



Chaffee County Land Use Code Rewrite Project

Summary of Major Changes between recent Land Use Code drafts

Document	New (Current)	Old (Prior)
CC Land Use Code Draft	<i>BOCC Review Draft – 10/28/2024</i>	<i>Discussion Draft – 10/12/2024</i>
Proposed Zoning Map	<i>V3 – 10/28/2024</i>	<i>V2 – 10/10/2024</i>

Sections modified:

2.1.3.2 – Agricultural Land Use Table

- Changed “Agricultural Support Services” from Not Permitted (“-”) to Conditional Use (“C”) in the Residential Suburban (“RS”) and Residential Mixed (“RM”) zones;
- Made “Agriculture” an Allowed Use (“A”) in all zones (previously Limited Use in RS, RM, Mixed Use Rural (“MUR”), Mixed Use Corridor (“MUC”), and Industrial (“IN”));

2.1.3.3.B – Special Residential Land Use Table

- Changed “Assisted Living or Congregate Care” and “Nursing Home, Memory Care, Alzheimer’s Care” uses from Limited Use (“L”) to a Zoning Permit (“Z”), and removed the corresponding use-specific standards (which previously required such uses to be within 5 miles of a hospital);

2.4.2.2 – Density Adjustments for Specific Housing Types

- Added provision that one Accessory Dwelling Unit would not count as a density unit (or fraction thereof) on any lot of record in the Agricultural/Ranching (“AR”) or Residential Rural (“RR”) zones legally created prior to January 1, 2025;

2.5.3.1.C.2 – Nonresidential and Mixed-Use Lot and Bulk Standards by Zoning District

- Added language to allow reduction in minimum lot nonresidential and mixed-use lot sizes for conservation subdivision design;

3.3.2 – Parking and Loading Calculations

- Added sections on Parking Credits and Reductions (3.3.2.6), Shared Parking (3.3.2.7), and Minimum Bicycle Parking (3.3.2.8) to provide options and standards for reducing minimum off-street parking requirements, shared parking, and bicycle parking;

5.2.6.11 – Resolution of Unlawful Land Divisions (Subdivision Exemption)

- Refined processes for Resolution of Unlawful Land Divisions, creating an administrative review approval process for the resolution of unlawful land divisions which occurred prior to the adoption of the 2014 Land Use Code while retaining the public hearing approval process for the resolution of unlawful land divisions where the division occurred subsequent to the adoption of the 2014 Land Use Code;

6.3.18 – Q Definitions

- Defined “Qualified Mixed Use Development” to mean a mixed-use development in which all lots are to be connected to public water and sewer services.

Zoning Map

- Adjusted designations for areas west and northwest of Buena Vista to create density consistency;
- Adjusted designations for area north of Salida to create density consistency;
- Added existing Planned Developments into map.

Minor typographical errors were corrected throughout.