

SECTION 5 – DEVELOPMENT STANDARDS

5.1 SUBDIVISION DESIGN STANDARDS

5.1.1 Access:

5.1.1 Roads and Blocks:

5.1.2 Lots:

5.1.3 Survey Monuments:

5.2 ENVIRONMENTAL STANDARDS

5.2.1 Preservation of Surface Water Resources

5.2.2 Preservation of Natural Features and Resources

5.2.3 Mitigation of Natural Hazards

5.3 INFRASTRUCTURE STANDARDS

5.3.1 Access Plan Required

5.3.2 Roads:

5.3.3 *(Reserved for future use.)*

5.3.4 Drainage System:

5.3.5 Sidewalks and Trails

5.3.6 Utility Location:

5.3.7 Sewage Facilities

5.3.8 Water Supply:

5.3.9 Fire Protection

5.4 SITE DEVELOPMENT STANDARDS

5.4.1 Commercial Design:

5.4.2 Performance Standards:

5.4.3 Landscape Requirements

5.4.4 Outdoor Lighting:

5.4.5 Parking:

5.4.6 Buffers and Screening:

5.4.7 Vision Clearance Area:

5.5 PUBLIC ACCOMMODATIONS AND LODGING STANDARDS

5.5.1 Lodging Establishment.

5.5.2 Lodging Food Service Operations.

5.5.3 Lodging Units.

5.5.4 Dude Ranch or Wilderness Lodging

5.5.5 Recreational Vehicle Parks and Campgrounds

5.5.6 Vacation Rental Standards

5.6 SUPPLEMENTARY USE STANDARDS

5.6.1 Adult-Oriented Businesses

5.6.2 Gardening and Raising Animals as Accessory Uses

5.6.2.1 **Marijuana and Natural Medicine Cultivation.**

- (1) Retail Marijuana and Regulated Natural Medicine cultivation, testing, and processing operations and activities are expressly prohibited as a Home Occupation and are limited to the Commercial (C) and Industrial (I) zoning districts. Natural Medicine Services are limited to the Commercial (C) zoning district.

- a. **Natural Medicine Businesses**, including Healing Centers, Cultivation Facilities, Product Manufacturers, and Testing Facilities, and their employees must obtain and maintain all proper licensing in accordance with Article 50 of Title 44.
 - b. **Natural Medicine Businesses** must not be located within 1,000 feet of a licensed childcare facility or school.
 - c. **Natural Medicine Healing Facilities** must display signs identifying administration areas and restricted areas as “Authorized Personnel Only”.
- (2) Cultivation of Marijuana and Natural Medicine products for personal use may be conducted as an accessory use on any legal parcel, subject to the following standards.
- a. **No more than six (6)** marijuana plants may be cultivated for personal use by a Colorado resident, 21 years of age or older, as provided in Sec. 14(4) and Sec 16(3) of Article XVIII of the Colorado Constitution, with **no more than 12 marijuana plants on a single parcel**.
 - b. An individual over 21 years of age is allowed to cultivate their own Natural Medicine **in a space no larger than 12’ x 12’ that is locked to anyone under the age of 21**.
- (3) Caregiver Cultivation of Medical Marijuana and cultivation of Natural Medicine for use in a home in the context of counseling, spiritual guidance, and related services may be conducted as an accessory use on any legal parcel, subject to the following standards.
- a. **No more than 48 marijuana plants may be cultivated by a Medical Marijuana Caregiver**, registered with the State licensing authority, with a Land Use Permit.
 - 1. Caregiver cultivation must be conducted in an enclosed, locked building, with plants screened from public view.
 - 2. Caregiver cultivation facilities shall follow all health and safety requirements of Archuleta County marijuana licensing ordinances.
 - 3. Caregiver operations shall comply with the Industrial Performance standards in Sec. 5.4.2, including sound, vibration, emissions, outdoor storage and water pollution. Any extraction must follow the requirements of Colorado statutes.
 - b. An individual over 21 years of age is allowed to cultivate Natural Medicine for these uses **in a space no larger than 12’ x 12’ that is locked to anyone under the age of 21**.

5.6.2.2 **Animals.** The following chart identifies limitations on the number and type of animals permitted in each zoning district.

5.6.3 Commercial Mobile Radio Systems (CMRS)

5.6.4 Event Center Standards

5.6.5 Home Occupations

Home occupations are permitted as accessory uses to any conforming residential dwelling; provided however, that the home occupation shall conform to all the following:

5.6.5.1 A home occupation shall be conducted entirely within the dwelling or accessory structure by the inhabitants thereof, with no more than one (1) on-premise employee who is not a resident of the dwelling.

5.6.5.2 A home occupation shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the character thereof.

5.6.5.3 On-premise advertising, display, or other indication of the home occupation shall be limited to one sign, not exceeding two (2) square feet in total area.

5.6.5.4 A home occupation shall not generate vehicular traffic in excess of that typically generated by residential dwellings. Parking or storage of commercial vehicles and/or commercial SMM shall be permitted on the site in accordance with section 5.4.2.6.

5.6.5.5 A home occupation shall not generate noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in any residential zoning district.

5.6.5.6 A home occupation which prepares or manufactures food or food products for consumption by the general public must be conducted in a Commercial Kitchen which meets the requirements outlined by Colorado Department of Public Health and Environment (CDPHE), the local Public Health Department, and the Adopted Building and Fire Codes. These requirements include but are not limited to commercial grade equipment and appliances, fire suppression equipment, a safe and adequate water source, sufficient refrigeration and food storage.

END PROPOSED CHANGES

