

64. **GUEST RANCH**  
A working ranch, with an accessory use for the lodging and/or boarding of guests, which provides recreational activities on or adjacent to the ranch.
65. **HOME**  
See definition for Dwelling
66. **HOME FOR THE AGED**  
Any facility, public or private, which provides custodial care for adult human beings. Such facility shall be intended for, but not limited to, persons past the age of 60 years, and is usually licensed by the State Health Department.
67. **HOME OCCUPATION**  
An occupation or profession which:
- a. Is customarily carried on in a dwelling unit, or an approved detached building
  - b. Is carried on by a member or members of the family.  
FAMILY - (A) An individual, or two or more individuals related by blood, marriage, or adoption, and not more than two roomers or boarders; or (B) Two adults and any of their lineal descendants; or (C) A group of not more than three unrelated individuals; and who are living together as a single housekeeping unit.
  - c. Is clearly incidental and secondary to the use of the dwelling unit for residential purposes, and
  - d. Which conforms to the following additional conditions:
    - (1) The occupation, trade, service or profession shall be carried on wholly within the principal building or in an approved detached building. That portion of the principal dwelling unit and/or the detached building used for a home occupation complies with all building, fire, safety and any other codes applicable to the particular home occupation. Any detached building in excess of 1,500 sq. ft. shall require approval of the Land Use Administrator who has the right to direct it to the Planning Commission or the County Commissioners.
    - (2) If the home occupation is in a detached building, the family member(s) conducting the home occupation has on file an application with the Chaffee County Building Department which includes at the minimum (a) a deed or other satisfactory evidence of ownership, or a years lease of a rented structure on the site occupied by the home occupation (b) a sketch

- drawn to scale showing the location of the primary residence and detached building on the site, and (c) the proposed nature of the home occupation.
- (3) Does not advertise or otherwise show any indication of the home occupation or variation from the residential character of the principal building, other than a single non-illuminated sign of not more than 2 sq. ft.
  - (4) Does not utilize mechanical, electrical, or other equipment or items which produce noise, electrical or magnetic interference, vibration, heat, glare, smoke, dust, lighting, odors or other nuisance which is detectable by normal sensory perception outside the property lines of the lot on which the dwelling unit and/or accessory structure is located, and does not operate at such hours or in such a manner as to disturb neighbors or alter the residential character of the premises.
  - (5) Does not utilize or store hazardous or dangerous matter not normally found in residential zones.
  - (6) The home occupation does not generate the need for additional parking.
  - (7) Traffic generated shall not significantly increase over normal past use.
  - (8) Does not sell any stock in trade, supplies or products on the premises.
  - (9) Does not store outside of the dwelling unit any equipment or materials used in the home occupation without approval of the Land Use Administrator.
  - (10) Does not involve the use or storage of heavy vehicles or equipment at levels that exceed those permitted by the zone.
  - (11) Operates pursuant to a valid occupational license for the use held by the resident of the dwelling unit, if required
  - (12) Does not include any commercial use that depends on, or requires, customers coming onto the premises for goods or services.
  - (13) If in the judgment of the County Land Use Administrator a proposed home occupation is questionable in any regard, it should be referred to the Planning Commission and the County Commissioners for resolution.

\*(footnote) Compliance with this definition of home occupation does not guarantee conformity with or

approval of homeowners association/subdivision covenants. Property owners or renters wishing to start home occupations should check applicable covenants and architectural control to insure compliance.

68. **HABITABLE FLOOR**  
Any floor usable for living purposes, which includes working, sleeping, eating, cooking, recreation, or a combination thereof. A floor used only for storage purposes is not considered a "habitable floor".
69. **HEIGHT OF STRUCTURES OF BUILDINGS**  
See definition for building height.
70. **HOSPITAL**  
A facility which makes available more than one of the following: medical, surgical, psychiatric, chiropractic, maternity, tubercular and/or nursing services. This facility shall be licensed by the State Health Department as a hospital or clinic.
71. **HOTEL OR RESORT HOTEL**  
A building occupied by guests as a temporary residence for individuals, lodged with or without meals and where there are generally no provisions for cooking in any individual unit.
72. **INDUSTRY**  
The manufacturing and/or commercial production and sale of goods and/or services.
73. **INDUSTRY, LIGHT CLEAN**  
Standards designed to retain and provide areas for the manufacture, warehousing, jobbing and limited retailing of products which by their inherent characteristics and the operations involved are not obnoxious to one another or surrounding uses.
74. **JUNK**  
Any waste, scrap, surplus, discarded material, or items including but not limited to metal, glass, paper, cardboard or fabric which is worn, deteriorated, and/or obsolete and may or may not be used again in some form but excluding animal wastes and human sewage.
75. **JUNK VEHICLE**  
Any motor vehicle which is not operable and not currently licensed by the State of Colorado except those vehicles considered to be antique or classic according to common usage.