

Section 4: Rural Residential Zone (RR)

I. Intent and Purpose

This zone is intended for single family residences and accessory buildings along with a limited amount of agricultural activity. the purpose of this zone is to encourage a country living atmosphere and functions for those owner/occupants that are seeking areas larger than the minimum residential lots on which small numbers of animals and farm produce may be raised on a scale considered as a hobby rather than a commercial operation.

It is also intended that in this zone the large rural ranches and agricultural operations, not existing as grandfathered-non-conforming parts of the zone, shall be protected from excessive residential encroachment until such time as these large operations are subdivided into smaller parcels that then will carry out the purpose envisioned in this zone's original designation.

II. Permitted Uses

- A. Agricultural use of any nature, provided however, that no use identified in Section 19-II shall be located without an approved permit as specified in Section 19-II.
- B. Churches, public schools, libraries, community buildings.
- C. Greenhouses and nurseries.
- D. PUD - Planned Unit Development is allowed subject to procedures outlined in Section 11.
- E. Subdivisions - are required to be processed in agreement with Chaffee County subdivision Regulations.
- F. Single family dwellings, group and foster homes.
- G. Modular and Manufactured housing.
Note: This type housing requires specialized processing prior to units being placed on a site. See definitions and/or building inspector for detail
- H. Public Utilities - systems to serve locally
- I. Home occupations. (see definition)
- J. Other Permitted Uses:
 - Non-Commercial Recreational Facilities, (Public Parks, Playground and similar)
 - Management of natural wildlife habitats and preserves
 - Vocational Schools (agriculturally related)
- K. Specified Permitted Uses subject to Section 19-II of this resolution:
 - Individual mobile homes (except those certified as manufactured housing)
 - Mobile Home Parks
 - Campgrounds
 - Multiple family dwellings - apartments, condominiums, townhouses

Country Clubs
Golf Courses
Resorts or Dude Ranches
Dairies, poultry and egg production, hatcheries and similar
Fish culture and/or processing
Cemeteries, (commercial) , mortuaries - all related services
Hospitals, Rest homes, Nursing homes, Convalescent homes
Oil and gas pipelines (not local service)
Water pipelines (not local service)
Geothermal wells (commercial)
Animal hospital, veterinary clinics, kennels
Day Care Centers
Commercially operated swim, amusement centers
Private schools colleges
Public Utilities over 69KV
Sewage disposal, water supply and treatment facilities
Medical and Dental Clinics
Business and professional offices
Animal sales yards
Airports, landing strips
Sanitary landfills
Radio and Television towers (over 40')
Water Storage Reservoirs
Outdoor theaters
Light clean industry
Food processing (See Definitions)

III. Accessory Uses

Private garage, storage buildings, greenhouses, carports, patios, swimming pools and others normally considered incidental to residential use. Pens, barns, sheds and enclosures incidental to the light agricultural activity in this zone.

IV. Lot Area, Width and Yard Requirements

- A. Lot size - minimum area 2 acres unless serviced by public water and sewer. Lots serviced by public water and/or sewer may have a smaller size providing conditions are in agreement with the following criteria:
1. $\frac{1}{2}$ acre minimum if served by a public sewer system and an approved on-site well. This minimum size applies only to those cases in which the State Water Engineer's approved well can be located in accordance with State Department of Health setback regulations and does not substantially affect sewer or water conditions on abutting properties.
 2. 1 acre minimum if served by a public water system and an approved on-site sewage system. This minimum applies only to cases in which the on-site sewage system complies with

Department of Health regulations for land contours, percolation, leach field area, setback and other required conditions and which do not substantially affect sewage or water conditions on abutting properties.

3. ½ acre minimum when served by both public water and sewer. Smaller lot sizes may be allowed for properties near municipalities. The lot size may then be the same as that required by the municipality which is the supplier of both water and sewer. These conditions may be subject to agreement to annex to the municipality at some future time. In this case the width of the lot may be reduced to that required by the serving municipality.

Note: "Public" as used in this section shall allude to municipal, district, property owner associations or corporations, and similar legally organized groups as opposed to an individual property owner and his abutting neighbors.

B. Lot width and depth - 100' unless altered by the conditions set forth in Section 3, IV. A.

C. Yard and setback requirements

1. Front yard - 50' setback for lots facing major roads. 25' setback - all other roads (see Section 10.II.A. for major road designations)
2. Side yard - 15 feet
3. Rear yard - 20 feet
4. Corner lots (intersection of 2 streets or roadways) - If the front lot line is not designated by the method outlined in Definitions "Lot line, Front", the owner may designate the front of the lot but the setback shall be no less than that specified in IV.C.1 above for front setback for either roadway frontage.
5. Accessory building setback measurements may be 50% of those required for the principal residential building except that no accessory building may have less setback to the front lot line than that specified in IV C.1. above and no permanent structures shall be constructed on platted and/or recorded easements.

V. Building Height
40 foot maximum

VI. Floor Space
All structures used for dwelling purposes shall contain at least 600 square feet, and shall conform to the current requirements of the Uniform Building Code.

- VII. **Parking and Access**
Minimum of 2 spaces of off-street parking per dwelling unit with 15 feet minimum of access from the public right of-way. See Section 14 for additional information about parking.
- VIII. **Outdoor Advertising Requirement**
All signs and advertising devices allowed in this zone shall be in compliance with Section 16 of this Resolution.

Section 5: Rural Suburban Zone (RS)

- I. **Intent and Purpose**
This zone is intended to be an intermediate type of zone with uses that are compatible to Rural Residential, Rural and Recreational Zones. The purpose of the zone is to provide areas suitable for suburban living on which animals and crops may be raised or produced. It differs only slightly with the Rural Residential zone, mostly in size of the agricultural operations. originally the County created the Rural Suburban Zone with minimum sized lots of 10 acres. The present zoning still encourages these large parcels but does allow lots as small as 2 acres.

It is further intended that the small lots be encouraged to develop as rural residential uses only, while the larger lots may include a moderate amount of agricultural activity.

It is further intended that the large, long standing agricultural and ranching operations which are in this zone shall continue, free from encroachment until such time as these properties elect to convert to smaller parcels, such as the ever growing, popular operations often referred to as ranchettes, mini-farms, mini-ranches or similar operations that accommodate country life style and agricultural uses.

These conversions may, in time then, accomplish the purpose envisioned in this zone's original designation.

- II. **Permitted Uses**
 - A. Agricultural use of any nature, provided however, that no use identified in Section 19-II shall be located without an approved permit as specified in Section 19-II.
 - B. Churches, public schools, libraries, community buildings.
 - C. Greenhouses and nurseries.
 - D. PUD - Planned Unit Development is allowed subject