

## Chapter 4. DISTRICT REGULATIONS AND PRINCIPAL PERMITTED USES

### Section 4.01 RESIDENTIAL ONE (R1)

This district is established for residential, agricultural and accessory uses, together with limited business uses and community projects by permitting.

| Minimum Lot Size/Area                    | Minimum Lot Width | Set Back Requirements Principal/Accessory |                           |                           | Max Building Height | Maximum Lot Coverage |
|------------------------------------------|-------------------|-------------------------------------------|---------------------------|---------------------------|---------------------|----------------------|
|                                          |                   | Front                                     | Side                      | Rear                      |                     |                      |
| 15,000 sq. ft. with public water & sewer | 100'              | 25'                                       | 10/5                      | 20/5                      | 35'                 | 15%                  |
| 1 acre with public water & OWTS          |                   |                                           | 15' Adjacent to a street  |                           |                     |                      |
| 4.5 acres with well & OWTS               |                   |                                           | 20' for livestock housing | 20' for livestock housing |                     |                      |

Note: All setbacks adjacent to a State or Federal Highway shall be twenty-five feet (25').

#### (a) Allowed Uses

| ALLOWED USES: SUBJECT TO ZONING COMPLIANCE, LIMITATIONS, AND PERMIT |  |                                                                                                                                                                 |
|---------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| USE                                                                 |  | CONDITIONS                                                                                                                                                      |
| <a href="#">ACCESSORY BUILDINGS &amp; USES</a>                      |  |                                                                                                                                                                 |
| <a href="#">AGRICULTURE</a>                                         |  | Including livestock, poultry, rabbits, and sale of agricultural and forestry products produced on the property, with adequate off-street parking for customers. |
| <a href="#">ANIMAL UNITS</a>                                        |  | Refer to <a href="#">Section 3.13 FCZR</a>                                                                                                                      |
| <a href="#">DWELLING UNIT</a>                                       |  | Single Family<br>Manufactured Home<br>Mobile Home<br>Accessory Dwelling Unit – Refer to <a href="#">Section 5.02 (a) FCZR</a>                                   |
| <a href="#">ELEMENTARY SCHOOL</a>                                   |  |                                                                                                                                                                 |
| <a href="#">GOLF COURSE</a>                                         |  |                                                                                                                                                                 |
| <a href="#">GROUP HOME</a>                                          |  |                                                                                                                                                                 |

|                                        |  |                                                                                         |
|----------------------------------------|--|-----------------------------------------------------------------------------------------|
| <a href="#">ORCHARD &amp; VINEYARD</a> |  |                                                                                         |
| <a href="#">HOME OCCUPATIONS</a>       |  | Refer to <a href="#">Section 5.02 (c) FCZR</a> for additional development requirements. |
| <a href="#">PARK</a>                   |  | Mini                                                                                    |
| <a href="#">ROADSIDE STAND</a>         |  | No agricultural products may be sold that are not produced on the premises              |
| <a href="#">SCHOOLS</a>                |  | Junior High, & High School                                                              |

(b) Special Review Uses

| USES SUBJECT TO ISSUANCE OF A SPECIAL REVIEW USE PERMIT                 |  |                                                                                                                                                             |
|-------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| USE                                                                     |  | CONDITIONS                                                                                                                                                  |
| <a href="#">AGRITAINMENT</a>                                            |  |                                                                                                                                                             |
| <a href="#">ASSISTED LIVING RESIDENCE</a>                               |  |                                                                                                                                                             |
| <a href="#">BED &amp; BREAKFAST</a>                                     |  |                                                                                                                                                             |
| <a href="#">CEMETERY</a>                                                |  | Must comply with all state requirements (25-2-111, C.R.S)                                                                                                   |
| <a href="#">CHILDCARE CENTER</a>                                        |  |                                                                                                                                                             |
| <a href="#">COMMUNITY BUILDING</a>                                      |  |                                                                                                                                                             |
| <a href="#">CONTRACTOR'S YARD #1 &amp; #2</a>                           |  | Refer to <a href="#">Section 5.03 (a)</a> & <a href="#">8.01 (d)</a> of this Resolution for additional development requirements                             |
| <a href="#">FAMILY CHILDCARE HOME</a>                                   |  |                                                                                                                                                             |
| <a href="#">FIRE, POLICE STATION, &amp; EMS FACILITIES</a>              |  | Lot size may deviate from the minimum lot size development requirements for the zone district. Refer to <a href="#">Section 5.02(d)</a> of this Resolution. |
| <a href="#">HOSPITAL</a>                                                |  |                                                                                                                                                             |
| <a href="#">NURSING HOME</a>                                            |  |                                                                                                                                                             |
| <a href="#">PARK</a>                                                    |  | Neighborhood                                                                                                                                                |
| <a href="#">PUBLIC UTILITY BUILDINGS, REGULATORS, &amp; SUBSTATIONS</a> |  |                                                                                                                                                             |
| <a href="#">RECREATIONAL FACILITY</a>                                   |  | Urban                                                                                                                                                       |
| <a href="#">RELIGIOUS INSTITUTION</a>                                   |  |                                                                                                                                                             |
| <a href="#">TOWER</a>                                                   |  | Exceeding 50' in height                                                                                                                                     |

**TEMPORARY USES:** Approval as stated below will be required for the following uses: Lots shall be 4 ½ acres or more.

Spectator events, athletic events, organized events, carnivals, circus, concerts, fairs, festivals, flea markets, public recreational events, tent meetings, wedding venues or other similar uses require the issuance of a temporary use permit by the Board.

A temporary use permit is not required for athletic events, carnivals, circus, concerts, fairs, flea markets, public recreational events, tent meetings, or other similar uses if the event is to be held at an established permanent stadium, athletic field, arena, auditorium, coliseum, fairground, or other similar permanent place of assembly, if such place or facility was constructed and approved for such events. Organized athletic events that do not require roadway closures are exempt.

If a temporary use permit is required refer to [Section 8.12 of FCZR](#).