



Chaffee County Land Use Code Rewrite Project

Summary of Changes between recent Land Use Code drafts following 11/4, 11/6, and 11/7 Public Hearings

Document	New (Current)	Old (Prior)
Chaffee County Land Use Code Draft	<i>BOCC Hearing Draft – 11/9/2024</i>	<i>BOCC Review Draft – 10/28/2024</i>

Sections modified:

2.1.3.3.A – Residential Formats Use Table

- Changed “Single-Unit Detached Dwelling” from Not Permitted (“-”) to Zoning Permit (“Z”) in the Public/Conservation/Recreation (“PCR”) zone;

2.1.3.4 – Hospitality, Recreation, and Entertainment Use Table

- Changed “Outfitter” from Not Permitted (“-”) to Limited Use (“L”) in the Industrial (“IND”) zone, and added “IND” to the corresponding use-specific standard for Outfitter in Section 2.2.2.4.I;

2.2.2.4.B.3 – Use Specific Standard for Campground / RV Park

- Revised general length of stay to 90 days (up from 30 days), and added standards to allow for stays longer than 90 days;
- In connection with this update, deleted all references to “Seasonal Employee Campground” from the draft, including in the use tables, use-specific standards, and definitions sections. With the longer stays available thorough a Campground / RV Park use, the use of “Seasonal Employee Campground” was rendered moot;

2.3.3.3 – Location with Respect to Principal Building (for Accessory Dwelling Units)

- Removed the requirement that the ADU be no more than 75 feet from the principal building;

3.1.4.1.C.3.a – Remainder Parcel Density Bonus for Rural Open Space Incentive Subdivision Design

- Reduced remainder parcel required for density bonus from 50 acres to 35 acres;

3.1.4.2 – Minimum Requirements for Conservation Subdivision

- Added clarifying language to denote that the minimum parcel size of 35 acres is only for a statutory cluster subdivision (not a Rural Open Space Incentive subdivision);

3.6.3.2 – Identification of Wildlife Habitat, Ranges, and Corridors

- Added “Mapping Errors” section authorizing the Director to waive wildlife habitat report and mitigation requirements if a property’s habitat rating was incorrectly designated on the Planning for Wildlife Map;

3.6.6.2 – Irrigation Ditch Easements

- Added provision to note that materials cleared from a ditch by a ditch owner may remain in the ditch easement;

5.2.6.12 – Heritage Water Subdivision Exemption

- Added new subdivision exemption to retain current Heritage Water Subdivision Exemption process, with updated language from current process to require remainder parcel in any HWSE to be eligible for future subdivision;

5.2.9.5 – Special Events Permits

- Removed the limitation on events involving more than 2,000 attendees;

Typographical errors were corrected if found.