



Chaffee County Land Use Code Rewrite Project

Summary of Major Changes between recent Land Use Code and Zoning Map drafts

Document	New (Current)	Old (Prior)
CC Land Use Code Draft	<i>BOCC Hearing Draft – 11/14/2024</i>	<i>BOCC Hearing Draft – 11/9/2024</i>
Proposed Zoning Map	<i>V4 – 11/13/2024</i>	<i>V3 – 10/28/2024</i>

LUC Sections modified:

2.1.3.7 – Community, Civic, Educational, Healthcare, and Institutional Land Use Table

- Changed “Day Care Center, Adult or Child” from Not Permitted (“-”) to Limited Use (“L”) in the Agriculture/Ranching (“AR”) zone;

2.4.2.1 – Maximum Density and Minimum Open Space by Zoning District Table

- Increased the allowed density in the Residential Rural (“RR”) zone from 20 acres per unit to 5 acres per unit and eliminated the Rural Open Space Incentive process for the RR zone;
- Correspondingly, reduced the lot size and frontage requirements in the Lot and Bulk Standards sections for residential and non-residential lots to account for the increased density allowance.

Zoning Map changes:

1. Changed the zoning designation south of CR 317 along Midland Way from MUR to IND.
2. Changed zoning designation east of the BV airport from PCR to MUR.
3. Changed zoning designation west of the BV airport from MUR to IND.
4. Changed zoning designation on the southern boundary of CR 384 and the eastern boundary of CR 361, as well as the Buffalo Hills subdivision, from RS to RR.
5. Added additional MUR designation along HWY 24 east of Johnson Village.
6. Changed zoning designation east of Mt. Harvard Estates from AR to RR.
7. Added additional MUR designation along west side of HWY 285 in Nathrop.
8. Cleaned up map irregularities and split-zoned parcels north of Nathrop.