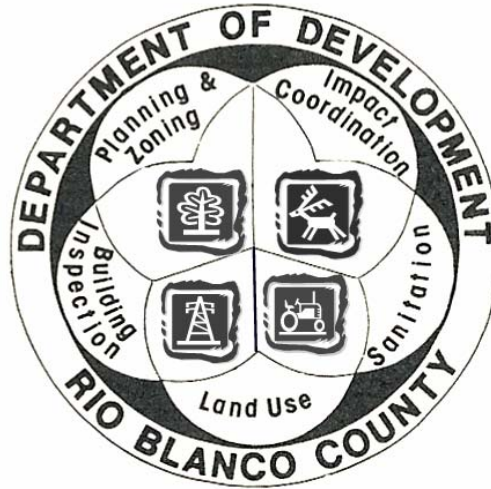


Scroll through the Table of Contents starting on the next page and follow links to the various document sections



RIO BLANCO COUNTY LAND USE RESOLUTION

County Zoning,
Subdivision Rules,
Approval Processes,
And
Standards

Adopted: 11-13-2002
Revision B: 12-9-2002

Designed and Written By Rio Blanco County Development Department for
Rio Blanco County Planning Commission
and
The Rio Blanco County Board of County Commissioners

TABLE OF CONTENTS

Article I: General Provisions and Definitions

Go to Article I

- Sec. 1: Title
- Sec. 2: Statement of Purpose
- Sec. 3: Authority
- Sec. 4: Jurisdiction
- Sec. 5: Effective Date
- Sec. 6: Relationship to Existing Zoning
- Sec. 7: Relationship to Land Use
- Sec. 8: No Use, Sale of Land or Buildings Except in Conformity
- Sec. 9: Fees
- Sec. 10: Severability
- Sec. 11: Computation of Time
- Sec. 12-14 Reserved
- Sec. 15: General Definition Relationship
- Sec. 16: Definitions of Basic Terms
- Sec. 17: Lots Divided by District Lines
- Sec. 18-20 Reserved

Article II: Administrative Mechanisms

Go to Article II

- Part 1: Planning Commission
 - Sec. 21: Appointment & Terms of Planning Commission Members
 - Sec. 22: Meetings of the Planning Commission
 - Sec. 23: Quorum & Voting
 - Sec. 24: Planning Commission Officers
 - Sec. 25: Powers and Duties of Planning Commission
 - Sec. 26: Advisory Committees
 - Sec. 27-28 Reserved
- Part 2: Board of Adjustment
 - Sec. 29: Members
 - Sec. 30: Meetings of the Board of Adjustment
 - Sec. 31: Quorum
 - Sec. 32: Voting
 - Sec. 33: Board of Adjustments Officers
 - Sec. 34: Powers and Duties of Board of Adjustment
 - Sec. 35-36 Reserved
- Part 3: Land Use Administration
 - Sec. 37: Land Use Administration
 - Sec. 38-45 Reserved

Article III: Approvals

Go to Article III

- Sec. 46: Approvals Required
- Sec. 47: No Occupancy, Use or Sale of Lots, Until Requirements Fulfilled
- Sec. 48: Who May Submit Permit Applications
- Sec. 49: Applications to be Complete
- Sec. 50: Staff Consultation before Formal Application Submitted
- Sec. 51: Staff Consultation after Application Submitted
- Sec. 52: Conformity Determination
- Sec. 53: Basic Processes
- Sec. 54: Special and Conditional-Use Permits

- Sec. 55: Burden of Presenting Evidence, Burden of Persuasion
- Sec. 56: Approvals before the Planning Commission
- Sec. 57: Approvals before the Board of County Commissioners
- Sec. 58: Reserved
- Sec. 59: Authorizing Use, Occupancy or Sale Before Completion of Development Under Conditional-Use Permits
- Sec. 60: Completing Developments in Phases
- Sec. 61: Notice of Hearing
- Sec. 62: Hearing Open and Presentation of Information
- Sec. 63: Modification of Application at Hearing
- Sec. 64: Record
- Sec. 65: Vested Rights
- Sec. 66: Expiration of Approvals
- Sec. 67: Effect of Permit on Successors and Assignees
- Sec. 68: Amendments to and Modifications of Approvals
- Sec. 69: Reconsideration of Board Action
- Sec. 70: Maintenance of Common Areas, Improvements and Facilities
- Sec. 71-90 Reserved

Article IV: Appeals, Variances, Interpretations

Go to Article IV

- Sec. 91: Appeals
- Sec. 92: Variances
- Sec. 93: Interpretations
- Sec. 94: Reserved
- Sec. 95: Burden of Proof in Appeals and Variances
- Sec. 96: Board Action on Appeals and Variances
- Sec. 97-100 Reserved

Article V: Enforcement and Review

Go to Article V

- Sec. 101: Complaints Regarding Violations
- Sec. 102: Persons Liable
- Sec. 103: Procedures Upon Discovery of Violations
- Sec. 104: Penalties and Remedies for Violations
- Sec. 105: Permit Revocation
- Sec. 106: Judicial Review
- Sec. 107-115 Reserved

Article VI: Fees

Go to Article VI

- Sec. 116: Fees
- Sec. 117: Application Fee
- Sec. 118: Fee Rate
- Sec. 119-123 Reserved

Article VII: Nonconforming Uses, Parcels and Structures

Go to Article VII

- Sec. 124: Application
- Sec. 125: Discontinuance and Abandonment
- Sec. 126: Merger of Contiguous Nonconforming Parcels
- Sec. 127: Nonconforming Structures
- Sec. 128: Enlargement or Expansion of a Nonconforming Use of Structure
- Sec. 129: Repairs, Maintenance and Restoration
- Sec. 130-134 Reserved

Article VIII: Amendments

Go to Article VIII

- Sec. 135: Application
- Sec. 136: Initiation of Amendment
- Sec. 137: Amendment Requests and Fees
- Sec. 138: Action of the County Planning Commission
- Sec. 139: Referral to the Board of County Commissioners
- Sec. 140: Reapplication
- Sec. 141: Legal Remedy
- Sec. 142-170 Reserved

Article IX: Districts, Table of Uses and Zoning Maps

Go to Article IX

- Sec. 171: Classification of Districts
- Sec. 172: Zoning Map
- Sec. 173: Classification of Base Districts
- Sec. 174: Basic Agricultural District
- Sec. 175: Rural Residential District
- Sec. 176: Compact Residential District
- Sec. 177: Mixed Commercial District
- Sec. 178: Moderate Industrial District
- Sec. 179: Leisure Recreation District
- Sec. 180: Multiple Use District
- Sec. 181-185: Reserved
- Sec. 186: Table of Uses for Base Districts
- Sec. 187: Classification of Overlay Zone Districts
- Sec. 188: Scenic Vista Overlay District
- Sec. 189: Oil/Mineral Rich Overlay District
- Sec. 190: Wildlife Protection Overlay District
- Sec. 191: Watershed Management Overlay District
- Sec. 192: Unique Ranch/Farm Trust Overlay District
- Sec. 193: Table of Uses in Overlay Districts
- Sec. 194-200 Reserved

Article X: Standards

Go to Article X

Point to the
section of interest
and click to
activate the link

- Sec. 201: Types of Standards
- Part I: Zone Standards**
- Sec. 202: Agricultural
- Sec. 203: Rural Residential
- Sec. 204: Residential
- Sec. 205: Mixed Commercial
- Sec. 206: Moderate Industrial
- Sec. 207: Leisure Recreation
- Sec. 208: Multiple Use
- Sec. 209: Scenic Vista Overlay
- Sec. 210: Oil/Mineral Rich Overlay
- Sec. 211: Wildlife Protection Overlay
- Sec. 212: Watershed Management Overlay
- Sec. 213: Unique Ranch/Farm Trust Overlay District
- Sec. 214-231: Reserved

Point to the
subsection or
section of interest
and click to activate
the link

Part II: Generic Standards

Subsection I: Legal Considerations (Sections 222-232)

- Sec. 222: Easements
- Sec. 223: Subdividing
- Sec. 224: Special Use Permits
- Sec. 225: Temporary Uses
- Sec. 226: Management Plans
- Sec. 227: Matters of State Interest
- Sec. 228-232 Reserved

Subsection II: Infrastructure (Sections 233-243)

- Sec. 233: Utilities
- Sec. 234: Transportation and Location Systems
- Sec. 235: Irrigation Facilities
- Sec. 236: Individual Sewage Disposal Systems
- Sec. 237: Building Codes
- Sec. 238-243 Reserved

Subsection III: Predisaster Mitigation (Sections 244-254)

- Sec. 244: Hazard Areas
- Sec. 245: Floodplains
- Sec. 246: Fire-Emergency
- Sec. 247: Airport Impact Areas
- Sec. 248-254 Reserved

Subsection IV: Quality of Life Maintenance (Sections 255-265)

- Sec. 255: Water Quality, Stormwater, Drainage
- Sec. 256: Wetlands
- Sec. 257: Waste Disposal
- Sec. 258: Air
- Sec. 259: Wildlife
- Sec. 260: Noise
- Sec. 261: Weeds and Invasive Species
- Sec. 262: Nuisances
- Sec. 263-265 Reserved

Subsection V: Site Design (Sections 266-276)

- Sec. 266: Density, Dimensions and Occupancy
- Sec. 267: Accessory Uses
- Sec. 268: Landscaping, Buffering, Screening, Fences
- Sec. 269: Lighting
- Sec. 270: Off Road Parking
- Sec. 271: Signs
- Sec. 272: Viewscapes

Sec. 273-400 Reserved

Part III: Specific Standards

- Sec. 401: Manufactured Home Parks
- Sec. 402: Mineral Extraction Operations
- Sec. 403: Confined Animal Feeding Operations
- Sec. 404: Home Occupations
- Sec. 405: Recreational Vehicle Sites
- Sec. 406: Campgrounds
- Sec. 407: Process Generation, Collection and Distribution Systems
Such as but not limited to Oil, Gas and Electrical Systems

Sec.408: Manufactured Homes
Sec. 409: Reserved for Rural Residences
Sec. 410-500 Reserved

These appendixes are incorporated and presented for information purposes only. They have been developed as required in Article III, Section 47 (e) to provide guidance to applicants and standardize development review and analysis. They are not subject Board of County Commissioner approval and can be changed administratively.

Appendix A: Information Required with Applications and Acceptable Criteria for Development Review

Appendix B: Risk Management Process and Land Use Approval Procedure

Appendix C: Multiple Objective Decision Support Development Evaluation Procedure