ARTICLE 2
ZONING

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ARTICLE 2
ZONING

2.1 ESTABLISHMENT OF ZONE DISTRICTS.

The following zone districts are hereby established:

1. **Recreational (REC)**
2. **Rural (RUR)**
3. **Residential (RES)**
4. **Rural Commercial / Recreational (RCR)**
5. **Commercial (COM)**
6. **Industrial (IND)**

2.2 ZONE DISTRICT & USE REGULATIONS

Unless otherwise provided in these Regulations, all land uses and activities are subject to the following zone district basic requirements, in addition to the applicable land use standards set forth in **Article 7**, *Standards*. The Intent Statements and Development Guidelines are intended to provide general defining characteristics for each zone district, while standards defined in a zone district shall be considered regulatory. Minimum requirements for lot size, setbacks and height are summarized for each zone district in **Table 2.1,** *Lot and Dimensional Standards*.

2.2.1 Zone District Basic Requirements.

A. Certificate of Zoning Compliance. A Certificate of Zoning Compliance is required prior to any change to the use or occupancy of any parcel of land, or prior to new construction or remodeling of any structure, unless the proposed use or activity is expressly exempted under **Section 2.2.1 B**.

B. Exemption from Certificate of Zoning Compliance Certificate. Agricultural activities as defined by this Land Use Code are exempt from obtaining a Certificate of Zoning Compliance if the proposed use or activity complies with applicable zone district regulations and use restrictions set forth in this Article.

C. Lot and Building Requirements: Lot size, minimum lot areas, minimum front, rear and side setbacks, maximum building heights and other dimensional lot requirements for each zoning district are set forth in **Table 2.1**.

D. More than One Principal Use. A parcel shall not be used for more than one principal use, except as follows:

1. **Agricultural or Mining Uses**. A combination of allowed agricultural uses; a combination of allowed mining uses; or a combination of compatible agricultural and mining uses that are allowed in the zone district.

2. Commercial Uses. A combination of compatible commercial uses that are allowed in the zone district.

E. **Mixing of Accessory Uses**. A mixing of multiple accessory compatible uses may be permitted taking into consideration the intent statement and objectives of the zone or overlay in which the uses are proposed, and as long as a principal use is defined.

F. Right to Farm and Ranch. The Right to Farm and Ranch Ordinance (**Article 3)** as adopted by Chaffee County applies to all parcels in all zones**.**

G. De-annexed Property. De-annexed property will revert to the County zoning in effect at the time of annexation, unless the Director or the Board determines that there has been a substantial change in conditions of the neighborhood since the annexation. If there has been a substantial change, the Board shall designate the new zone district in accordance with the process for a zone map amendment in **Section 4.4.1**.

2.2.2 Recreational (REC).

A. Intent Statement: This zone consists of all the public and private land within the boundaries of the public domain and some other land within the county. Because of the diversity of the types and areas of land in this zone, many uses that are compatible with the public land are possible. It is the intent of these regulations to allow for a variety of uses that minimize impacts to the natural environment. These regulations are developed in a general way that encourages or produces compatibility between the numerous kinds of users in this zone.

This zone district encourages the preservation of open lands that are either privately or publicly owned, managed, leased or dedicated that are used for recreation, ecological purposes (such as wildlife habitat), or open spaces. This zone district also encourages cattle grazing, forestry, fisheries, hunting, mining, parks, recreational and picnic facilities.

Property owners in the Recreational zone district must recognize that access to their properties may be restricted in the winter and improvements to roads for summer access may be limited. Because of possible limitations, emergency vehicle access to properties in the Recreational zone district may not be feasible. Persons interested in owning land with ready access to public services and facilities are advised to seek out the more developed/urban areas of the County.

B. Use and Development Guidelines: Specific development and use guidelines associated with the REC zone district include:

1. Development potential of isolated private parcels and in-holdings may be limited due to their remote locations, potentially high natural hazard zones, significant fiscal and human resource strain, and limited access to county services including emergency services and road maintenance.

2. The County does not intend to expand community services (i.e., roads and schools) into some of these areas.

3. Use, densities and standards for this zone district are intended to preserve the existing rural character, and to protect and conserve natural resource production areas.

4. It is the intent of this zoning district to permit hunting or fishing cabins and single family homes that do not need immediate access to emergency services and do not rely on county or municipal services.

5. Well designed clustered subdivisions that respect natural land characteristics, agricultural production, and visual resources and that have year-round access to public services and facilities are encouraged.

6. Commercial uses in the Recreational zone may be limited to only low-intensity commercial and industrial uses that have a resource orientation, and recreation areas that promote tourism and agriculture.

7. Mining and natural resource development should be designed and operated to minimize impacts to the surrounding area.

8. Ridgeline developments in the Recreational zone should be avoided so that buildings are not silhouetted against the sky as viewed from the Collegiate Peaks Scenic Byway.

9. An area zoned Recreational is considered an appropriate "sending" area in a transaction involving a Transfer of Development Rights.

10. Building Design: Primary building materials and colors, including materials used for accessory structures that blend with those found in the surrounding natural landscape, the use of wood, stone, stucco and other natural looking materials, and colors that are earth-tone, dark and/or subdued are encouraged. The use of non-reflective glass or non-reflective metal surfaces is encouraged.

11. Site Planning. Sites should be planned in consultation with the local fire district, and/or Colorado or US Forest Service, to create adequate defensible space around structures and use fire resistant building materials.

C. Operational Characteristics. Non-residential uses in the Recreational zone may be required to restrict operating hours, develop landscaping, increase setbacks, or similar mitigation in order to reduce potential impacts on nearby residential uses and to meet the intent and purpose of the Recreational zone.

2.2.3 Rural (RUR).

A. Intent Statement: These lands consist of open rangelands and agricultural lands that are the original roots for the rural character of Chaffee County. The intent of the Rural zone is to allow agricultural uses of any kind and to promote development that enhances the agrarian and rural character of the County. These regulations are developed in a general way that encourages or produces compatibility between the numerous kinds of users in this zone. Development within this zone district should maintain agricultural resources; protect historic resources and mitigate impacts to visual resources; maintain natural resources including

streams, floodplains and riparian corridors; protect wildlife habitat and corridors; protect irrigation systems; and allow for the continuance of the rural lifestyle.

B. Use and Development Guidelines: Development and use guidelines associated with the Rural (RUR) zone district include:

1. Development patterns that preserve contiguous tracts of open lands large enough to maintain both ecological and agricultural functions.

2. Well designed clustered subdivisions that respect natural land characteristics, agricultural production, and visual resources.

3. Developments that encourage vegetation, topography or landscaping to minimize visual impacts.

4. Developments that minimize traffic impacts and consider traffic mitigation tools.

5. Developments that utilize native vegetation and protect natural resources.

6. Developments that minimize disturbances to agricultural activities.

7. Developments that enhance active or passive outdoor recreation.

8. Developments that connect to existing and proposed trail systems where feasible and legal.

9. Developments that consider multimodal and regional transportation links.

10. Lower density residential lots of one unit per two (2) acres or larger.

11. Uses that do not adversely affect agricultural production or community character including greenhouses, vacation rentals, bed and breakfasts, home occupations, uses that support recreation including white-water rafting, youth camps, retreats, agritourism, heritage tourism and other recreational tourism activities.

12. An area zoned Rural is considered an appropriate "sending" area in a transaction involving a Transfer of Development Rights, depending on the location, density and intensity of the development.

C. Operational Characteristics. New non-residential uses in the Rural zone may be required to restrict operating hours, develop landscaping, increase setbacks, or similar mitigation in order to minimize potential impacts on nearby residential uses and to meet the intent and purpose of the Rural zone.

2.2.4 Residential (RES).

A. Intent Statement: The intent of the Residential zone district is to promote well-designed, moderate-density residential neighborhoods, located in proximity to existing transportation facilities, necessary infrastructure and employment opportunities. It is the intent of the zoning district to place new subdivisions in areas where existing subdivisions already exist and to where topography and vegetation allows for screening, and to where impacts to natural and visual resources are least impacted. Uses in this zone should be compatible between the numerous kinds of users in this zone.

B. Development Guidelines: Development and use guidelines associated with the Residential (RES) zone district include:

1. Developments that respect and consider natural land characteristics (trees/vegetation, drainage ways, floodplains, wetlands, wildlife and irrigation ditches).
2. Developments within this zone district are well-designed and preserve open space, wildlife and riparian areas and are accessible to regional park and/or trail systems.
3. Developments that provide and maintain access to nearby pedestrian and bicycle routes and trails, open space, and public lands, and connect to the county-wide trails and transportation network and public transit facilities.
4. Developments that consider a range of housing types, including affordable housing, into the overall plan.
5. Developments that respect the intent of the Scenic Byway by mitigating impacts to designated scenic corridors.
6. Areas zoned Residential are considered an appropriate "receiving" area in a transaction involving a Transfer of Development Rights, depending on the location, density and intensity of the development.

C. Operational Characteristics. Non-residential uses in the Residential zone may be required to restrict operating hours, develop landscaping, increase setbacks, or similar mitigation in order to minimize potential impacts on nearby residential uses and to meet the intent and purpose of the Residential zone.

2.2.5 Rural Commercial/Recreational (RCR).

A. Intent Statement: This zone district accounts for existing commercial lands along the highway systems that support the recreation and tourism economy, and which are a considerable distance from existing municipalities. The intent of the zone district is to support the existing businesses and encourage appropriate uses and transition of uses, yet ensure the character of the County is not compromised from incompatible uses relocating to these areas. This district will ensure that recreational land uses have a chance to further prosper and are appropriately located adjacent to recreational areas, such as the Arkansas River and state and public lands. Heavier commercial use should be compatible with the rural and residential land uses in the vicinity.

B. Use and Development Guidelines: Development guidelines associated with the Rural Commercial/Recreational (RCR) zone district include:

1. Implement good site planning that is safe and attractive and enhances the character of the area.
2. Provide landscaped buffers where site specific developments are incompatible with the rural character and surrounding uses.
3. Orient building sites to maintain maximum vegetation and natural topography and cover.

4. Implement building design that is attractive, in harmony with historic structures, and does not detract from the scenic view shed.

5. Implement lighting and sign design that prevents glare onto adjacent properties or vehicular traffic and to protect the night sky.

6. Create development that has well designed and attractive signage.

7. Create internal access and circulation patterns that have pedestrian connections, shared parking lots to adjacent developments, and connections to potential transit infrastructure, where possible.

2.2.6 Commercial (COM)

A. Intent Statement: The Commercial zone district provides for commercial uses intended to serve the County as a whole. Clustering of business development in centers is encouraged, while strip development is discouraged. Large-scale commercial business development is not considered appropriate in the unincorporated areas of the County, except in municipal planning areas and in areas within commercial-oriented Rural Community Overlay Districts that are located along the highway. The majority of these commercial areas are located along highway corridors that have been designated as the Collegiate Peaks Scenic Byway. Therefore, new developments should be high-quality and well-designed so that they complement the visual quality of the County. Connection to other transportation systems, such as trails and transit is a priority when designing new development.

B. Development Guidelines: Development guidelines associated with the Commercial (COM) zone district include:

1. Encourage good site planning that is safe and attractive and enhances the character of the area.

2. Provide landscaped buffers where site specific developments are incompatible with the rural character and surrounding uses.

3. Orient building sites to maintain maximum vegetation and natural topography and cover.

4. Implement lighting and sign standards that prevent glare onto adjacent properties and to protect the night sky.

5. Design buildings, fences and other structures to be in harmony with other nearby attractive buildings and so that they do not detract from the scenic view shed.

6. Internal access and circulation patterns that have pedestrian connections, shared parking lots to adjacent developments, and connections to potential transit infrastructure, where possible.

7. Development that includes multi-modal transit infrastructure that links into the regional transportation plan.

8. Well-designed, attractive signage.

2.2.7 Industrial (I)

A. Intent Statement: The Industrial zone district provides areas for industrial businesses in locations where conflicts with residential, commercial and other land uses can be minimized. It is the intent of this district to allow uses that are complementary to industrial uses. This land use district is intended to promote the development of local employment centers as well as to provide a location for uses that may be considered undesirable in other areas, such as concrete and asphalt plants, heavy equipment storage, and intensive manufacturing processes. These land uses should have easy access to the state highways or other transportation modes.

B. Development Guidelines: Development and use guidelines associated with the Industrial Zone include:

1. Well planned industrial parks that are attractive and safe.

2. Developments that are buffered to minimize negative impacts to adjacent neighborhoods and residential uses.

3. Developments with on-site circulation plans that safely facilitate customer traffic and delivery trucks and trailers.

2.3 LAND USES NOT INCLUDED IN THESE REGULATIONS

2.3.1 Uses Not Allowed. Land use not included in **Table 2.2,** *Use Table,* shall be considered a use that is not allowed. A land use not included in these Regulations may become a permitted land use pursuant to one of the following processes.

A. Determination of Similar Use. The Director determines that the proposed use is similar to a use included in **Table 2.2** based upon an administrative interpretation of the Regulations. The use shall be subject to the applicable standards for the similar use.

B. Regulations Amended. The Regulations are amended to include the proposed use. The Code amendment process is set forth in **Section 4.4.2**. The amendment shall add the use to **Table 2.2** indicate the zone districts in which the use is allowed and the level of review required, and specify any use restrictions and additional standards that are applicable to the land use.

C. Special Use. The applicant may apply for a Special Land Use Permit for the proposed use. In all zones, the Special Land Use Permit shall be subject to the Major Impact Review application materials, review process, and criteria set forth in **Section 4.2.4**, but shall be a conditional approval, subject to limits on time and transferability, and shall not be considered a vested right to run with the property.

2.4 NON-CONFORMING LAND USE

2.4.1 Applicability. The regulatory provisions of this Article shall apply to all permitted land use, including divisions of land and signs, that does not conform to the

applicable use regulations of this Code as a result of either the adoption or amendment of this Code, or a final administrative or judicial decision precluding the County from enforcing this Code specific to a use on the basis of estoppel, laches, or waiver.

2.4.2 Continuation of Non-conforming Land Use. A nonconforming land use may be continued and normal or routine maintenance shall be allowed in compliance with the regulatory provisions of this Article.

A. Nonconforming Structure. Unless otherwise prohibited by the provisions of this Article, a nonconforming structure may continue to be occupied.

B. Nonconforming Use. Unless otherwise prohibited by provisions of this Article, a nonconforming use may be continued and normal or routine maintenance of the structure containing a nonconforming use shall be allowed. Normal or routine maintenance shall include any maintenance or repair which does not impermissibly enlarge or alter the structure containing a nonconforming use, pursuant to **Section 2.4.3**.

C. Nonconforming Lot of Record. Any parcel of land which by the provisions of these regulations is deemed non-conforming because of deficiency in area shall be allowed to develop as a building site provided the limitations imposed by the applicable standards in this land use code are met, except for lot size.

2.4.3 Enlargement or Alteration of a Non-conforming Land Use

A. Permitted Alterations of Nonconforming Land Use. The following are permitted changes, enlargements or alterations of a nonconforming land use or structure.

1. **Change in Ownership.** A change in ownership of the property upon which the nonconforming land use is located.
2. **Alteration Required for Public Health and Safety.** An alteration or expansion of the structure in which the nonconforming land use is located, which the Chief Building Official determines to be necessary to rectify a hazardous health or safety situation, or to comply with the public health or safety requirements of another governmental entity having lawful jurisdiction over the structure.
3. **Alteration Required by ADA.** An alteration or expansion necessary to comply with the Americans with Disabilities Act (ADA) requirements.
4. **Extension of Nonconforming Use Within the Structure.** An extension of the nonconforming use within the structure containing the use, provided that such extension is not accompanied by structural alteration identified in **Section 2.4.3 B3**.
5. **Routine Maintenance.** Any replacement or upgrading of outmoded or worn equipment or supplies provided such activity does not create a hazard or nuisance as identified in **Section 2.4.3 B5**.
6. **Structures Associated With Nonconforming Agricultural Use.** Owners of legal building lots containing agricultural uses which have become nonconforming as a result of adoption or amendment of this Code

may restore, modify and maintain existing conforming structures, and may construct new conforming structures, provided such structures are directly related to the agricultural use, and provided the nonconforming use is not enlarged or altered in any other way which violates the Code.

7. **Alteration of Nonconforming Structure to Expand a Permitted Use.** The alteration of a nonconforming structure to expand a permitted use, as long as the addition does not increase the extent of the non-conformity

B. Prohibited Enlargement or Alteration of Nonconforming Land Use. The right to continue a nonconforming land use terminates immediately when the nonconforming land use is enlarged, expanded, extended, or altered in any of the following ways, and the property owner does not successfully pursue any of the options for response to notice of termination of nonconforming land use pursuant to the provisions of **Section 1.4.2C2**.

1. **Enlargement or Alteration of Nonconforming Structures.** Unless otherwise allowed by provisions of **Section 2.4.3 A**, the alteration, repair or enlargement of a nonconforming structure in any manner which would increase the degree of nonconformity with respect to the floor area, setback or height regulations of this Code.
2. **Addition of New Structure.** The addition of a new structure containing, or accessory to, the nonconforming land use.
3. **Enlargement or Alteration of Conforming Structure.** Unless otherwise allowed by provisions of **Section 2.4.3 A**, the enlargement or alteration of a conforming structure containing, or accessory to, a nonconforming land use, including an increase in floor area, an increase in height, or any other alteration or improvement in excess of normal or routine maintenance of the structure and which violates the requirements of this Code.
4. **Enlargement or Alteration of Land Area.** Enlargement or alteration in the land area occupied by the nonconforming land use, unless the basic nature of the use, at the time it became nonconforming, clearly indicated or contemplated such an increase or alteration.
5. **Enlargement or Alteration Creating a Hazard or Nuisance.** Any enlargement or alteration of the nonconforming land use which has the effect or threatened effect of creating a hazard or nuisance on or off the property.

2.4.4 Change of Land Use. A nonconforming land use shall only be changed to a land use which is conforming in the zoning district in which the use is located. Any change of a nonconforming land use to another use shall immediately terminate the right to continue the nonconforming land use, and thereafter the property shall only be used in conformity with the use provisions of its zoning district.

2.4.5 Damage to a Non-conforming Structure or Non Conforming Use.

A. Structure Deemed Destroyed. A nonconforming structure or structure containing a nonconforming use shall be deemed destroyed when either greater than fifty (50) percent of its floor area, or greater than fifty (50) percent of its actual value, is destroyed.

B. Structure Intentionally Damaged or Destroyed. The right to continue a nonconforming land use terminates immediately when the structure containing that land use is damaged or destroyed by an intentional act of the property owner or structure owner or their agent.

C. Permitted Reconstruction or Restoration of Structure or Use. When a nonconforming structure or structure containing a nonconforming use is damaged or destroyed by causes outside the control of the owner or their agent, the structure may be restored or reconstructed and the nonconforming use may be reestablished.

1. **Permit Review Required.** Restoration or reconstruction allowed by the provisions of this Article shall be subject to the permit requirements of this Code and the appropriate permit review process.
2. **Commencement of Restoration or Reconstruction.** Restoration or reconstruction of the structure must be commenced within twelve (12) months after the date on which the structure was damaged or destroyed. Upon approval by the Board of County Commissioners at a public hearing, this time may be extended for a reasonable period upon a showing of extraordinary circumstances by the property owner.
3. **Reconstruction Shall Comply with Current Building Code.** A nonconforming structure which has been destroyed may be restored to its original location, floor area, and height provided that the reconstruction complies with current Building Code requirements and the dimensional provisions of this Land Use Code. A variance to the dimensional provisions may only be considered by the Board of Adjustment, under the provisions of **Section 4.5.1.**
4. **Restoration or Reconstruction in Floodplain Overlay District.** Reconstruction or restoration of a structure located in the Floodplain Overlay District shall comply with applicable design and construction requirements for land use in a Floodplain Overlay District, set forth in **Section 7.7.1**.

2.4.6 Abandonment of a Nonconforming Land Use. The right to continue a nonconforming land use shall terminate if the land use is determined to be abandoned.

A. Discontinuation of Use. A nonconforming land use shall be determined abandoned if the use is discontinued for an uninterrupted period of one (1) year or more, as a result of causes within the control of the property owner or their agent.

B. Seasonal Nonconforming Use. A seasonal nonconforming land use shall be determined abandoned if the use is discontinued for three seasons based upon the history and nature of the use.

2.5 ALTERNATIVE DEVELOPMENT OPTIONS

Alternative development options represent alternate ways to develop property that deviate from standard zoning.

2.5.1 Planned Developments (PD). The PD is a type of customized zoning district, intended to encourage greater flexibility and innovation. The PD provides an opportunity for a mixture of uses in a coordinated manner that may not be possible in a traditional zoning district. PDs are allowed by statute at C.R.S. 24-67-101, *et seq.,* and the process is set forth in **Article 6** of these Regulations.

2.5.2 Conservation Subdivisions. Conservation Subdivisions are defined in **Section 5.3.1** and are also subject to the criteria outlined in **Section 7.3.9** of this Land Use Code. There are three types of Conservation Subdivisions: Rural Land Use Cluster, which is subject to statutory requirements; Rural Open Space Incentive, which was established by Chaffee County; and a Cluster Subdivision. Conservation subdivisions attempt to preserve contiguous open space through clustering of residential subdivision parcels.

2.5.3 Transfer of Development Rights Option (TDRO). The Transfer of Development Rights Option allows willing owners an equitable mechanism to protect their ranchland by transferring their "rights to develop" to another area that is more desirable for higher density development (municipal planning areas, rural community overlays, etc.). This option requires (1) a designated preservation zone (the sending area), (2) a designated growth area (the receiving area), (3) a pool of development rights that are legally severable from the land, and (4) a procedure by which development rights are transferred from one property to another. This option is voluntary and may work in conjunction with a Planned Development (density bonus incentive) or using the Cluster Subdivision.

A. Purpose. To allow a property owner to transfer the development rights from one parcel or a portion of a parcel to another parcel or a portion of a parcel in an effort to develop lands that are more appropriate for development while deed-restricting lands for a specific purpose.

B. Eligibility. Any property owner owning one or more parcels of land, who shall meet one or more of the following goals:

1. The deed-restricted lands are isolated mining claims that will have limited or no development rights.
2. The deed-restricted land shall be used for productive agricultural purposes
3. The deed-restricted land has sensitive natural resources which shall be protected from development
4. The deed restricted land has cultural resources which shall be protected from development.
5. The deed-restricted land is located in a scenic view shed

C. Calculations. The gross density of a landowner's property is equal to the underlying zoning of the existing parcel, plus the gross density of the underlying zoning of the conserved parcel, including any permitted variations from a Board of

County Commissioners previous or simultaneous action. The accumulated density of multiple parcels may be clustered into one or more locations and shall meet the following:

1. Intent of the Zoning District.

2. Minimum Standards as set forth in **Article 7**.

3. The remaining conservation parcels are dedicated as open space in perpetuity to one of the following:

a. a qualified non-profit conservation organization,

b. a property owners association, subject to provisions as set forth by the State of Colorado

c. voluntary deed restriction filed with the Chaffee County Clerk and Recorder.

4. Process. Staff approval and identification of sending and receiving areas, followed by the filing of conservation easement, deed restrictions, and/or plats.

2.6 OVERLAY DISTRICT REGULATIONS

Overlay Districts are superimposed over the existing zone district, and overlay district regulations are in addition to those of the underlying zone district, unless otherwise provided in these Regulations. Use restrictions for the individual overlay districts are set forth in each section. The following overlay districts are established.

2.6.1 Intergovernmental Agreement (IGA) Overlay District.

A. Boundaries and Jurisdiction. Reports, intergovernmental agreements and maps establishing the Municipal Planning Area Overlay District are incorporated herein, pursuant to **Section 1.1.10**.

B. Intent Statement and Objectives. The purpose of the IGA Overlay is to coordinate infrastructure and facilitate development that is compatible with the zoning and land use standards of the areas of the County near the municipalities of Buena Vista, Poncha Springs, and Salida.

C. Allowed Uses. Uses permitted in the underlying zoning district will be allowed in the IGA Overlay District if the proposed use complies with applicable standards for the County zone district, or the applicable IGA.

2.6.2 Rural Community Overlay District.

A. Boundaries and Jurisdiction. The boundaries of a Rural Community Overlay District are established by resolution of the Board of County Commissioners and incorporated herein, pursuant to **Section 1.1.10**.

B. Intent Statement and Objectives. The purpose of a Rural Community Overlay is:

1. To allow distinct unincorporated small communities in Chaffee County that have a mix of commercial and residential uses and that may have historical significance to continue to thrive and to promote economic viability by encouraging good design standards.
2. To identify established areas of higher densities and uses in unincorporated areas, and to establish development standards that respect historic lot and block patterns and use site design standards that promote compact, mixed use developments..
3. To facilitate development activity compatible with the small lot development of unincorporated communities with established areas of higher density that are compatible with on site waste water and potable water regulations.
4. To encourage development that connects to regional transportation plans, pedestrian infrastructure, public transportation systems, and adjacent trail networks.
5. To provide consistent land use change application review standards.
6. To establish development standards which promote compatible land use in subdivisions platted prior to May 5, 1972.

C. Applicability. The Rural Community Overlay may be applied on an individual basis to any unincorporated community and to legally established subdivisions in unincorporated Chaffee County existing at the time of adoption of this Code, and determined by the County to be areas of urban density.

D. Allowed Uses. Uses permitted in the underlying zoning district will be allowed in the Rural Community Overlay if the proposed use complies with applicable standards for the zone district, the Chaffee County Comprehensive Plan and applicable intergovernmental agreements. Property subdivided in the Rural Community Overlay shall be developed as a Planned Development, pursuant to **Article 6** until specific sub-area plans are developed.

E. Process for Establishing a Rural Community Overlay. The Board of County Commissioners, by resolution, may designate one or more areas to be a Rural Community Overlay District. Each such area shall be identified as to the location and boundaries of the district, which shall be described in the resolution.

F. Rural Community Overlay Development Restrictions.

1. **Water and Sewer.** All new uses constructed or expanded in a Rural Community Overlay District must be properly served by water, sewer, utilities and access.
2. **Lot Size and Building Requirements.** Lot size, setback requirements and height limitations for each Rural Community Overlay District shall be established by resolution, taking into consideration the existing individual character of the community.
3. **Nonconformities in Rural Community Overlay Districts.** Uses, structures and lots that were lawfully established pursuant to the

regulations in effect at the time of their development which do not now conform to the provisions set forth under a Rural Community Overlay District shall be governed by the provisions of **Section 2.4**.

G. Establishing Standards for Each Rural Community Overlay District. Standards shall only be adopted for an RCO District following a community input process or charette conducted with property owners of the area and with participation by the Planning staff and Planning Commission. Following completion of community input, the Standards for the Community shall be considered by the Board in accordance with the procedures in **Section 4.4.2**. The Standards will be adopted by resolution and incorporated into this Code by reference.

2.6.3 Airport Overlay District.

A. Boundaries and Jurisdiction. Plans and maps establishing the Airport Overlay District are incorporated herein, pursuant to **Section 1.1.10**.

B. Intent Statement and Objectives. The purpose of an Airport Overlay District is:

1. To support and encourage the continued operation and vitality of public use airports and heliports.

2. To reduce potential safety hazards for persons living, working or recreating near public use airports and heliports.

3. To minimize environmental impacts resulting from the operation of public use airports and heliports.

C. Applicability.

1. The regulations in this Section shall apply to all areas located within the Airport Overlay District, in addition to the regulations applicable for the underlying zone district.

2. If a structure, lot or parcel of land lies partly within the Airport Overlay District, the part of the structure, lot or parcel lying within the overlay district shall meet all requirements for the Airport Overlay District.

D. Designation of Boundaries. The Airport Overlay District shall be comprised of the Airport Imaginary Surfaces defined by FAR Part 77 and these Regulations, and include the following. The District's boundaries shall be the outer extremities of the boundaries of the Imaginary Surfaces. All lands, waters and airspace, or portions thereof, which are located within the boundaries of the Primary Surface, Runway Protection Zone (RPZ), Approach Surface, Horizontal Surface, Conical Surface and Transitional Surface.

E. Allowed Uses and Activities. Uses are allowed within the Airport Overlay District only to the extent that they are permitted by the underlying zoning district; and the proposed use complies with the Airport Overlay District standards and submittal requirements set forth in **Section 7.7.2.**

2.6.4 Floodplain Overlay District. The flood hazard areas of Chaffee County are subject to periodic inundation, which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the health, safety and general welfare of the public. These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed or otherwise protected from flood damage.

A. Boundaries and Jurisdiction. Reports, studies and maps establishing the Floodplain Overlay District are incorporated herein, pursuant to **Section 1.1.10**.

B. Intent Statement and Objectives. It is the purpose of this ordinance to promote public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1. Protect human life and health;

2. Minimize expenditure of public money for costly flood control projects;

3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

4. Minimize prolonged business interruptions;

5. Minimize damage to critical facilities, infrastructure and other public facilities such as water, sewer and gas mains; electric and communications stations; and streets and bridges located in floodplains;

6. Help maintain a stable tax base by providing for the sound use and development of flood- prone areas in such a manner as to minimize future flood blight areas; and

7. Insure that potential buyers are notified that property is located in a flood hazard area.

8. Reduce Flood Losses by:

a. Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;

b. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

c. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters;

d. Control filling, grading, dredging and other development which may increase flood damage;

e. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

C. Applicability and Liability and Disclosure.

1. Applicability. These regulations shall apply to all Special Flood Hazard Areas and areas removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F) within Chaffee County.

a. The Floodplain Regulations apply addition to the regulations applicable for the underlying zone district.

b. If a structure, lot or parcel of land lies partly within the Floodplain Overlay, the part of the structure, lot or parcel lying within the overlay district shall meet all requirements for the Floodplain Overlay.

2. Liability. The degree of flood protection intended to be provided by these Regulations has been determined to be reasonable for the protection of life and property and is based upon engineering and scientific methods of study; floods of greater magnitude may occur and flood heights could be increased by man-made or natural causes. These Regulations do not imply that the areas outside the Floodplain Overlay District will be free from flooding or flood damages, or that compliance with these regulatory provisions will prevent flood loss or flood damage to land uses allowed within the Floodplain Overlay District. These Regulations shall not create a liability on the part of, or a cause of action against, Chaffee County or any officer or employee thereof for any flood damages that may result from reliance on these regulatory provisions or any administrative decision.

3. Disclosure to Purchaser or Lessee. If a permit, issued pursuant to these Regulations, allows a building or structure to be located in the floodplain, that the building or structure is located in a floodplain must be disclosed to the purchaser or lessee in the purchase contract, deed or lease.

D. Designation of Boundaries of Floodplain Overlay District. The Special Flood Hazard Areas identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "The Flood Insurance Study for Chaffee County," dated December 7, 2017 with accompanying Flood Insurance Rate Maps and/or Flood Boundary- Floodway Maps (FIRM and/or FBFM) and any revisions thereto are hereby adopted by reference. These Special Flood Hazard Areas identified by the FIS and attendant mapping are the minimum area of applicability of this ordinance and may be supplemented by studies designated and approved by Chaffee County. The Floodplain Administrator shall keep a copy of the Flood Insurance Study (FIS), DFIRMs, FIRMs and/or FBFMs on file and available for public inspection.

1. The Floodplain Overlay District shall be comprised of the 100-year floodplain of the rivers and creeks in unincorporated Chaffee County, and include the following.

a. Areas within the designated 100-year floodplain as mapped on the Flood Insurance Rate Maps (FIRM) prepared for Chaffee County by FEMA.

b. Areas in and adjacent to a stream or other watercourse within the unincorporated area of Chaffee County which could be inundated by a 100-year flood for that water course.

c. Areas in and adjacent to a stream channel or other watercourse which are subject to flooding as the result of a base flood and are equivalent to the "Area of Special Flood Hazards" designated on Flood Insurance Rate Maps, and "Flood-prone Areas" on US Geological Survey Flood-prone Area Maps.

2. The Director shall review floodplain reports approved by the Colorado Water Conservation Board and make recommendations to the Planning Commission and Board of County Commissioners regarding necessary amendments or additions to the Floodplain Overlay District.

3. The Director shall obtain, review and reasonably utilize any base flood elevation data available from state, federal and other sources.

E. Allowed Uses and Activities. Uses are allowed within the Floodplain Overlay District to the extent that they are permitted by the underlying zoning district; and the proposed use complies with the Floodplain Overlay District standards and submittal requirements set forth in **Section 7.7.1;** and the proposed use complies with the use restrictions and applicable standards for the Floodway, Flood Fringe, or Flood Prone Area set forth in **Section 7.7.1**.

1. Permit Required. A Floodplain Development Permit shall be required to ensure conformance with the provisions of this ordinance.

2. Compliance. No structure or land shall hereafter be located, altered, or have its use changed within the Special Flood Hazard Area without full compliance with the terms of these regulations. Nothing herein shall prevent Chaffee County from taking such lawful action as is necessary to prevent or remedy any violation. These regulations meet the minimum requirements as set forth by the Colorado Water Conservation Board and the National Flood Insurance Program.

F. Warning and Disclaimer of Liability. The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the Special Flood Hazard Area or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the Community or any official or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

G. Administration. The Development Director shall serve as, or appoint, the Floodplain Administrator to administer, implement and enforce the provisions of this ordinance and other appropriate sections of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management. Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:

1. Maintain and hold open for public inspection all records pertaining to the provisions of this ordinance, including the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or

substantially improved structures and any floodproofing certificate required by **Section 7.7.1 A**.

2. Review, approve, or deny all applications for Floodplain Development Permits required by adoption of this ordinance.

3. Review Floodplain Development Permit applications to determine whether a proposed building site, including the placement of manufactured homes, will be reasonably safe from flooding.

4. Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.

5. Inspect all development at appropriate times during the period of construction to ensure compliance with all provisions of this ordinance, including proper elevation of the structure.

6. Where interpretation is needed as to the exact location of the boundaries of the Special Flood Hazard Area (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.

7. When Base Flood Elevation data has not been provided in accordance with **Section 2.6.4 D**, the Floodplain Administrator shall obtain, review and reasonably utilize any Base Flood Elevation data and Floodway data available from a Federal, State, or other source, in order to administer the provisions of **Section 7.7.1 E**.

8. For waterways with Base Flood Elevations for which a regulatory Floodway has not been designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one-half foot at any point within the community.

9. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than one-half foot, provided that the community first applies for a conditional FIRM revision through FEMA (Conditional Letter of Map Revision), fulfills the requirements for such revisions as established under the provisions of Section 65.12 and receives FEMA approval.

10. Notify, in riverine situations, adjacent communities and the State Coordinating Agency, which is the Colorado Water Conservation Board, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to FEMA.

11. Ensure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

Table 2.1
Lot & Dimensional Standards

ZONING DISTRICT	Minimum Lot Size	Maximum Residential Density	Minimum Lot Frontage[7]	Setbacks[1,4,5]			Height[2]
				Front (Street)	Side	Rear	
Recreational **REC**	1 Acre	1 unit per 2 acres	50′	25′	15′	20′	35′
Rural **RUR**	1 Acre	1 unit per 2 acres	50′	25′	15′	20′	35′
	½ Acre (cluster [6])	1 unit per 2 acres			15′	20′	
Residential **RES**	½ Acre	1 unit per 2 acres (well and septic) 2 units per acre (with connection to central water or sewer system) 4 units per acre (with connection to central water and central sewer)	50′	25′	15′	20′	35′
COMMERCIAL ZONE DISTRICTS							
Rural Commercial, **RCR**	2 Acre*	N/A	50′	25′	Shall meet building codes		35′
Commercial, **COM**	2 Acre*	N/A	50′	25′	Shall meet building codes		35′
Industrial **IND**	2 Acres*	N/A	50′	25′	Shall meet building codes		35′

*Central Water or Sewer Provision: In the RCR, COM, and IND districts, there is no minimum lot size or maximum density with connection to an approved central sewer system.

NOTES:
1. All setbacks are measured from the property line. Front setbacks apply to all street frontages, including corner lots or double frontage lots. If the street frontage is prescriptive or an easement, the setback measurement begins at a point 30 feet from the road centerline.
2. Height is measured from average of finish grade to highest point of roof.
3. No permanent structure shall be constructed on platted or recorded easements.
4. Fences, hedges, walls & berms taller than 6 feet shall be subject to the setbacks on the property.
5. Required setback areas shall be unobstructed from the ground to the sky, with the following exceptions:

ZONING DISTRICT	Minimum Lot Size	Maximum Residential Density	Minimum Lot Frontage[7]	Setbacks[1,4,5]			Height[2]
				Front (Street)	Side	Rear	

- Cornices, sills and ornamental features may project a maximum of 12 inches into setback areas
- Roof eaves/overhangs may project a maximum of 18 inches into required setback areas
- At-grade porches, patios, walks, and steps are not subject to setbacks

6. A cluster subdivision with the 1 unit per 2 acre density shall follow the Major Subdivision process and meet the review criteria in **Section 5.3.1 C** and design guidelines in **Section 7.3.9**
7. Lots fronting on a cul-de-sac have a 25 foot minimum frontage setback (Section 7.3.2.D)

Table 2.2
Use Table

This Table identifies the uses allowed in each zone district and the level of review the use shall be subject to. Unless otherwise specified, the level of review required is based upon the use as a principle use of the property.

P Permitted Use Subject to Certificate of Zoning Compliance, but Exempt from A, L, M process, pursuant to Article 4, **Section 4.2.1**

A Permitted Subject to Administrative Review, **Section 4.2.2** (Staff Review)

L Permitted Subject to Limited Impact Review, **Section 4.2.3** (PC Public Hearing)

M Permitted Subject to Major Impact Review, **Section 4.2.4** (PC & BOCC Public Hearings).

NP Not Permitted. The use may be permitted only through the Special Use process (**Section 2.3.1.C**), or PD (**Article 6**).

P = Permitted subject to Certificate of Zoning Compliance (Section 4.2.1) A=Administrative Review (Section 4.2.2) L = Limited Impact Review (Section 4.2.3) M= Major Impact Review (Section 4.2.4) NP = Not Permitted **USE**	**ZONE DISTRICT**						
	Recreational **REC**	Rural **RUR**	Residential **RES**	Rural Commercial Recreational **RCR**	Commercial **COM**	Industrial **IND**	Use Specific Standard
Accessory Buildings	P	P	P	P	P	P	
Accessory Dwelling Unit, multiple	L	L	L	L	L	L	7.8.1
Accessory Dwelling Unit, one (includes Agricultural ADU)	P	P	P	P	P	P	7.8.1
Additional Single Family Dwelling	P	P	P	A	A	A	
Adult Oriented Businesses	NP	NP	NP	NP	NP	M	
Agricultural Educational or Research Facilities	A	A	L	A	A	P	
Agricultural Products Store (Wholesale or Retail)	L	L	L	P	P	P	
Agriculture	P	P	P	P	P	P	
Agritourism, agritainment	P	P	L	P	P	P	
Airport, Heliport (public or commercial)	M	M	NP	M	M	M	7.8.3
Airport, Heliport or Landing Strip (private)	A	A	M	L	L	L	7.8.4
Animal Sales Yards	M	M	NP	M	M	L	
Auto Fueling and Convenience Store	M	M	NP	L	P	P	
Auto Sales and Service	NP	NP	NP	L	P	P	
Auto Salvage	NP	NP	NP	NP	NP	P	
Auto Service and Repair	NP	NP	NP	L	P	P	
Auto Wash and Polish	NP	NP	NP	L	P	P	
Bars and Lounges	L	M	NP	L	P	P	
Batch Plant, Concrete Plant, Asphalt Plant, Permanent	M	M	NP	NP	M	A	7.8.5
Batch Plant, Concrete Plant, Asphalt Plant, Temporary	A	A	NP	NP	M	A	7.8.5
Bed and Breakfast	P	P	A	P	P	L	7.8.34
Boarding and Rooming Houses	A	A	L	P	P	L	
Boat Launch Sites and Marinas (Commercial)	L	L	M	L	L	P	
Bowling Alleys	L	L	NP	P	P	P	
Business, Office or Personal Service	L	L	L	P	P	P	
Campground – RV Park and / or tent sites	L	L	M	P	P	L	7.8.6
Campground – Seasonal Employee	L	L	NP	L	L	L	7.8.7
Campground – Semi Primitive or Primitive	A	L	NP	L	NP	NP	7.8.6

P = Permitted subject to Certificate of Zoning Compliance (Section 4.2.1) A=Administrative Review (Section 4.2.2) L = Limited Impact Review (Section 4.2.3) M= Major Impact Review (Section 4.2.4) NP = Not Permitted **USE**	**ZONE DISTRICT**						
	RECREATIONAL REC	**RURAL RUR**	**RESIDENTIAL RES**	**RURAL COMMERCIAL RECREATIONAL RCR**	**COMMERCIAL COM**	**INDUSTRIAL IND**	**USE SPECIFIC STANDARD**
Camping on Vacant Private Property (exceeding two weeks)	A	A	A	A	A	A	7.8.8
Cemeteries	L	P	L	A	A	A	
Church, Educational, Religious, and Community Facilities (includes churches, museums, public or private schools) Day Use Only	P	P	P	P	P	P	7.8.9
Church, Educational, Religious, and Community facilities, including overnight use	L	P	L	P	P	P	7.8.9
Composting Facility, Commercial	L	L	NP	A	A	P	
Contractor Equipment Storage	L	A	M	L	P	P	
Corrections Facility (non-secured)	M	M	NP	M	M	M	7.8.10
Corrections Facility (secured)	NP	M	NP	NP	NP	M	7.8.10
Dairies, Milk & Cheese Production	L	P	M	A	A	P	
Day Care Center	L	L	L	P	P	L	7.8.11
Day Care Home	P	P	P	P	P	P	7.8.11
Duplex Dwelling Units	L	L	P	P	P	L	
Emergency Response Facilities	P	P	P	P	P	P	
Equestrian Center/Arena, Commercial Riding Stable	P	P	L	P	P	P	7.8.12
Farm Stand, Temporary	P	P	P	P	P	P	7.8.13
Feedlot, Commercial	NP	M	NP	NP	NP	M	
Food Processing, Commercial	L	L	NP	L	P	P	7.8.21
Golf Courses	L	L	L	L	L	L	
Greenhouse, Commercial	L	L	L	P	P	P	
Greenhouse, Private	P	P	P	P	P	P	
Group Home Facilities	L	L	L	L	L	M	7.8.14
Guest Ranch	P	P	M	A	A	L	
Hatchery	P	P	L	P	P	P	
Home Businesses	A	A	L	P	P	P	7.8.15
Home Occupations	P	P	P	P	P	P	7.8.16
Hospitals, Clinics	NP	M	M	P	P	P	
Hotels and Motels, Major	M	M	NP	L	P	M	
Hotels and Motels, Minor	A	A	M	P	P	L	
Kennels / Animal Shelters	L	L	L	L	L	P	7.8.17
Laundry and Dry-Cleaning Plant, Commercial	NP	NP	NP	NP	P	P	
Manufactured Home	P	P	P	P	P	A	7.8.19
Manufactured Home Parks	M	M	M	M	M	M	7.8.20
Manufacturing/Fabricating	L	L	NP	L	P	P	
Meat Processing, Small Scale Commercial, Taxidermy	A	L	L	P	P	P	7.8.21
Medical/Retail Marijuana Center	NP	NP	NP	NP	NP	NP	7.8.22
Medical/Retail Marijuana Infused Product Manufacturing Facility	NP	NP	NP	NP	NP	P	7.8.22
Medical/Retail Marijuana Off-Premise Cultivation Facility	NP	NP	NP	NP	NP	P	7.8.22
Mining (Commercial)	M	M	NP	NP	M	A	7.8.23
Mortuary and Crematoriums	M	M	M	A	P	P	
Multi-family dwellings, apartments, condominiums, townhouses	M	M	L	M	M	M	
Nursery or Tree Farm	P	P	L	P	P	P	7.8.24
Nursing Facility	L	L	L	P	P	P	

P = Permitted subject to Certificate of Zoning Compliance (Section 4.2.1) A=Administrative Review (Section 4.2.2) L = Limited Impact Review (Section 4.2.3) M= Major Impact Review (Section 4.2.4) NP = Not Permitted **USE**	**ZONE DISTRICT**						
	Recreational **REC**	Rural **RUR**	Residential **RES**	Rural Commercial Recreational **RCR**	Commercial **COM**	Industrial **IND**	Use Specific Standard
Outfitting Facilities, for rafting, hunting, fishing, hiking, biking, horseback riding, snowmobiling activities	P	L	M	P	P	P	
Park, Open Space or Greenbelt	P	P	P	P	P	P	7.8.25
Poultry and Egg Production, Large Scale	L	L	NP	A	P	P	
Poultry and Egg Production, Small Scale	P	P	P	P	P	P	
Power Plant including Distribution System (commercial)	M	M	M	M	L	P	7.8.18
Recreation Facilities including parks, swimming pools, outdoor playing fields, tennis courts	L	L	L	P	P	P	
Recreational Vehicle While Building	A	A	A	A	A	A	7.8.26
Recycling Collection Center	L	L	L	L	A	P	7.8.27
Residential Subdivision (subject to Art. 5 subdivision Regs)	P	P	P	P	NP	NP	
Resorts	L	L	M	P	P	M	
Restaurants	L	L	L	P	P	P	
Retail Stores, 10,000 Square Feet or Less	L	L	M	P	P	P	
Retail Stores, 10,001 Square Feet or Greater	NP	NP	NP	M	P	P	
Salvage Yard, Junk Yard	NP	NP	NP	NP	NP	A	7.8.31
Sawmill	L	L	NP	L	L	P	
Sawmill, Accessory	P	P	L	P	P	P	
Sewage Treatment Facilities	L	L	M	L	L	A	
Shooting Range, Indoor	L	L	M	P	P	P	7.8.28
Shooting Range, Outdoor	L	L	NP	M	M	L	7.8.28
Single Family Dwellings	P	P	P	P	P	A	
Small Scale Renewable Energy Systems (private geothermal, solar, hydro-electric, wind generators)	P	P	P	P	P	P	7.8.29
Solid Waste Disposal Site	NP	M	NP	NP	NP	M	7.8.30
Storage Areas, Units, Covered Storage	NP	M	M	L	P	P	7.8.31
Telecommunications Facilities (Commercial)	L	L	L	L	L	L	7.8.32
Temporary Construction Office	A	A	A	P	P	P	
Theatres – Outdoor	M	M	M	L	L	M	
Utility & Transmission Lines & Pipelines, non-local service	M	M	M	M	M	M	7.8.33
Utility substations over 69 KV (Major Electric or Natural Gas Facility)	M	M	M	M	M	M	7.8.18
Vacation Rental by Owner	A	A	A	A	A	A	7.8.34
Veterinary Hospital	L	A	M	P	P	P	
Warehouse and Distribution Center	NP	NP	NP	L	P	P	
Water Storage Reservoirs	L	L	L	L	L	L	
Water Supply and Treatment Facilities	L	L	L	L	L	P	