerline of the former right-of-way.

**3. Land Not Designated in Any Zone District.** Land that is not part of a public right-of-way and that is not designated on the Official Zone District Map as being in any zone district shall be considered to be included in that adjacent zone district that is the most restrictive with regard to minimum lot area standards, even when such zone district is separated from the land in question by a public right-of-way.

**C. Boundaries Follow Streams or Rivers.** Zone district boundary lines shown as following or approximately following the centerline of streams, rivers or other continuously flowing watercourses shall be construed as following the channel of such watercourse. In the event of a natural change in the

location of such stream, river, or other watercourse, the zone district boundary shall be construed as moving with the channel. In any instance where the channel moves beyond the Eagle County limits, the zone district boundary shall remain coterminous with the County limits.

## **DIVISION 3-2 . PURPOSES OF ZONE DISTRICTS**

### **SECTION 3-200. GENERAL**

This Division specifies the purpose and intent of the zone districts established by these Land Use Regulations. The zone districts have been organized into four broad classifications. These are: residential, agricultural and resource zone districts; commercial and industrial zone districts; planned unit development (PUD) district; and floodplain overlay district. *(am 01/04/05)*

### **SECTION 3-210. RESIDENTIAL AND AGRICULTURAL ZONE DISTRICTS *(am. 05/15/07)***

**A. Residential Multi-Family (RMF).** The purpose of the Residential Multi-Family (RMF) zone district is to provide for higher density residential development within the County's community centers, where transportation facilities, necessary infrastructure and employment opportunities are already available. This is accomplished by permitting development of single-family, duplex and multi-family residences on lots of six thousand (6,000) square feet or larger and by setting maximum lot coverage and maximum floor area standards appropriate for such uses and lots. The zone district also permits the development of small, convenience-type commercial uses to serve the neighborhood.

**B. Residential Suburban Medium Density (RSM).** The purpose of the Residential Suburban Medium Density (RSM) zone district is to provide for moderate density residential development within the County's community centers, where transportation facilities, necessary infrastructure and employment opportunities are already available. This is accomplished by permitting development of single-family, duplex and multi-family residences on lots of eight thousand (8,000) square feet or larger and by setting maximum lot coverage and maximum floor area standards appropriate for such uses and lots. The zone district also permits the development of small, convenience-type commercial uses to serve the neighborhood.

**C. Residential Suburban Low Density (RSL).** The purpose of the Residential Suburban Low Density (RSL) zone district is to provide for relatively low density residential neighborhoods within and at the periphery of the County's community centers and rural centers. This is accomplished by permitting development of single-family, duplex and multi-family residences on lots of fifteen thousand (15,000) square feet or larger and by setting standards that limit the maximum lot coverage and maximum floor area of structures.

**D. Rural Residential (RR).** The purpose of the Rural Residential (RR) zone district is to serve as a transition area between the denser development found in towns, community centers and rural centers and the lower densities found in the County's agricultural and resource areas. This is accomplished by permitting development of single-family dwelling units on lots of two (2) acres or more. *(am.11/07/07)*

**E. Agricultural Limited (AL).** The purpose of the Agricultural Limited (AL) zone district is to maintain the rural character of areas outside of the County's towns, community centers, rural centers and

resorts, while allowing for some appropriate residential development. This is accomplished by permitting development of single-family dwelling units on relatively larger lots of five (5) acres or more, or by encouraging clustered development on smaller lots within those portions of a property that do not contain environmental resources or natural hazard areas and by maintaining the remainder of the property as common open space or agricultural land.

**F. Agricultural Residential (AR).** The purpose of the Agricultural Residential (AR) zone district is to maintain the rural character of outlying areas of Eagle County, while allowing for compatible low density residential development. This is accomplished by permitting development of single-family dwelling units on relatively larger lots of ten (10) acres or more, or by encouraging clustered development on smaller lots within those portions of a property that do not contain environmental resources or natural hazard areas and by maintaining the remainder of the property as common open space or agricultural land.

**G. Resource Limited (RL).** The purpose of the Resource Limited (RL) zone district is to protect areas of Eagle County that contain valued natural resources and agricultural uses, while allowing some relatively low density development to occur. This is accomplished by permitting development of single-family dwelling units on relatively larger lots of twenty (20) acres or more, or by encouraging clustered development on smaller lots within those portions of a property that do not contain environmental resources or natural hazard areas and by maintaining the remainder of the property as common open space or agricultural land.

**H. Resource (R).** The purpose of the Resource (R) zone district is to maintain the open rural character of Eagle County and to protect and enhance the appropriate use of natural resources and agricultural uses in the County including water, minerals, fiber and open land. This is accomplished by limiting residential development to very low density single-family uses on lots of thirty-five (35) acres or larger, or by encouraging clustered development on smaller lots within those portions of a property that do not contain environmental resources or natural hazard areas and by maintaining the remainder of the property as common open space or ranch land, and by limiting new commercial development to uses that have a resource orientation and to small recreation areas that comply with Master Plan policies for such uses.

**I. Backcountry (BC).** The purpose of the Backcountry (BC) zone district is to preserve and enhance the unique character of Eagle County's remote and unspoiled natural areas for the benefit of all residents. The Backcountry (BC) zone district has been applied to all wilderness lands located within Eagle County so as to: (1) protect and regulate the appropriate use of natural resources found in these areas, including water, wetlands, minerals, fiber, open space, wildlife, wildlife habitat, airsheds, watersheds, and aesthetics; (2) protect these lands against air, noise and water pollution, destruction of scenic beauty, disturbance of the ecology and environment; and (3) avoid geologic, wildfire and flood hazards.

**J. Resource Preservation (RP).** The purpose of the Resource Preservation (RP) zone district is to preserve the open character and associated public benefits of those lands in Eagle County, and not located entirely within the boundaries of an existing city or town, that are owned by the Federal Government on the date of adoption of this zone district in the event of sale of such lands by the federal government into private ownership. This is accomplished by disallowing certain land uses; requiring County approval for other land uses which may negatively impact the scenic quality and open character of these lands and by limiting residential development to one dwelling unit per 80 acres. (*orig. 5/15/07*)

**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;