

TABLE OF CONTENTS

<b>CHAPTER 1 INTRODUCTORY PROVISIONS</b>		<b>1-1</b>
§1.1   Title		1-1
§1.2   Authority		1-1
§1.3   Applicability and Jurisdiction		1-1
§1.4   Repeals and Enactment		1-1
§1.5   Purpose		1-1
§1.6   Right to Farm and Ranch Policy		1-2
§1.7   Word Usage and Construction of Language		1-2
§1.8   Conflicting Provisions		1-4
§1.9   Transitional Provisions		1-4
§1.10   Vested Rights		1-5
§1.11   Planning Areas		1-5
§1.12   The Handbook on Land Use		1-6
§1.13   Severability		1-6
<b>CHAPTER 2 REVIEW AND DECISION-MAKING BODIES</b>		<b>2-1</b>
§2.1   Board of County Commissioners		2-1
§2.2   Planning Commission		2-2
§2.3   Board of Adjustment		2-3
§2.4   Floodplain Board of Appeals		2-3
§2.5   Floodplain Administrator		2-4
§2.6   Stormwater Administrator		2-5
§2.7   Planning Director		2-5
<b>CHAPTER 3 DEVELOPMENT REVIEW AND APPROVAL PROCEDURES</b>		<b>3-1</b>
§3.1   General		3-1
§3.2   Master Plan Amendments		3-7
§3.3   Land Development Code Amendments		3-9
§3.4   Rezonings (Zoning Map Amendments)		3-10
§3.5   Administrative Reviews		3-11
§3.6   Administrative Review of Major Subdivisions		3-20
§3.7   Planned Unit Developments (PUD)		3-24
§3.8   Conditional Use Permits		3-28
§3.9   Floodplain Development Permit		3-29
§3.10   Vacation of Rights-of-Way, and Renaming of Streets		3-32
§3.11   Administrative Adjustments		3-33
§3.12   Zoning Variances		3-34
§3.13   Floodplain Variances		3-36
§3.14   Written Interpretations		3-37
§3.15   Appeals of Administrative Decisions		3-38
§3.16   Development Improvements Agreements		3-39
§3.17   Development Agreements		3-40
§3.18   Assignment of Addresses		3-41
§3.19   Stormwater Construction Permit		3-41
§3.20   Stormwater Construction Permit Variances		3-42
§3.21   Exemptions		3-43
§3.22   County Register of Historic Landmarks		3-43
<b>Chapter 4 ZONING DISTRICTS</b>		<b>4-1</b>
§4.1   Rural Zoning Districts		4-1
§4.2   Urban Residential Zoning Districts		4-1
§4.3   Urban Nonresidential Zoning Districts		4-3
§4.4   Special Purpose Zoning Districts		4-9
§4.5   Zoning Map		4-20
§4.6   Compliance with District Standards		4-21
<b>Chapter 5 USE REGULATIONS</b>		<b>5-1</b>
§5.1   Use Table		5-1
§5.2   Use-Specific Standards		5-9

TABLE OF CONTENTS

§5.3   Accessory Uses _____	5-33
§5.4   Temporary Uses _____	5-43
<b>Chapter 6 DENSITY AND DIMENSIONAL STANDARDS</b>	<b>6-1</b>
§6.1   Table of Density and Dimensional Standards _____	6-1
§6.2   Measurements and Exceptions _____	6-5
§6.3   AFT District Density _____	6-8
§6.4   Alternative Residential Development Options _____	6-13
§6.5   Urban Residential Reserve (URR) Subdivision Standards _____	6-16
§6.6   Non-Residential Subdivisions _____	6-17
§6.7   RSF-E District Density _____	6-17
<b>Chapter 7 DEVELOPMENT STANDARDS</b>	<b>7-1</b>
§7.1   Off-Street Parking _____	7-1
§7.2   Landscaping and Buffering _____	7-12
§7.3   Large Retail Projects _____	7-29
§7.4   Outdoor Storage, Trash Collection and Loading Areas _____	7-31
§7.5   Open Space/Parks Standards _____	7-32
§7.6   General Site Planning Standards _____	7-33
§7.7   Drainage _____	7-38
§7.8   Potable Water Supply _____	7-38
§7.9   Fire Protection _____	7-39
§7.10   Wastewater _____	7-41
§7.11   Monumentation _____	7-42
§7.12   Irrigation Canals and Laterals _____	7-43
§7.13   Floodplain Regulations _____	7-43
§7.14   Traffic Impact Analyses _____	7-53
§7.15   Street Access _____	7-53
§7.16   Streets and Roads _____	7-56
§7.17   Circulation and Street Layout _____	7-58
§7.18   Street Naming _____	7-58
§7.19   Posting of Addresses _____	7-59
§7.20   Intersection and Driveway Visibility _____	7-60
§7.21   Land Dedications and Fees In-Lieu _____	7-61
§7.22   Fees In Lieu of Improvements _____	7-64
§7.23   Stormwater Construction Permit _____	7-64
§7.24   Interim Development Policies _____	7-66
<b>Chapter 8 SIGNS</b>	<b>8-1</b>
§8.1   Purpose _____	8-1
§8.2   Prohibited Signs _____	8-1
§8.3   Exemptions _____	8-1
§8.4   Temporary Signs _____	8-3
§8.5   General Standards for all Signs _____	8-4
§8.6   Rural and Urban Residential Zoning Districts _____	8-5
§8.7   Nonresidential Zoning Districts _____	8-6
§8.8   Planned Unit Developments and Conditional Uses _____	8-7
§8.9   Off-Premise (Outdoor Advertising) Signs _____	8-8
§8.10   Removal and Disposition of Signs _____	8-8
<b>Chapter 9 INCENTIVES</b>	<b>9-1</b>
§9.1   General _____	9-1
§9.2   General Density Bonus _____	9-1
§9.3   Joint Subdivision Bonus _____	9-1
§9.4   Removal of Urban Nonconforming Use Bonus _____	9-2
§9.5   Urban Residential Cluster Bonuses _____	9-2
§9.6   Urban Residential Attainable Housing Bonus _____	9-2
§9.7   Rural Cluster Density Bonus _____	9-2
§9.8   Transferable Density Credits _____	9-2

TABLE OF CONTENTS

<b>Chapter 10 NONCONFORMITIES</b>	<b>10-1</b>
§10.1   General _____	10-1
§10.2   Nonconforming Uses _____	10-2
§10.3   Nonconforming Structures _____	10-4
§10.4   Nonconforming Lots _____	10-5
§10.5   Nonconforming Signs _____	10-6
§10.6   Nonconformities Created by Public Action _____	10-6
§10.7   Certification of Nonconforming Status _____	10-6
<b>Chapter 11 VIOLATIONS AND ENFORCEMENT</b>	<b>11-1</b>
§11.1   Responsibility for Enforcement _____	11-1
§11.2   Types of Violations _____	11-1
§11.3   Continuing Violations _____	11-1
§11.4   Remedies and Enforcement Powers _____	11-2
§11.5   Remedies Cumulative _____	11-3
§11.6   Enforcement Procedures _____	11-3
<b>Chapter 12 DEFINITIONS AND TERMS</b>	<b>12-1</b>
§12.1   Terms Defined _____	12-1
§12.2   Use Categories _____	12-21
§12.3   Residential Use Categories _____	12-22
§12.4   Institutional and Civic Use Categories _____	12-24
§12.5   Commercial Use Categories _____	12-28
§12.6   Industrial Use Categories _____	12-32
§12.7   Other Use Categories _____	12-34
<b>Appendix A</b>	<b>Changes Made to the Code</b>
<b>Appendix B</b>	<b>Mack Streetscape Standards</b>
<b>Appendix C</b>	<b>Old Town Clifton Mixed Use District and Design Standards</b>
<b>Appendix D</b>	<b>Whitewater Mixed Use/Commercial Districts and Design Standards</b>
<b>Appendix E</b>	<b>Gateway Overlay Zoning District and Design Standards</b>
<b>Appendix F</b>	<b>Loma Community Design Guidelines and Standards</b>
<b>Appendix G</b>	<b>Mesa County Register of Historic Landmarks</b>

**THIS PAGE  
INTENTIONALLY  
LEFT BLANK**