

TABLE OF CONTENTS

ARTICLE 1	ADMINISTRATION AND ENFORCEMENT	
Section 1-1:	Title and Short Title	1 - 1
Section 1-2:	Organizational Format	1 - 1
1-201	General	1 - 1
Section 1-3:	Repeals and Enactment	1 - 1
1-301	Repeals	1 - 1
1-302	Enactment and Effective Date	1 - 1
Section 1-4:	Purposes of the Land Use Code	1 - 2
1-401	General	1 - 2
1-402	Implement Policies	1 - 2
1-403	Create Common System of Administration and Regulation	1 - 2
1-404	Simplify the Land Use Regulatory Process	1 - 2
1-405	Protect Health, Safety and Welfare	1 - 2
Section 1-5:	Basis for Land Use Code	1 - 2
Section 1-6:	Power and Authority	1 - 2
1-601	General	1 - 2
Section 1-7:	Severability	1 - 3
Section 1-8:	Application	1 - 3
Section 1-9:	Conflicting Provisions	1 - 3
Section 1-10:	County Planning Office	1 - 3
1-1001	Establishment	1 - 3
1-1002	Planning Director	1 - 3
1-1003	Issuance of Development Permits	1 - 4
Section 1-11	Building Official	1 - 4
1-1101	Issuance of Building Permits	1 - 4

	1-1102	Enforcement Powers	1 - 4
Section	1-12:	County Attorney	1 - 4
Section	1-13:	Planning Commission	1 - 5
	1-1301	Establishment	1 - 5
	1-1302	Organization	1 - 5
	1-1303	Powers	1 - 5
Section	1-14:	Board of Adjustment	1 - 5
	1-1401	Establishment and Membership	1 - 5
	1-1402	Organization	1 - 6
	1-1403	Powers	1 - 6
Section	1-15:	Land Use Code Violations	1 - 7
	1-1501	Development without a Development Permit	1 - 7
	1-1502	Development Inconsistent with Development Permit	1 - 7
	1-1503	Violation of Development Permit Conditions	1 - 7
	1-1504	Land Use Code Violations	1 - 7
	1-1505	Offering to Sell Land Prior to Subdivision	1 - 7
	1-1506	Selling Land Prior to Subdivision	1 - 7
	1-1507	Continuation of Violations	1 - 7
	1-1508	Other Violations	1 - 7
Section	1-16:	Enforcement and Remedies	1 - 8
	1-1601	Legal Notice of Violation	1 - 8
	1-1602	Zoning Violation Citation Tags	1 - 8
	1-1603	Penalties	1 - 9
	1-1604	Other Remedies	1 - 9
	1-1605	Withholding Development Permits	1 - 9
	1-1606	Stop Work Orders	1 - 9
	1-1607	Injunctive Relief	1 - 10
	1-1608	Abatement	1 - 10
	1-1609	Specific Performance	1 - 10
	1-1610	Cumulative Remedies	1 - 10
Section	1-17:	Private Enforcement	1 - 10
	1-1701	Improvement Agreements	1 - 10
	1-1702	Specific Performance	1 - 11
	1-1703	County - No Duty	1 - 11

Section	1-18:	Other Enforcement	1 - 11
	1-1801	Other Powers	1 - 11
	1-1802	Other Actions	1 - 11
Section	1-19:	Appeal of Planning Commission and Administrative Decisions	1 - 12
	1-1901	General	1 - 12
	1-1902	Appeal of Planning Commission Decision	1 - 12
	1-1903	Appeal of Planning Director's Administrative Decisions	1 - 12

ARTICLE 2 LAND USE POLICIES

Section	2-1:	Conformance with Adopted Comprehensive Plan	2 - 1
Section	2-2:	Comprehensive Planning	2 - 1
Section	2-3:	Phasing of Public Services and Facilities	2 - 1
Section	2-4:	Community Balance	2 - 1
Section	2-5:	Ski Area Development	2 - 1
Section	2-6:	Compatibility with Existing Adjacent Neighborhoods	2 - 2
Section	2-7:	Conformance with Other Laws	2 - 2
Section	2-8:	Natural and Man-Made Hazard and Resource Areas	2 - 2
Section	2-9:	Soil, Surficial Geologic Characteristics and Radiation	2 - 3
Section	2-10:	Drainage	2 - 3
Section	2-11:	Erosion	2 - 3
Section	2-12:	Scenic Quality	2 - 3
Section	2-13:	Air Quality	2 - 4
Section	2-14:	Water Resource and Wetland Impacts	2 - 5
Section	2-15:	Noise	2 - 5
Section	2-16:	Wildlife Protection	2 - 5
Section	2-17:	Adequate Provision of Water	2 - 6
Section	2-18:	Sewage Treatment and Collection	2 - 6
Section	2-19:	Road System Impacts	2 - 6
Section	2-20:	New Subdivision Roads	2 - 7
Section	2-21:	Existing Subdivision Roads	2 - 7
Section	2-22:	Road Design and Construction	2 - 7

Section	2-23:	Extension of Utilities	2 - 8
Section	2-24:	Impacts on Taxes and Management of Necessary Services and Facilities	2 - 9
Section	2-25:	Transportation	2 - 9
Section	2-26:	Mass Transit	2 - 9
Section	2-27:	Compatibility with Agricultural Lands and Operations	2 - 9
Section	2-28:	Compatibility with Historical and Archaeological Resources	2 - 10
Section	2-29:	Housing	2 - 10
Section	2-30:	Energy Conservation	2 - 12
Section	2-31:	Compatibility with Adjacent or Nearby Public Lands	2 - 12
Section	2-32:	Access to Public Lands	2 - 14
Section	2-33:	Private Lands Surrounded by Public Lands (Inholdings)	2 - 14
Section	2-34:	Revegetation with Native Species	2 - 15
Section	2-35:	Mining and Mineral Processing Operations	2 - 15
Section	2-36:	Code Enforcement	2 - 15
Section	2-37:	Preserving the High Country Areas	2 - 16
Section	2-38:	Wireless Services and Communication Facilities	2 - 16
Section	2-39:	Preserving the Dark Night Sky	2 - 16

ARTICLE 3 PROCEDURES

Section	3-1:	General	3 - 1
	3-101	Development Permits	3 - 1
	3-102	Subdivision Exemptions	3 - 1
	3-103	Building Permits	3 - 1
		FIGURE 3-1 Land Use Activities and Review Procedures	3 - 2
		FIGURE 3-2 Development Review Process	3 - 5
Section	3-2:	Overview of Development Review Process	3 - 6
	3-201	General	3 - 6
	3-202	Ten Stages of the Land Use Review Process	3 - 6
Section	3-3:	Building Permit Review	3 - 9
	3-301	General	3 - 9
		FIGURE 3-3 Administrative Reviews: Submission Contents and Standards	3 - 10
Section	3-4:	Administrative Review Procedures	3 - 11
	3-401	General	3 - 11
	3-402	Administrative Review Procedure	3 - 12
Section	3-5:	One-Step Reviews	3 - 13
	3-501	General	3 - 13
		FIGURE 3-4 One-Step Reviews: Submission Contents and Standards	3 - 16
	3-502	Procedure	3 - 17
	3-503	Platting Procedure	3 - 17
		FIGURE 3-5 Two-Step Reviews: Submission Contents and Standards	3 - 18
Section	3-6:	Two-Step Reviews	3 - 19
	3-601	General (including Land Use Code Amendments)	3 - 19
	3-602	Procedures	3 - 20

Section	3-7:	Five-Step Reviews	3 - 20
	3-701	General	3 - 20
		FIGURE 3-6 Five-Step Reviews: Submission Contents and Standards	3 - 21
	3-702	Procedures	3 - 22
	3-703	Review and Continuance Process	3 - 23
		FIGURE 3-7 Land Use Activities Requiring Public Hearing	3 - 25
Section	3-8:	Consolidation of Applications	3 - 26
Section	3-9:	Public Notice	3 - 26
	3-901	General	3 - 26
	3-902	Content	3 - 27
	3-903	Manner	3 - 27
Section	3-10:	Conduct of Public Hearings	3 - 29
	3-1001	General	3 - 29
	3-1002	Oath or Affirmation	3 - 29
	3-1003	Rights of All Persons	3 - 29
	3-1004	Due Order of Proceedings	3 - 29
	3-1005	Testimony	3 - 30
	3-1006	Continuance	3 - 29
	3-1007	Other Rules	3 - 30
	3-1008	Record	3 - 30
Section	3-11:	Actions by Decision-Making Bodies	3 - 31
	3-1101	General	3 - 31
	3-1102	Sketch Plan Subdivision Approvals	3 - 32
	3-1103	Preliminary Subdivision Approvals	3 - 32
	3-1104	Rezoning and Special Review Approvals	3 - 32
Section	3-12:	Improvement Agreements and Performance Guarantees	3 - 32
	3-1201	Improvements Agreements	3 - 33
	3-1202	Performance Guarantee	3 - 33
	3-1203	Release of Collateral	3 - 33
	3-1204	Form of Agreement	3 - 33

Section	3-13:	Amendments to Development Applications	3 - 34
	3-1301	General	3 - 34
	3-1302	Development Permit Amendments	3 - 34
Section	3-14:	Vested Property Rights	3 - 34
	3-1401	General	3 - 34
	3-1402	Vested Property Right Term	3 - 35
	3-1403	Extension of Vested Property Right Term	3 - 35
	3-1404	Further Reviews	3 - 36
	3-1405	New Regulations	3 - 36
	3-1406	Natural or Man-made Hazards	3 - 36
	3-1407	Public Improvements	3 - 36
	3-1408	Effective Date of Final Plat Approval	3 - 36
	3-1409	Final Plat Language	3 - 37
	3-1410	Fees	3 - 37
	3-1411	Other County Rules	3 - 37

ARTICLE 4 SUBMISSION REQUIREMENTS

Section	4-1:	General	4 - 1
	4-101	Listing of Development Applications	4 - 1
	4-102	Code Section References	4 - 1
Section	4-2:	Minimum Submission Contents for All Land Development Applications	4 - 1
	4-201	General	4 - 1
	4-202	Required Background Information	4 - 1
		FIGURE 4-1 Land Use Applications: Review Procedures and Standards	4 - 2
	4-203	Parcel Description	4 - 4
	4-204	Disclosure and Proof of Ownership	4 - 4
	4-205	Legal Access	4 - 4
	4-206	Standards Report	4 - 4
	4-207	Pre-Application Conference Summary Sheet	4 - 4
	4-208	Site Plan	4 - 4
	4-209	Copies of Application	4 - 5
	4-210	Revegetation Plan	4 - 5
	4-211	Weed Control Plan	4 - 5
Section	4-3:	Sketch Plan Subdivision Reviews	4 - 5
	4-301	General	4 - 5
	4-302	Maps	4 - 5
	4-303	Standards Report	4 - 8
	4-304	Environmental Report	4 - 8
	4-304	Cultural Resource Report	4 - 8
Section	4-4:	Preliminary Subdivision Reviews	4 - 9
	4-401	General	4 - 9
	4-402	Maps	4 - 9
	4-403	Standards Report	4 - 11
	4-404	Environmental Report	4 - 11
	4-405	Preliminary Drainage Plan	4 - 11
	4-406	Water Supply Plan	4 - 12
	4-407	Sewage Disposal	4 - 12
	4-408	Public Utilities	4 - 13
	4-409	Mineral Resources	4 - 13
	4-410	Site Data Tabulation	4 - 13

	4-411	Scenic Quality Report	4 - 13
	4-412	Cultural Resource Report	4 - 13
	4-413	Planned Unit Development Agreement	4 - 14
	4-414	State Stormwater Discharge Permit	4 - 14
	4-415	Law Enforcement Authority	4 - 14
	4-416	Construction Costs	4 - 14
	4-417	Covenants	4 - 14
Section	4-5:	Final Plat Subdivision Reviews	4 - 15
	4-501	General	4 - 15
	4-502	Requirements for Final Plats	4 - 15
	4-503	Certificates and Acknowledgements	4 - 15
	4-504	Required Data for the County Geographic Information System	4 - 24
	4-505	Waiver of Requirements	4 - 25
	4-506	High Water and Inundated Areas	4 - 25
	4-507	Reversion to Acreage	4 - 25
	4-508	Improvement Agreements and Performance Guarantees	4 - 25
	4-509	Certification of Water and Sewer Facilities and Fire Protection	4 - 25
	4-510	Report to County Assessor	4 - 26
	4-511	Report Addressing Preliminary Approval Conditions	4 - 26
	4-512	Additional Information	4 - 26
	4-513	Law Enforcement Authority	4 - 26
Section	4-6:	Major Development Applications	4 - 27
	4-601	General	4 - 27
	4-602	Application Contents	4 - 27
	4-603	Existing Official Plat or Planned Unit Development (PUD) Plat	4 - 27
	4-604	Proposed Plat, Plan or Map	4 - 27
	4-605	Special Submission Contents for Acceptance of Subdivision Roads	4 - 27
	4-606	Special Submission Contents for All Applications for Development in an Area of Local and State Interest/C.R.S. 1041 Environmental Hazard Review	4 - 28
Section	4-7:	Other Development Applications	4 - 29
	4-701	General	4 - 29
	4-702	Application Contents	4 - 29
	4-703	Public Utilities Structures and Underground and Above-ground Electricity Transmission and Distribution Lines	4 - 29
Section	4-8:	Scenic Foreground Reviews	4 - 30

	4-801	General	4 - 30
	4-802	Site Plan	4 - 30
Section	4-9:	Planned Unit Development	4 - 30
	4-901	General	4 - 30
	4-902	Phasing Schedule	4 - 31
	4-903	Architectural and Landscaping Plans	4 - 31
	4-904	Listing of Proposed Land Uses	4 - 31

ARTICLE 5 STANDARDS

Section	5-1:	General	5 - 1
Section	5-2:	Establishment of Zone Districts and Official Zoning Map	5 - 1
	5-201	General	5 - 1
	5-202	Zoning Map and Boundaries	5 - 2
	5-203	Rezoning or Establishment of New Zone Districts	5 - 2
Section	5-3:	Zone District Standards	5 - 2
	5-301	General	5 - 2
	5-302	High Density (HD)	5 - 4
	5-303	Medium Density (MD)	5 - 9
	5-304	Low Density (LD)	5 - 14
	5-305	Affordable Housing Planned Unit Development (AH) (PUD)	5 - 18
	5-306	Single Family Residential (R)	5 - 22
	5-307	Forestry, Agriculture and Open (F)	5 - 25
	5-308	Heavy Commercial (HC)	5 - 32
	5-309	Low Intensity Industrial (I)	5 - 35
	5-310	Placerville Residential (PR)	5 - 38
	5-311	Placerville Commercial (PC)	5 - 40
	5-312	Mobile Home (MH)	5 - 43
	5-313	Park (P)	5 - 46
	5-314	Open Space (OS)	5 - 48
	5-315	Public (PUB)	5 - 53
	5-316	Scenic Foreground Overlay (SFO) and Scenic View Plane (SVP)	5 - 55
	5-317	Planned Unit Development Reserve (PUDR)	5 - 57
	5-318	Rangeland Grazing (RG)	5 - 61
	5-319	Wright’s Mesa (WM)	5 - 63
	5-320	West End (WE)	5 - 74
	5-321	High Country Area (HCA)	5 - 84
	5-322	Low Density Residential (LDR)	5 - 99
	5-323	Mixed Use Development (MXD)	5 - 104
	5-324	Community Housing (CH)	5 - 112
Section	5-4:	Areas and Activities of Local and State Interest/C.R.S. “1041” Environmental Hazard Review	5 - 117
	5-401	Applicability	5 - 117
	5-402	General Standards	5 - 118
	5-403	Floodplain Hazard Areas	5 - 119
	5-404	Geologic Hazard Areas	5 - 120

	5-405	Historic and Archaeological Resource Areas	5 - 124
	5-406	Wildfire Areas	5 - 125
	5-407	Wildlife Habitat Areas	5 - 125
	5-408	Domestic Water and Sewage Treatment Systems	5 - 129
	5-409	Water Projects	5 - 129
	5-410	Solid Waste Disposal	5 - 130
	5-411	Public Utility Facilities	5 - 130
	5-412	Highways	5 - 130
	5-413	New Communities	5 - 130
	5-414	Nuclear Detonations	5 - 131
	5-415	Areas Around Key Facilities	5 - 131
	5-416	Transit Stations and Fixed Guideways	5 - 132
	5-417	Airports	5 - 133
	5-418	Telluride Regional Airport	5 - 134
Section	5-5:	Roads, Highways, Streets and Trails	5 - 139
	5-501	Road Development Standards	5 - 139
	5-502	Road Design Standards	5 - 143
		FIGURE 5-1 Per Unit Average Daily Traffic	5 - 145
		FIGURE 5-1A Typical Roadway Cross-Section	5 - 161
		FIGURE 5-1B Local Service Road	5 - 162
		FIGURE 5-1C Local Access Road	5 - 163
		FIGURE 5-1D Collector Road	5 - 164
		FIGURE 5-1E Minor Arterial Road	5 - 165
		FIGURE 5-1F Principal Arterial Road	5 - 166
		FIGURE 5-1G Summary of Values of Roadway Elements for Various Speeds	5 - 167
		FIGURE 5-1H TFPD Fire Prevention Turn Around Standards	5 - 168
		FIGURE 5-1I TFPD Driveway Cross Section/Alternative	5 - 169
	5-503	Alleys and Easements	5 - 170
	5-504	Road Acceptance	5 - 170
	5-505	Highway Setbacks	5 - 172
	5-506	Trails	5 - 175
		FIGURE 5-2 Trail Design Standards	5 - 176
Section	5-6:	Services	5 - 177
	5-601	General	5 - 177
	5-602	Underground Utilities	5 - 177
	5-603	Power	5 - 177
	5-604	Solid Waste	5 - 177
	5-605	Water Supply	5 - 178

	5-606	Water System	5 - 180
	5-607	Sewage Disposal	5 - 182
	5-608	Fire Protection	5 - 182
Section	5-7:	Improvements	5 - 185
	5-701	General	5 - 185
	5-702	Parking	5 - 185
	5-703	Drainage and Flood Control	5 - 187
	5-704	Signs	5 - 188
	5-705	Lots	5 - 194
	5-706	Monuments	5 - 194
	5-707	Landscaping	5 - 195
	5-708	Filled Lands	5 - 195
	5-709	Public Utilities Structures and Electricity Transmission and Distribution Lines	5 - 195
	5-710	Exterior Lighting	5 - 197
Section	5-8:	Dedications	5 - 200
	5-801	General	5 - 200
	5-802	Surface and Storm Waters	5 - 200
	5-803	Parks and Public Areas	5 - 200
	5-804	School Land Dedication Requirements	5 - 200
	5-805	Public Park Dedication Requirements	5 - 203
Section	5-9:	Improvements Agreements and Performance Guarantees	5 - 206
	5-901	Intent	5 - 206
	5-902	Form of Financial Guarantees	5 - 206
	5-903	Landscape Guarantee	5 - 206
	5-904	Public Facilities Guarantee	5 - 206
	5-905	Improvements Maintenance Agreements Special Uses	5 - 207
Section	5-10:	Special Uses	5 - 208
	5-1001	General	5 - 208
	5-1002	Review Procedures	5 - 208
	5-1003	Commencement of Approved Special Uses	5 - 211
	5-1004	Review of Approved Special Uses	5 - 212
	5-1005	Minor Amendments to Special Use Permits	5 - 213
	5-1006	Violations	5 - 213
	5-1007	Standards for Golf Courses	5 - 214
		APPENDIX I Relating to Golf Course Standards	5 - 223

Section	5-11:	Conditional Uses on Federal Lands	5 - 226
	5-1101	General	5 - 226
	5-1102	Standards	5 - 226
Section	5-12:	Subdivision Exemptions	5 - 227
	5-1201	General	5 - 227
	5-1202	Correction of Survey Errors	5 - 227
	5-1203	Lot Line Adjustments	5 - 228
	5-1204	Parcels for Essential Community Facilities	5 - 234
	5-1205	Reversion to Acreage Plats	5 - 234
	5-1206	Agricultural Land Lot Split	5 - 235
	5-1207	Open Land Protection (OLP)	5 - 236
	5-1208	Fully Developed Residential Property	5 - 240
	5-1209	Single-lot Split in an Existing Subdivision	5 - 240
	5-1210	Wright's Mesa	5 - 241
	5-1211	West End	5 - 242
	5-1212	Wright's Mesa Open Land Protection (WMOLP) Subdivision Exemption	5 - 243
	5-1213	Wright's Mesa Essential Community Facilities & Parks	5 - 248
	5-1214	Vacation of Lot Lines	5 - 248
Section	5-13:	Accessory Dwelling Units and Affordable Housing	5 - 254
	5-1301	General	5 - 254
	5-1302	Accessory Dwelling Units	5 - 254
	5-1303	Affordable Housing in the Telluride R-1 School District	5 - 254
	5-1304	R-1 Housing Deed Restriction	5 - 262
	5-1305	Guidelines, Rules and Regulations Governing Affordable Housing in the Telluride R-1 School District	5 - 263
		Exhibit A Schedule of Violations and Fines	5 - 278
	5-1306	Additional Affordable Housing Provisions	5 - 279
Section	5-14:	Planned Unit Development (PUD)	5 - 285
	5-1401	Intent	5 - 285
	5-1402	Applicability	5 - 285
	5-1403	General Standards	5 - 286
	5-1404	Variations in Standards	5 - 287
	5-1405	Architectural Review	5 - 289
	5-1406	Landscaping Review	5 - 290
Section	5-15:	Final Plat and Planned Unit Development (PUD) Amendments	5 - 291

	5-1501	General	5 - 291
	5-1502	Insubstantial Amendment	5 - 291
	5-1503	Substantial Amendment	5 - 291
Section	5-16:	Mining	5 - 293
	5-1601	Applicability	5 - 293
	5-1602	Mitigation of Impacts	5 - 293
	5-1603	Enforcement of State and Federal Regulations	5 - 293
	5-1604	Traffic Impacts and Highway Access	5 - 293
	5-1605	Additional Notice Requirements	5 - 294
Section	5-17:	Logging	5 - 295
	5-1701	Applicability	5 - 295
	5-1702	Mitigation of Environmental Impact	5 - 295
Section	5-18:	Land Use Code Amendments and Rezoning	5 - 296
	5-1801	General	5 - 296
	5-1802	Land Use Code Amendments	5 - 296
	5-1803	Rezoning	5 - 296
Section	5-19:	Nonconforming Uses	5 - 298
	5-1901	General	5 - 298
	5-1902	Continuation of Use	5 - 298
	5-1903	Change of Use	5 - 298
	5-1904	Abandonment or Discontinuance of Us	5 - 298
	5-1905	Restoration	5 - 298
	5-1906	Enlargement of a Building Containing a Nonconforming Use	5 - 298
	5-1907	Alteration of a Nonconforming Building	5 - 298
	5-1908	Substandard-size Parcels	5 - 298
Section	5-20:	Transportation Requirements for Development in the Telluride R-1 School District	5 - 300
	5-2001	Transportation Impact Mitigation in the Telluride R-1 School District	5 - 300
	5-2002	The Telluride R-1 School District Alternative Transportation System	5 - 301
Section	5-21:	Scenic Quality	5 - 303
	5-2101	Scenic Quality Standards	5 - 303

	5-2102	Ridgeline and Treeline Limitations in the Telluride R-1 School District	5 - 304
Section	5-22:	Wetland Areas	5 - 305
	5-2201	General	5 - 305
	5-2202	Wetland Area Mapping	5 - 306
	5-2203	Development in Wetland Areas	5 - 307
	5-2204	Enforcement	5 - 309
Section	5-23:	Air Quality	5 - 310
	5-2301	Ban on Solid-fuel Burning Devices in the Telluride Region	5 - 310
Section	5-24:	Equestrian Centers	5 - 310
	5-2401	Equestrian Center Restrictions	5 - 310
Section	5-25:	Watershed Protection Areas	5 - 311
	5-2501	General	5 - 311
	5-2502	Watershed Protection Area Mapping	5 - 311
	5-2503	Ecological Sensitivity Areas	5 - 312
Section	5-26	Oil and Gas Exploration and Development Standards	5 - 315
	5-2601	Authority of Section	5 - 315
	5-2602	General Standards for Minor and Major Facility Applications	5 - 318
	5-2603	Development of Minor Oil and Gas Facilities	5 - 327
	5-2604	Development of Major Oil and Gas Facilities	5 - 333
	5-2605	Definitions	5 - 347
For Reference Only		Attachment A - Notice to Adjacent & Affected Property Owners	5 - 352
For Reference Only		Attachment B - Noise Abatement, COGCC Regulations 800 Series	5 - 353
Section	5-27	Wireless Services and Communications Facilities	5 - 354
	5-2701	Purpose/General Section	5 - 354
	5-2702	Review Procedures & Exemptions	5 - 356
	5-2703	Preferred/Disfavored/Prohibited Facilities	5 - 358
	5-2704	Application Requirements	5 - 362
	5-2705	Review Time Frames	5 - 367
	5-2706	Permits/Term/Transfer of Ownership	5 - 368
	5-2707	Abandonment/Discontinued/Obsolescence and Removal	5 - 369
	5-2708	Bond Requirements	5 - 369

	5-2709	Federal Certifications	5 - 369
	5-2710	Definitions	5 - 370
Section	5-28	Floodplain Regulations	5 - 374
	5-2801	General Provisions	5 - 374
	5-2802	Administration	5 - 376
	5-2803	Application Submittal	5 - 378
	5-2804	Provisions for Flood Hazard Reduction	5 - 382
	5-2805	Standards for Development within the Floodplain	5 - 388
	5-2806	Standards for Critical Facilities	5 - 390
	5-2807	Definitions	5 - 395
Exhibit 1		Application for a Floodplain Development Permit	5 - 403
Exhibit 2		FEMA Elevation Certificate and Instructions	5 - 404
Section	5-29	Medical and Retail Marijuana Facilities	5 - 405
	5-2901	Purpose of Section & General Provisions	5 - 405
	5-2902	Plant Count Limits	5 - 406
	5-2903	DOR MED and Local Licensed Med & Retail Facilities	5 - 409
	5-2904	General	5 - 409
	5-2905	Review Procedures	5 - 410
	5-2906	Application Requirements	5 - 410
	5-2907	Noticing Requirements	5 - 415
	5-2908	Commencement, Duration & Modification of Permit	5 - 417
	5-2909	Disposal of Marijuana	5 - 417
	5-2910	Definitions	5 - 417
Exhibit 1		Residential Areas and Residential Area Buffer Zones	5 - 421
Section	5-30	Short-Term Rental	5 - 422
	5-3001	Purpose	5 - 422
	5-3001	Standards	5 - 422
	5-3001	Revocation of County Permit	5 - 424

ARTICLE 6 DEFINITIONS

6-1

FIGURES and CHARTS

3-1	Land Use Activities and Review Procedures	3 - 2
3-2	Development Review Process	3 - 5
3-3	Administrative Reviews: Submission Contents and Standards	3 - 10
3-4	One-step Reviews: Submission Contents and Standards	3 - 16
3-5	Two-step Reviews: Submission Contents and Standards	3 - 18
3-6	Five-step Reviews: Submission Contents and Standards	3 - 21
3-7	Land Use Activities Requiring Public Hearing	3 - 25
4-1	Land Use Applications: Review Procedures and Standards	4 - 2
5-1	Road Design Standards: Per Unit Average Daily Traffic	5 - 142
5-1A-II	Road Design Standards	5 - 158
5-2	Trail Design Standards	5 - 173

APPENDICES

APPENDIX A	Intentionally Left Blank
APPENDIX B	Street Naming and Addressing Standards
APPENDIX C	State of Colorado Guidelines for Individual Sewage Disposal Systems (By Reference)
APPENDIX D	Telluride Regional Airport - Imaginary Surfaces Plan Existing Boundaries
APPENDIX E	Employee Housing Mitigation Fee Calculation Tables
APPENDIX F	Subdivision Improvements Agreement Form