

<b>TABLE 3-300</b> <b>RESIDENTIAL AND AGRICULTURAL ZONE DISTRICTS USE SCHEDULE</b> (am. 05/15/07)												
Uses: R= Use By Right ; L= Allowed by Limited Review; S = Allowed by Special Review; N = Not Allowed	FH <sup>1</sup>	RMF	RSM	RSL	RR	AL	AR	RL	R	RP	BC <sup>2</sup>	Standards
<b>Residential Uses</b>												
Accessory Dwelling	N	N	N	L <sup>3</sup>	L <sup>3</sup>	L <sup>3</sup>	L	L	R	N	N	Sec. 3-310 A
Conservation Subdivision	N	N	N	N	N	S	S	S	S	N	N	Sec. 3-310 B
Customary Accessory Residential Uses	R	R	R	R	R	R	R	R	R	R	R	
Duplex Dwelling	N	R	R	R	N	N	N	N	N	N	N	
Mobile Home Park	N	S	S	S	N	N	N	N	N	N	N	Sec. 3-310 Y
Multi-Family Dwelling	N	R	R	R	N	N	N	N	N	N	N	
Multi-Housekeeping Dwelling	N	L	L	L	N	N	N	N	N	N	N	Sec 3-310 Z
Single-Family Dwelling	R	R	R	R	R	R	R	R	R	S	S	
Time Share and Fractional Fee Estates	N	S	S	N	N	N	N	N	N	N	N	
<b>Home Uses</b>												
Bed and Breakfast	N	S	S	S	S	S	S	S	L	N	N	Sec. 3-310 C
Day Care Center	N	S	S	S	S	S	S	S	S	N	N	Sec. 3-310 D
Day Care Home	R	R	R	R	R	R	R	R	R	N	N	
Group Home	N	S	S	S	S	S	S	S	S	N	N	Sec. 3-310 E
Home Business	N	S	S	S	S	S	S	S	S	N	N	Sec. 3-310 F
Home Occupation	R	R	R	R	R	R	R	R	R	R	N	Sec. 3-310F
<b>Public Facilities, Utilities and Institutional Uses</b>												
Airport, Landing Strip, Utility or Air Carrier	N	N	N	N	N	N	N	N	S	N	N	Sec. 3-310 G
Cemetery	N	N	N	N	N	S	S	S	S	N	N	
Church	L	L	L	S	S	S	S	S	S	N	N	
Community or Public Building	S	S	S	S	S	S	S	S	S	N	N	
Concentrated Solar Device	N	N	N	N	N	N	N	N	N	N	N	
Educational Facility	S	S	S	S	S	S	S	S	S	N	N	

Electric Power Generation Facility	N	S	S	S	S	S	S	S	S	S	N	Sec. 3-310 H
Electric Power Transmission Line	S	S	S	S	S	S	S	S	S	S	N	Sec. 3-310 H
Fire Station	S	S	S	S	S	S	S	S	S	S	N	
Helistop	N	N	N	N	N	N	S	S	S	N	N	
Library	N	R	R	R	R	R	R	R	R	N	N	
Water or Wastewater Projects (am 02/11/03)	S	S	S	S	S	S	S	S	S	S	S	Sec. 3-310 I
Natural Gas Transmission Line	S	S	S	S	S	S	S	S	S	S	S	Sec. 3-310 H
Park, Open Space or Greenbelt	R	R	R	R	R	R	R	R	R	S	S	Sec. 3-310 J
Postal Substation	N	N	S	S	S	S	S	S	S	N	N	
Recycling Collection or Drop Off Center	N	L	L	L	L	L	L	L	L	S	N	Sec. 3-310 K
Reservoirs and Dams engineered to contain more than ten (10) acre feet of water	N	N	N	N	N	S	S	S	S	S	N	Sec. 3-310 L
Sanitary Landfill	N	N	N	N	N	N	N	N	S	S	N	
Snow Dump/Snow Storage Area	L	L	L	L	L	L	L	L	L	L	S	
Small Hydro Electric Energy	R	S	S	R	R	R	R	R	R	R	N	Sec. 3-310 Cc
Solar Farm over 10-kw	N	S	S	S	S	R	R	R	R	N	N	Sec. 3-310 Bb
Solar Farm over 80-kw	N	S	S	S	S	S	S	S	S	N	N	Sec. 3-310 Bb
Structure-integrated or Ancillary Ground-Mounted Solar Energy System	R	R	R	R	R	R	R	R	R	R	R	Sec. 3-310 Bb
Transfer Station	N	N	N	S	S	S	S	S	S	S	N	
Utility Distribution Facilities	S	R	R	R	R	R	R	R	R	S	S	Sec. 3-310 H
Utility Substation	N	S	S	S	S	S	S	S	S	S	N	Sec. 3-310 H
Water Diversion Structures, Ditches and Pipeline Structures engineered to convey fifteen (15) cfs of water or less or designed to serve as a domestic supply for less than ten (10) dwelling units	S	R	R	R	R	R	R	R	R	R	S	
Water Diversion Structures, Ditches and Pipeline Structures engineered to convey more than fifteen (15) cfs of water or designed to serve as a domestic supply for more than ten (10) dwelling units	N	S	S	S	S	S	S	S	S	S	S	Sec. 3-310 M
Water or Wastewater Treatment Facility	N	S	S	S	S	S	S	S	S	S	N	Sec. 3-310 N
Water Impoundment	N	N	S	S	R	R	R	R	R	R	S	Sec. 3-310 N
Water Storage Facility	S	S	S	S	S	S	S	S	S	S	N	Sec. 3-310 N
Wind Energy Systems - Small Scale	S	S	L	L	R	R	R	R	R	R	N	Sec. 3-310 Dd

Wind Energy Systems - Large Scale	N	N	N	N	S	S	S	S	S	S	N	
<b>Commercial Uses/Personal Services</b>												
Convenience Grocery Store <sup>4</sup>	N	S	S	S	S	S	S	S	S	N	N	
Kennel	N	N	N	N	N	N	N	S	S	N	N	
Marijuana Social Club or Lounge ( <i>orig. 12/31/13</i> )	N	N	N	N	N	N	N	N	N	N	N	
Self Service Laundromat <sup>5</sup>	N	S	S	S	S	S	S	S	S	N	N	
Studio For Arts and Crafts	S	L	L	L	L	L	L	L	L	N	N	Sec. 3-310 O
Veterinary Hospital	N	N	N	N	S	S	S	S	S	N	N	
Landscape Storage Yard	N	N	N	N	S	S	S	S	S	S	N	Sec. 3-310 Ee
<b>Industrial Uses<sup>6</sup></b>												
Extraction or Exploration (gravel pit, petroleum or natural gas well, coal or ore mine)	N	N	N	N	N	N	N	S	S	S	S	Sec. 3-310 P
Land Application of domestic or industrial sludge	N	N	N	N	N	N	N	S	S	S	N	Sec. 3-310 Q
Junkyard	N	N	N	N	N	N	N	N	S	N	N	
Processing (including alfalfa pellet mill, saw mill, gravel crushing, asphalt or concrete batch plant, but excluding primary wood and firewood processing)	N	N	N	N	N	N	N	N	S	S	N	Sec. 3-310 P
Telecommunication Facilities	N	S	S	S	S	S	S	S	S	S	N	Sec. 3-310 Gg
Telecommunication Facility Modification	N	L	L	L	L	L	L	L	L	L	N	Sec. 3-310 Gg
<b>Agricultural Uses</b>												
Agriculture and Customary Accessory Agricultural Buildings	N	N	N	N	R	R	R	R	R <sup>7</sup>	S	N	
Boarding Stable	N	N	N	N	S	S	S	S	R	S	N	
Farmers Market	N	N	N	N	S	S	S	S	S	N	N	
Farm or Ranch Stand/Sales of Agricultural Products	N	N	N	N	L	L	L	L	L	L	N	Sec. 3-310 R
Feedlot	N	N	N	N	N	N	N	N	S	N	N	
Forestry	N	N	N	N	N	N	N	N	R	S	S	Sec. 3-310 S
Livestock Sales Yard	N	N	N	N	N	N	N	N	S	N	N	
Sales of Commercial Firewood	N	N	N	N	N	N	N	N	S	S	N	
Tree Storage	N	N	N	N	N	L	L	L	L	N	N	Sec. 3-310 Aa
Marijuana Cultivation, Manufacturing or Testing ( <i>am. 12/31/13</i> )	N	N	N	N	N	N	S	S	S	N	N	Sec. 3-310 F.f

Resort/Recreation/Amusement Uses												
Drive-in Theater	N	N	N	N	S	S	S	N	N	N	N	
Golf Course or Golf Driving Range	N	N	N	N	S	S	S	S	S	N	N	
Mass Gatherings	N	N	N	N	N	N	N	N	L	L	S	Sec. 3-310 T
Outfitter and Guide	N	N	N	N	R	R	R	R	R	R	R	Sec. 3-310 U
Polo Field	N	N	N	S	S	S	S	S	S	N	N	
Recreational Vehicle Park	N	N	N	N	S	S	S	S	S	S	N	
Resort Recreational Facility; Day or Resident Camp	N	N	N	N	N	N	N	N	S	S	S	Sec. 3-310 V
Riding Stable	N	N	S	S	S	S	S	S	R <sup>8</sup>	S	N	
Ski Area	N	N	N	N	N	N	S	S	S	S	S	
Sports Complex	N	N	N	N	N	S	S	S	S		N	
Sports Shooting Range	N	N	N	N	S	S	S	S	S	S	N	
Temporary Uses												
Temporary Building or Use	N	S	S	S	S	S	S	S	S	S	N	Sec. 3-310 W
Temporary Housing	N	L	L	L	L	L	L	L	L	L	N	Sec. 3-310 X
<b>Notes:</b>												
1. Existing uses located within the boundaries of each "Fulford Parcel" as of September 1, 1988, and identified on the "Fulford Land Use Map No. 1", on file in the offices of the Eagle County Department of Community Development, shall be considered uses by right in the Fulford Historical (FH) zone district.												
2. In addition to other considerations, the applicant shall adequately demonstrate that environmental hazards and impacts resulting from any proposed construction of dwelling units, out buildings, or other structures within the Backcountry (BC) zone district are adequately mitigated, resulting in no net adverse impact upon the environment.												
3. An accessory dwelling unit proposed as part of a cluster development shall be allowed by Special, rather than Limited Review.												
4. A convenience store may also conduct retail gas sales, but automobile service and repair shall only be allowed in commercial and industrial zone districts; see Table 3-320. The maximum size for a convenience store is 3,500 square feet of floor area.												
5. The maximum size for a laundromat is 2,000 square feet of floor area.												
6. In addition to the standards listed for particular uses, see also Article 4, Division 5, <u>Commercial/Industrial Performance Standards</u> .												
7. Dwellings for persons and their immediate families employed principally or seasonally in a bonafide agricultural or ranching activity on a minimum of 35 acres are also allowed.												
8. Use By Right riding stables in the Resource zone district shall be allowed on lots of 35 acres or greater in size. Riding stables occurring on lots less than 35 acres in size in the Resource zone district shall require a Special Use Permit.												
9. Temporary Construction Trailers shall not be subject to Special Review, but shall conform to all applicable building code requirements and to those standards defined in Article 2 of these Land Use Regulations. (am 11/08/05)												