

RESOLUTION NO. 2022-__

**BOARD OF COUNTY COMMISSIONERS
OF THE
COUNTY OF SUMMIT
STATE OF COLORADO**

A RESOLUTION APPROVING PLANNING CASE #PLN22-104; Amendments to the Summit County Land Use and Development Code (“Code”), specifically Figure 3-2, Figure 3-3 and Chapter 15 to allow snowmobiling with a conditional use permit for commercial operation of large A-1 zoned (Agricultural) properties and clarification allowance for off-site qualified occupants and other amendments to accomplish the foregoing. (Applicant: Summit County Planning Department);

WHEREAS, Summit County Government has applied to the Board of County Commissioners for amendments to the Summit County Land Use and Development Code (“Code”), specifically Figure 3-2, Figure 3-3 and Chapter 15 to allow snowmobiling with a conditional use permit for commercial operation of large A-1 zoned (Agricultural) properties and clarification allowance for off-site qualified occupants and other amendments to accomplish the foregoing; and,

WHEREAS, the Countywide Planning Commission has reviewed and recommended that the Board of County Commissioners approve the Code Amendment at a public hearings on November 7, 2022; and,

WHEREAS, the Board of County Commissioners has reviewed the application at a public hearing held on November 22, 2022, and considered the evidence and testimony presented at the meeting; and,

WHEREAS, the Board of County Commissioners finds as follows:

1. The proposed amendments to the Code are intended to establish an improved framework to integrate efforts with land use planning. Both proposed amendments speak directly to the purpose and intent of the Code. Specifically, with regard to the Economic, Recreational and Affordable Housing Elements of the Countywide Comprehensive regarding promoting economic sustainability regarding tourism. All of the other basin plans have goals and policies for providing and maintaining affordable workforce housing.
2. The proposed amendments are consistent with many of the goals, policies, and actions established in the Countywide Comprehensive Plan and all the basin Master Plans, specifically with regard to the Economic and Sustainability, Housing, Recreation and Trails Elements of the CCP and all of the basin master plans regarding affordable housing.
3. Title 30, Article 28 of the Colorado Revised Statutes (C.R.S.) grants the Board of County Commissioners the authority to adopt and enforce reasonable and necessary land use regulations. In addition, under C.R.S. §29-20-102, the Colorado General Assembly provides the Board with broad authority and discretion to plan for and regulate the use of land within its jurisdiction.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO, THAT PLN22-104: Amendments to the Summit County Land Use and Development Code (“Code”), specifically Figure 3-2, Figure 3-3 and Chapter 15 to allow snowmobiling with a conditional use permit for commercial operation of large A-1 zoned (Agricultural) properties and clarification allowance for off-site qualified occupants and other amendments to accomplish the foregoing is hereby approved.

ADOPTED THIS 22ND DAY OF NOVEMBER 2022.

**COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS**

Tamara Pogue, Chair

ATTEST:

Kathleen Neel, Clerk & Recorder

3809.04: Housing for On-Site Employees

A. Purpose and Intent

Much of Summit County's economy is tied to the ski industry in the wintertime and conference and convention business, outdoor recreation and construction in the summertime. The work force employed in these industries is typically seasonal, with peak demand in the winter months. Most of the jobs are in the service industry, which has a tradition of being lower paid. At the same time, housing costs in the county tend to be high and choices on housing limited at certain times of the year. Summit County's economy also includes ranching, which employs a lower paid, seasonal work force. It is the intent of the BOCC to encourage the provision of housing for on-site employees by allowing this use in zoning districts and in types of development projects where employees are to be expected. Where housing for on-site employees is provided, it is the BOCC's intent to insure that such housing is used for its intended purpose. On-site employee housing is allowed in County zoning districts as specified in Section 3809.04.B. below and also as listed in Figure 3-2. This section includes regulations on, and requirements for, the following types of housing for on-site employees:

1. Caretaker units for on-site caretakers in agricultural areas on lots of 20 acres or more, or if allowed in a PUD.
2. On-site employee housing for commercial/industrial businesses, multifamily residential developments, ranching and farming operations, and mining operations.
3. Employee housing for ski resorts.

On-site employee housing shall conform to the requirements of this section and the other applicable requirements of this Code.

B. Types of Housing For On-Site Employees

1. **Caretaker Units for On-site Caretakers:** Caretaker units are residential dwelling units occupied by relatives or employees of the owner of the property where the unit is located, who provide security and/or caretaking services on the property. Caretaker units are allowed as either a permitted or accessory use in County zoning districts as specified in Figure 3-2 and may be permitted in a PUD as an allowed use if such use is requested as a part of the creation or modification of a PUD per the zoning amendment process. Caretaker units are also permitted on lots zoned Agricultural (A-1) meeting minimum lot size. Caretaker units shall conform to the requirements of Section 3809.04.F. below and the other applicable requirements of this Code.
2. **On-site Employee Housing for:**
 - a. **Commercial and Industrial Businesses:** An on-site employee housing unit for a commercial/industrial business is an accessory dwelling unit, located on the same property as the commercial or industrial business, which is used to house persons employed by the owner of that business. On-site employee housing units for commercial and industrial businesses are permitted in County zoning districts that allow commercial and industrial development, as specified in Figure 3-2. These units are also permitted in commercial and industrial developments in the antiquated zoning districts remaining in effect, including but not limited to the B-1 and B-3 zoning districts, and in PUDs where commercial or industrial development is allowed. These on-site employee housing units can either be incorporated into a commercial/industrial building or located in a separate, freestanding structure on the same property as the commercial/industrial business.
 - b. **Multifamily Residential Developments:** An on-site employee housing unit for a multifamily residential development is a residential dwelling unit within a multifamily development, which is occupied by person(s) who provide on-site management and/or maintenance services for the development (i.e. building and landscape maintenance, housekeeping, etc.) On-site employee housing units for multifamily residential developments are allowed as a permitted use in County zoning districts that allow multifamily development, as specified in Figure 3-2. This type of employee housing unit is also permitted in multifamily developments in the antiquated zoning districts remaining in effect, including but not limited to the R-25 zoning district, and in PUDs where multifamily development is allowed.
 - c. **Ranching and Farming Operations:** On-site employee housing for ranching and farming operations are bunkhouses or hired hand quarters that are provided for temporary, seasonal harvesting crews on a farm or ranch property. On-site employee housing for ranching and farming operations is allowed as a permitted use on A-1 zoned parcels of 35 acres or more and as a conditional use on A-1 zoned parcels less than 35 acres, provided the employee housing is accessory to an active ranching or farming operation.
 - d. **Active Mining/Milling Operations:** On-site employee housing is permitted as an accessory use to

active mining/milling operations on parcels in the M-1, I-1 and A-1 zoning districts. On-site employee housing for active mining/milling operations are limited to bunkhouses providing sleeping quarters for employees working for an active mining/milling operation on the property where the bunkhouse is located.

3. **Employee Housing for Ski Resorts:** The provisions for employee housing at each of the major ski areas located in the unincorporated area of the County are stated in the PUD designation for the ski resort (i.e. the Copper Mountain and Keystone Resort PUDs).

C. **Incentives for Provision of Housing for On-Site Employees**

To encourage the provision of housing for on-site employees, dwelling units which have been restricted by covenant to use as housing for on-site employees in accordance with Section 3809.04.D. below, shall not be counted in calculating the density of a development project (including both dwelling units per acre and total floor area).

D. **Restrictions on On-Site Employee Units**

1. **Covenant Required:** Prior to issuance of any building permit for an on-site employee housing unit, a covenant restricting the unit to use as housing for on-site employees shall be submitted to the Planning Department for review and recordation, except as provided in this section. On-site employee housing units shall be occupied on a long term basis by on-site employees only and shall not be rented on a short term basis or rented to the general public under any circumstances, except as provided in this section. In the event the on-site units are utilized by occupants that are not employees of the property or PUD, the applicable AMI rental restrictions as defined by this Code shall be utilized. The requirement for long term occupancy by on-site employees and other key requirements of this section shall be stated in the covenant recorded against an on-site employee housing unit.

2. **Exceptions:**

- a. **Units for Seasonal Agricultural Labor and Activities:** Where employee housing has been provided on a farm or ranch for the purpose of housing harvesting crews, such units need not be restricted to long term occupancy, but shall not be used for short-term vacation rental or utilized as a guest unit. When not utilized for seasonal agricultural labor, the unit may be rented long-term to a Qualified Occupant(s).

- b. **Removal of Restrictions**

Where a dwelling unit has been restricted by covenant to use as housing for on-site employees, the covenant may be removed by mutual consent of the BOCC, the property owner and any lien holder subject to the following findings:

1. The retention of the covenant will result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the property owner.
2. If the employee housing unit becomes an unrestricted unit and is added to the unit count in the project, it will not cause the project to exceed its density limits.

F. **Caretaker Units for On-Site Caretakers**

Caretaker units are allowed as either an accessory use in the Agricultural (A-1) zone and as a conditional use in the Mining (M-1) zone districts, and may be allowed if listed as a permitted use in a PUD. Caretaker units shall conform to the requirements of this section and the other applicable requirements of this Code, including review process as set forth in Chapter 12.

1. **Use of Primary and Caretaker Unit**

- a. **General:** Caretaker units shall be occupied on a full-time basis for a minimum of six (6) consecutive months by relatives or employees of the owner of the property where the unit is located, who provide security and/or caretaking services on the property, Qualified Occupant(s) as defined in the Summit County Housing Deed Restrictions Guidelines (Guidelines) as duly adopted and amended from time to time, long-term occupancy by relatives of the property owner, or persons meeting the retirement eligibility criteria in the Guidelines. Caretaker units shall not be used as guest quarters, occupied by the property owner, or rented on a short-term basis.
- b. **Recordation of Covenant:** Approval of a caretaker unit shall include the requirement that the property owner record a covenant restricting use of the unit in accordance with this section. The covenant shall grant enforcement power to Summit County.

2. **Design Regulations**

- a. **A-1 Zoning District:**

- (i) Caretaker Units are not allowed on non-conforming A-1 parcels less than 20 acres in size.
- (ii) On A-1 parcels between 20 and 35 acres, Caretaker Units shall follow the design regulations for ADUs on lots in excess of 5 acres as outlined in Section 3809.03.E.

- (iii) On A-1 parcels of 35 or more acres, a caretaker unit may additionally be located in a recreational vehicle, where the recreational vehicle is located at least 300 feet from any property line and, where practical, is screened from view from any street or highway abutting the property.
 - b. **M-1 Zoning District:** A caretaker unit may be located on a parcel in the M-1 Zoning District where an active mining operation is being conducted. The size of the caretaker unit is not prescribed; however, an active mining operation must be established prior to construction of any caretaker unit. The caretaker unit may be located in a freestanding residence, or where the mining operation is seasonal, in a recreational vehicle provided the recreational vehicle is not located on the property for more than six (6) months each year.
 - c. **PUDs That Allow Such Units:** Unless otherwise specified by the PUD designation, Caretaker Units shall conform to the design standards for ADUs as stated in Section 3809.03.E.
3. **Number of Units Allowed**
- a. **A-1 Zoning District:** No more than one (1) caretaker unit shall be permitted for each primary dwelling unit allowed.
 - b. **M-1 Zoning District:** No more than one (1) caretaker unit shall be permitted for each mining operation.
 - c. **PUD Zoning District:** The number of caretaker units allowed shall be governed by the PUD designation, and in no event will the number exceed more than one (1) unit per parcel.
 - d. **Other Zoning Districts:** In other zoning districts where caretaker units are permitted, no more than one (1) caretaker unit shall be permitted on each parcel.
 - e. **Relationship to ADUs or Accessory Apartments:** A caretaker unit shall not be allowed on the same parcel as an ADU or Accessory Apartment.
4. **Water and Sewer Service**
- Prior to approval of a caretaker unit, the property owner shall pay additional water and sewer tap fees and charges for a caretaker unit if so required by the supplier of the water and sewer service. If a well and septic system are proposed to serve a caretaker unit, the provisions of Sections 3809.03.E.2 and 3 shall be applied to the caretaker unit.
5. **Parking**
- Each caretaker unit shall be provided with parking in accordance with County parking requirements (see Figure 3-7).
6. **Compliance with Building and Fire Codes**
- Where an applicant is requesting a caretaker unit per the provisions of this Code or a PUD and the unit was in existence prior to the effective date of this Code, the unit shall be inspected and shall comply with applicable requirements of the Building and Fire Codes prior to any Certificate of Occupancy if so required by the Review Authority. Where the caretaker unit is proposed to be built after the effective date of this Code, the unit shall be constructed in accordance with the Building and Fire Codes and shall receive a CO for the conditional use permit to be valid.

FIGURE 3-2
LAND USE MATRIX (17)

P-Permitted	LAND USE MATRIX (17)																			
C-Conditional	A-Accessory																			
T-Temporary	NA-Not Allowed																			
	A1	BC	CG	CN	I1	M1	MHP	NR2 ¹	OS	PUD ²	RU	RE	R1	R2	R3	R4	R6	RC 5000	RC 40000	NOTES
AGRICULTURAL																				
Agricultural Operations	P	C	NA	NA	NA	NA	NA		NA		P	NA	NA	NA	NA	NA	NA	NA	NA	
Bunkhouse	(see bunkhouse under residential - local resident housing - housing for on-site employees)																			
Fish Farm	(see fish farm under animal related uses)																			
Fish Hatchery	(see fish hatchery under animal related uses)																			
Fur Farm	(see fur farm under animal related uses)																			
Greenhouse	(for private greenhouses, refer to Accessory Uses)																			
Commercial	P/C	NA	A	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	A1: Permitted on 35 or more acres, conditional on less than 35 acres; See footnote #19; CG: Accessory to a nursery.
Nursery	(see nursery under commercial uses)																			
Office, farm/ranch	P	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Stable/Barn	(see stable/barn under animal related uses)																			
Community Garden	(see community gardens under Community Facilities)																			
ANIMAL – RELATED USES																				
Animal Clinic	C	NA	P	P	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #19
Animal Feedlot	C	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #19
Animal Hospital																				See footnote #19
1. with large animals	C	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
2. without large animals	C	NA	C	C	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Animal Keeping																				
1. general	(see Figure 3-8)																			
2. common facility																				See Section 3802
Animal Pound	C	NA	NA	NA	C	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #19
Animal Salesyard	C	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #19
Crematorium, animal	(see crematorium, animal under storage and disposal uses)																			
Fish Farm	C	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #19
Fish Hatchery	C	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #19
Fur Farm	C	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #19
Kennel																				See footnote #19
1. breeding	C	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
2. boarding	C	NA	C	C	C	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Stable/Barn																				See footnote #19
1. boarding	P	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
2. commercial	P/C	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	Permitted on 35 or more acres, conditional on less that 35 acres, See footnote #3
3. community	P	NA	NA	NA	NA	NA	NA		NA		P	P	C	NA	NA	NA	NA	C		See footnote #3
4. private	P	A	NA	NA	NA	NA	NA		NA		P	P	C	NA	NA	NA	NA	C		See footnote #3 BC: see Section 3514.04.B.3
Wild Game Ranches	C	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	Conditional on 35 or more acres, NA on less than 35 acres, See footnote #19
Wildlife Rehab	P/C	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	Permitted on 35 or more acres, conditional on less that 35 acres, See footnote #19
COMMERCIAL																				
Art Gallery	NA	NA	P	P	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Auto Body Work/Paint	(see auto body/ paint under industrial uses)																			
Auto Rental	NA	NA	P	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Auto Repair	NA	NA	P	NA	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Auto Sales	NA	NA	P	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Auto Service Station																				
1. with auto repair	NA	NA	P	NA	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
2. without auto repair	NA	NA	P	P	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Auto Wash/Polish	NA	NA	P	NA	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Bank	NA	NA	P	P	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Bar/Tavern	NA	NA	P	C	C	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Business, Retail	NA	NA	P	P	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Business, Service	NA	NA	P	P	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Drinking/Dancing Estab.	NA	NA	P	C	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Equipment Rental	NA	NA	P	NA	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Equipment Repair	NA	NA	P	NA	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	

FIGURE 3-2
LAND USE MATRIX (17)

P-Permitted																				
C-Conditional																				
T-Temporary																				
	A1	BC	CG	CN	I1	M1	MHP	NR2 ¹	OS	PUD ²	RU	RE	R1	R2	R3	R4	R6	RC 5000	RC 40000	NOTES
Equipment Sales	NA	NA	P	NA	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Financial Institution	(see bank under commercial uses)																			
Health Club	NA	NA	P	P	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Liquor Store	NA	NA	P	P	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Lumberyard	NA	NA	P	NA	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Market																				
1. convenience	NA	NA	P	P	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
2. supermarket	NA	NA	P	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Medical Marijuana Center	NA	NA	P	P	P	NA	NA		NA	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	Permitted in accordance with Section 3804 et.al. Permitted only on properties with a commercial designation in PUDs.
Medical Marijuana Optional Premise Cultivation Operation	NA	NA	P	P	P	NA	NA		NA	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	Permitted in accordance with Section 3804 et.al. Permitted only on properties with a commercial designation in PUDs.
Medical Marijuana Infused Products Manufacturing Facility	NA	NA	P	P	P	NA	NA		NA	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	Permitted in accordance with Section 3804 et.al. Permitted only on properties with a commercial designation in PUDs.
Nursery																				
1. retail	NA	NA	P	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnotes #5 and #19
2. wholesale	C	NA	P	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnotes #5 and #19
Offices																				
1. admin/busin/prof	NA	NA	P	P	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
2. construction	T	T	T	T	T	T	T		NA		T	T	T	T	T	T	T	NA	NA	See Section 3806 (subject to a class 2 review)
3. farm or ranch	(see offices, farm or ranch under agricultural uses)																			
4. government	NA	NA	P	P	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
5. property management	NA	NA	P	P	P	NA	P		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
6. real estate sales	NA	NA	P	P	T	NA	T		NA		NA	NA	T	T	T	T	NA	NA	NA	See Section 3817
7. rental	NA	NA	P	P	P	NA	P		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Outdoor Vendors	A	NA	T	T	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnotes #4, #19; See Section 3816
Restaurant																				
1. carry out	NA	NA	P	C	C	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
2. fast food	NA	NA	C	C	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
3. standard	NA	NA	P	P	C	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Retail Marijuana Stores, Retail Marijuana Cultivation Facilities, Retail Marijuana Products Manufacturing Facilities, and Retail Marijuana Testing Facilities	NA	NA	P	P	P	NA	NA		NA	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	Permitted in accordance with Section 3804 et.al. Permitted only on properties with a commercial designation in PUDs.
Retail Sales	P	NA	P	P	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnotes #5 and #19
Wholesale sales	P	NA	P	P	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnotes #5 and #19
COMMUNITY FACILITIES/INSTITUTIONAL USES																				
Auditorium	NA	NA	P	C	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Cemetery	NA	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #20
Child Care Center	NA	NA	P	C	NA	NA	NA		NA		C	C	C	C	C	C	C	C	C	
Church	NA	NA	P	C	NA	NA	NA		NA		C	C	C	C	C	C	C	C	C	
Community Center	C	NA	P	C	NA	NA	NA		NA		C	C	C	C	C	C	C	C	C	See footnote #19
Community Garden	P	NA	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	See Section 3801
Concert Hall	NA	NA	C	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Crematorium, Human	(see crematorium, human under storage and disposal uses)																			
Fire Station	C	NA	P	P	P	NA	C		NA		C	C	C	C	C	C	C	C	C	See footnote #19
Fraternal/Service Club	NA	NA	P	C	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Funeral Home	NA	NA	C	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Government Facilities									NA											
1. admin. office	(see admin. office under commercial uses)																			
2. other	NA	NA	NA	NA	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Library	NA	NA	P	P	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #19
Museum	C	NA	P	P	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #19
Park/Playground	(see park/ playground under recreation)																			
Penal Facilities	NA	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Police Station	C	NA	P	P	P	NA	C		NA		C	C	C	C	C	C	C	C	C	See footnote #19
Recreation Building	(see recreation building under accessory uses)																			
Schools																				

FIGURE 3-2
LAND USE MATRIX (17)

P-Permitted	LAND USE MATRIX (17)																			
C-Conditional	A-Accessory																			
T-Temporary	NA-Not Allowed																			
	A1	BC	CG	CN	I1	M1	MHP	NR2 ¹	OS	PUD ²	RU	RE	R1	R2	R3	R4	R6	RC 5000	RC 40000	NOTES
1. college/university/high school	NA	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #20
2. elem/secondary, private	NA	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #20
3. elem/secondary, public	C	NA	NA	NA	NA	NA	NA		NA		P	P	P	P	P	P	P	P	P	See footnote #19
4 .middle school	C	NA	NA	NA	NA	NA	NA		NA		P	P	P	P	P	P	P	P	P	See footnote #19
5. trade/vocational	NA	NA	P	NA	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Sewage Treatment Plant	(see sewage treatment plant under utilities)																			
Water Treatment Plant	(see water treatment plant under utilities)																			
HEALTH CARE FACILITIES																				
Clinic	NA	NA	P	P	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Convalescent Home/ Nursing Home/ Assisted Living Facility/Memory Care Facility	NA	NA	P	C	NA	NA	NA		NA		NA	NA	C	C	C	C	C	C	C	
Hospital	NA	NA	C	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
INDUSTRIAL																				
Asphalt Plant	C	NA	NA	NA	C	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #19 Not allowed for off-site use. Subject to a class 2 review and only in conjunction with an on-site active mining improvement.
Auto Body/Paint	NA	NA	NA	NA	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Concrete Batch Plant	C	NA	NA	NA	C	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #19 Not allowed for off-site use. Subject to a class 2 review and only in conjunction with an on-site active mining improvement.
Industry																				
1. heavy	NA	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
2. light	NA	NA	NA	NA	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #6
3. service	NA	NA	NA	NA	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #6
Manufacturing																				
1. heavy	NA	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
2. light	NA	NA	NA	NA	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #6
Wood Manufacturing	C	NA	NA	NA	C	NA	NA		C		NA	NA	NA	NA	NA	NA	NA	NA	NA	
TOURIST SERVICES																				
Bed and Breakfast	P	NA	P	P	NA	NA	NA		NA		C	C	C	C	C	C	C	C	C	See Section 3803; See footnotes #15, #19
Boarding House/Rooming House	NA	NA	P	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Campground	(see campground under recreation)																			
Condo-Hotel	NA	NA	P	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Conference Facilities	NA	NA	P	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	Accessory to hotel/motel See footnote #19
Dude Ranch/Resort																				See footnote #19
1. large scale	NA	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #20
2. medium scale	C	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See Section 3808
3. small scale	C	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See Section 3808, See footnote #19
Hotel/Motel	NA	NA	P	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Packing/Outfitting	P	C	NA	NA	NA	NA	NA		A		NA	NA	NA	NA	NA	NA	NA	NA	NA	See Section 3514.02.D, See footnote #19; OS: Accessory to Open Space
Snowmobile, Jeep, and Mountain Bike Tours	NA/C	NA	C	NA	NA	C	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	Conditional Use on parcels of 500 acres or greater.
Recreational Vehicle Park	NA	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #20
Short-term Vacation Rentals	P	NA	NA	NA	NA	NA	P		NA		P	P	P	P	P	P	P	P	P	See Section 3821
Wedding Events																				
1. family	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	
2. commercial	C	NA	P	P	NA	NA	NA		NA		C	C	NA	NA	NA	NA	NA	NA	NA	
MISCELLANEOUS																				
Outdoor Display																				
1. art	A	A	C	C	C	NA	A		NA		A	A	A	A	A	A	A	NA	NA	See Section 3813, See footnote #19
2. merchandise	A	A	A	A	NA	NA	A		NA		A	A	A	A	A	A	A	NA	NA	See Section 3814, See footnotes #7, #19
NATURAL RESOURCES																				
Crushing, Gravel/Rock	C	NA	NA	NA	C	P	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See section 3812 et.seq.
Firewood Split/Storage																				See footnote #19
1. commercial	C	C	NA	NA	C	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
2. private	P	P	A	A	A	P	A		NA		A	A	A	A	A	A	A	NA	NA	Accessory to residential use; CG, CN, I1: Accessory to employee housing unit
Timber Harvest																				
1. commercial	P /C	P/ C	NA	NA	NA	P	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See Section 3514.02.E, See footnote #19. _Commercial timber harvesting and extensive tree clearing in excess of .5 acre requires a Class 2 conditional use permit.
2. private	P	C	NA	NA	NA	P	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	BC: See Section 3514.02.E, See footnote #19. Private timber harvesting and extensive tree clearing in excess of .5 acre requires a Class 2 conditional use permit.

FIGURE 3-2
LAND USE MATRIX (17)

P-Permitted																				
C-Conditional																				
T-Temporary																				
	A-Accessory																			
	NA-Not Allowed																			
	A1	BC	CG	CN	I1	M1	MHP	NR2 ¹	OS	PUD ²	RU	RE	R1	R2	R3	R4	R6	RC 5000	RC 40000	NOTES
Milling	C	NA	NA	NA	C	P	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #19 See Section 3812 et.seq.
Mining	C	P/C	NA	NA	C	P	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #19. Where Conditional Use Permits are required, they will be subject to a Class 4 review. See Section 3812.02B BC: Also see Section 3514.02.A
Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Sawmill																				See footnote #19
1. commercial	C	NA	NA	NA	C	C	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See Section 8424; Permitted if on 35 acres or more and Conditional if on less than 35 acres
2. private	P	P	NA	NA	NA	P	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Silviculture	P	NA	NA	NA	NA	A	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	Subject to a class 2 review and only in conjunction with an onsite active mining operation.
Wildfire Mitigation	A	A	A	A	A	A	A		A		A	A	A	A	A	A	A	A	A	Allowed in all zoning districts. If a G/E Permit is required, a Fire Mitigation/ Forest Management plan will also need to be submitted and approved in conjunction with the permit unless waived by the Review Authority.
RECREATION																				
Alpine Ski Area	NA	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #20
Amusement Facilities	(see recreation facilities under recreation)																			
Athletic Facilities																				See footnote #19
1. commercial	NA	NA	C	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
2. community	A	NA	NA	NA	NA	NA	NA		NA		A	A	A	A	A	A	A	NA	NA	Accessory to residential development, parks/playgrounds. Conditional as stand alone facilities.
3. private	A	NA	NA	NA	NA	NA	NA		NA		A	A	A	A	A	A	A	NA	NA	Accessory to residential development
Bowling Alley	NA	NA	P	P	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Campground	NA	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Community Bldg	(see community building under accessory uses)																			
Fairground	NA	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #20
Game Arcades	NA	NA	P	P	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Golf Course	NA	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #20
Nordic Ski Center	P/C	C	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	A-1: Permitted on 35 or more acres, conditional on less than 35 acres, See footnote #19. BC: Within the BC Zoning District, nordic ski center uses shall be limited to groomed and un-groomed nordic trails, trailheads, signage, toilets and warming huts. Such uses shall be designed in a manner that is consistent with the backcountry character. A trailhead shall be evaluated and/or approved through a conditional use permit, and shall comply with the standards set forth in the BC Zoning District regulations (e.g., road standards and operational considerations).
Nordic Ski Huts	P/C	C	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #19, See Section 3514.02.C; Permitted if on 35 acres or more and conditional if on less than 35 acres
Packing/Outfitting	(see packing/ outfitting under tourist services)																			
Park/Playground																				
1. accessory	P	P	NA	NA	NA	NA	NA		NA		P	P	P	P	P	P	P	NA	NA	Accessory to a school, community center, or a recreation building
2. freestanding	C	C	NA	NA	NA	NA	NA		NA		C	C	C	C	C	C	C	NA	NA	
Recreation Bldg	(see recreation building under accessory uses)																			
Recreation Facility																				See footnote #19
1. commercial																				
a. indoor	NA	NA	P	P	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
b. outdoor	NA	NA	C	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
2. community	C/ A	NA	NA	NA	NA	NA	NA	A		NA		A	A	A	A	A	A	NA	NA	Accessory to residential development, parks/playgrounds. Conditional as stand alone facilities.
3. private	A	NA	NA	NA	NA	NA	NA		NA		A	A	A	A	A	A	A	NA	NA	Accessory to residential development
Ski Area	(see alpine ski area or nordic ski center under recreation)																			
Shooting Range																				
1. public																				See footnote #19
a. indoor	C	NA	NA	NA	C	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
b. outdoor	P	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
2. private	P/C	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	Permitted on 35 or more acres, conditional on less than 35 acres
Theater																				
1. indoor	NA	NA	P	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
2. outdoor, public	NA	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #20
3. outdoor,private	NA	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #20
Trail	P	C	P	P	P	P	P		A		P	P	P	P	P	P	P	P	P	OS: Accessory to Open Space
Trailhead	A	C	A	A	A	A	A		A		A	A	A	A	A	A	A	A	A	Accessory to trails

FIGURE 3-2
LAND USE MATRIX (17)

P-Permitted	LAND USE MATRIX (17)																			
C-Conditional	A-Accessory																			
T-Temporary	NA-Not Allowed																			
	A1	BC	CG	CN	I1	M1	MHP	NR2 ¹	OS	PUD ²	RU	RE	R1	R2	R3	R4	R6	RC 5000	RC 40000	NOTES
Tubing Hill	A	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	Accessory to dude ranch/resort, See footnote #19
RESIDENTIAL USES																				
Manufactured Home Park	NA	NA	NA	NA	NA	NA	P		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Residential Subdivision																				See footnote #8
1. rural cluster	P	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See Section 8420
2. standard	P	P	NA	NA	NA	NA	P		NA		P	P	P	P	P	P	P	NA	NA	
TYPES OF UNITS																				
Primary Dwelling																				
1. one-family unit	P	P	NA	NA	NA	NA	P		NA		P	P	P	P	P	P	P	P	P	BC: See Section 3514.02.B
2. two-family unit	NA	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	P	NA	NA	
3. multifamily unit	NA	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
4. manufactured home	P	P	NA	NA	NA	NA	P		NA		P	P	P	P	P	P	P	P	P	See Section 3505.08, See Section 3514.02.B
5. modular home	P	P	NA	NA	NA	NA	P		NA		P	P	P	P	P	P	P	P	P	See Section 3505.08, See Section 3514.02.B
6. recreational vehicle	NA	NA	NA	NA	NA	C	NA		NA		NA	NA	NA	NA	NA	NA	NA	C	C	See footnote #14; M1: See footnote #9; RC5000, RC40000: See Section 3819. Recreational vehicles are subject to a Class 2 review.
Subsidiary Dwellings																				
1. accessory dwelling unit	(see accessory dwelling unit under local resident housing)																			
2. caretaker unit	(see caretaker unit under local resident housing)																			
Group Residences																				
1. group home	P	NA	NA	NA	NA	NA	NA		NA		P	P	P	P	P	P	P	NA	NA	
2. dormitory	NA	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
3. retirement home/senior housing	NA	NA	C	C	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Local Resident Housing																				
1. affordable workforce housing																				Affordable workforce housing, which complies with the requirements in Section 3809.02 et seq. and the other applicable requirements of this Code, may be permitted on properties that have been authorized for such use through an approval of the County. A1: See footnote #19. CG, CN: See footnote #11.
2. accessory dwelling unit	A	NA	NA	NA	NA	NA	NA		NA		A	A	A	A	A	A	A	A	A	See Section 3809.03; A1: See footnote #19
3. housing for on-site employees																				
a. caretaker unit																				
i. freestanding unit / incorporated into residence	P/A	NA	NA	NA	NA	C	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	A1: Permitted on 35 or more acres, Accessory on parcels between 20 and 35 acres, N/A on parcels less than 20 acres; M1: Conditional upon the establishment of an active mining operation, subject to a class 4 review.
ii. recreational vehicle	P	NA	NA	NA	NA	C	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	A1: Permitted on 35 or more acres, NA on less than 35 acres; M1:Accessory to active mining operation; subject to a Class 2 review. See footnotes #9, #10, and #14.
b. on-site employee housing for:																				
i. commercial/industrial business	A	NA	A	A	A	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See Section 3809.04.B.2.a. An employee housing unit can either be incorporated into a commercial/industrial building or located in a separate, freestanding structure on the same property as the commercial/industrial business.
ii. multifamily residential development	NA	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See Section 3809.04.B.2.b. On-site employee housing for multi-family residential developments is permitted in PUDs where multifamily development is allowed, and in the antiquated zoning districts remaining in effect, which allow multifamily development, including R-25, R-4 with plan, R-6 with plan, and RP.
iii. ranching and farming operations	P/C	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See Section 3809.04.B.2.c. Bunkhouse or hired hand quarters for temporary, seasonal harvesting crews, accessory to farm/ranch, permitted on 35 or more acres, conditional on less than 35 acres, See footnote #19.
iv. active mining operations	A	NA	NA	NA	NA	C	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See Section 3809.04.B.2.d. Bunkhouse conditional upon the establishment of an active mining operation and subject to a Class 4 review.
ACCESSORY USES																				
Child Care, home	P	NA	NA	NA	NA	NA	P		NA	P	P	P	P	P	P	P	P	P	P	See Section 3810
Community Building	A	NA	NA	NA	NA	NA	NA		NA		A	A	A	A	A	A	A	A	A	Accessory to residential development
Community Garden	P	P	P	P	P	P	P	NA	P	P	P	P	P	P	P	P	P	P	P	See Section 3801
Garages																				
(see garage under storage and disposal uses)																				
Greenhouse, private	A	A	A	A	A	A	A		NA	A	A	A	A	A	A	A	A	A	A	Accessory to a residential unit
Home Occupation	A/C	A/C	NA	NA	NA	NA	A/C		NA	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	Section 3810, See footnote #12
(see motor vehicles, storage/parking under storage and disposal uses)																				
Motor Vehicles, storage/parking																				
Recreation Building	A	NA	NA	NA	NA	NA	NA		NA		A	A	A	A	A	A	A	NA	NA	Accessory to residential development

FIGURE 3-2
LAND USE MATRIX (17)

P-Permitted	LAND USE MATRIX (17)																			
C-Conditional	A-Accessory																			
T-Temporary	NA-Not Allowed																			
	A1	BC	CG	CN	I1	M1	MHP	NR2 ¹	OS	PUD ²	RU	RE	R1	R2	R3	R4	R6	RC 5000	RC 40000	NOTES
Residential Cultivation of Medical Marijuana	A	A	A	A	A	A	A			A	A	A	A	A	A	A	A	A	A	Permitted as an accessory use to a residential dwelling unit in accordance with Section 3804 et.al.
Storage Areas	(see storage areas under storage and disposal uses)																			
STORAGE AND DISPOSAL USES																				
Construction Staging Area																				
1. on site	P	P	P	P	P	P	P		NA		P	P	P	P	P	P	P	P	P	
2. off site	T	T	T	T	T	T	T		NA		T	T	T	T	T	T	T	NA	NA	
Crematorium, Animal	A	NA	NA	NA	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	Accessory to animal clinic/hospital/pound, minimum 20 acre lot required, See footnote #19
Crematorium, Human	NA	NA	NA	NA	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Garage																				Accessory to a residential unit
1. private	A	A	A	A	NA	A	A		NA	A	A	A	A	A	A	A	A	A	A	RC-5000: See footnote #18; BC: See Section 3514.04.B.3
2. public																				
- accessory	NA	NA	A	A	A	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	Accessory to commercial/industrial businesses
- primary	NA	NA	C	NA	C	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Impound yard	NA	NA	NA	NA	C	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Junkyard	NA	NA	NA	NA	C	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Mini-Warehouse	NA	NA	NA	NA	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Motor Vehicles, Parking/Storage	C	A	P	P	P	P	A		NA		A	A	A	A	A	A	A	A	A	Accessory to a residential unit, See Section 3815; A1: See footnote #19; RC-5000: See footnote #18
Park and Ride	NA	NA	C	NA	C	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Parking Lot																				
1. accessory	A	NA	A	A	A	A	A		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #19
2. primary	NA	NA	C	NA	C	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	Accessory to the activities associated with mining operations
Recreational Vehicle, not in storage yard	A	A	P	P	P	P	A		NA		A	A	A	A	A	A	A	A	A	See Section 3815, see footnote #16; RC-5000, RC-40000: See footnote #18
Sanitary Landfill	C	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #19 Accessory to uses directly related to an onsite mining operation and must comply with all applicable State Regulations.
Sludge																				See footnote #19
1. disposal	C	C	NA	NA	NA	P	NA		A		NA	NA	NA	NA	NA	NA	NA	NA	NA	See Section 3818
2. temporary storage	C	C	NA	NA	A	P	NA		NA		A	A	A	A	A	A	A	NA	NA	See Section 3818, Accessory to a sewage treatment plant
Storage Areas																				
1. equipment	A	A	NA	NA	NA	A	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #13 accessory to the activities associated with mining operations.
2. nonresidential	(see storage yards under storage and disposal uses)																			
3. residential	A	A	NA	NA	NA	NA	A		NA		A	A	A	A	A	A	A	A	A	See Section 3815; RC-5000: See footnote #18 BC: See Section 3514.02.G
Storage Buildings	A	A	A	A	P	P	A		NA		A	A	A	A	A	A	A	NA	NA	BC: See Section 3514.04.B.3; MHP: See Section 3513.04A.3
Storage Yards																				See also storage areas
1. equipment	NA	NA	A	NA	P	P	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	Accessory to equipment rental
2. non-rec vehicles	NA	NA	NA	NA	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
3. nonresidential	A	NA	A	A	A	A	NA		NA		C	C	C	C	C	NA	NA	NA	NA	See Section 3815, See footnote #19, NA on lots of 10,000 sq.ft. or less
4. rec vehicles																				See Section 3815, See footnote #14; RC-5000: See footnote #18
- commercial	NA	NA	NA	NA	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
- private	NA	NA	NA	NA	NA	NA	P		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Warehouse	NA	NA	NA	NA	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
TRANSPORTATION USES																				
Airport	NA	NA	NA	NA	NA	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #20
Bus Shelter	P	NA	P	P	P	P	P		NA		P	P	P	P	P	P	P	NA	NA	See footnote #19
Bus Terminal	NA	NA	C	NA	P	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Heliport	C	NA	C	C	C	C	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #19
Helistop	C	NA	C	C	C	C	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	See footnote #19
Truck Terminals	NA	NA	NA	NA	C	NA	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
UTILITIES ¹⁶																				
Communication Tower																				See Section 3805
1. commercial	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	See footnote #19
2. commercial, accessory	P/C	NA	P/C	P/C	P/C	P/C	NA	NA	NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	Permitted if 35' or less, conditional if over 35', see Section 3805, see footnote #19
3. noncommercial	P/C	C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	Permitted if 35' or less, Conditional if over 35', See section 3805, See footnote #19; BC: See Section 3805.02.B
Communication Antennas																				See Section 3805, See footnote #19

FIGURE 3-2
LAND USE MATRIX (17)

P-Permitted																				
C-Conditional																				
T-Temporary																				
	A1	BC	CG	CN	I1	M1	MHP	NR2 ¹	OS	PUD ²	RU	RE	R1	R2	R3	R4	R6	RC 5000	RC 40000	NOTES
1. commercial	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	See Section 3805.02.C
2. commercial, accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	See Section 3805.02.C
3. noncommercial	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	See Section 3805.02.D
4. Private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	See Section 3805.02.E
Hydroelectric Energy Systems																				See Section 3507.03; A-1: See footnote #19
1. small scale	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	Accessory to a primary use
2. large scale	C	NA	NA	NA	C	C	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Sewage Treatment Plant	C	NA	NA	NA	C	A	NA		NA		C	C	C	C	C	C	C	NA	NA	Accessory to the activities associated with the mining operations.
Solar Energy Systems																				See Section 3507.01; A-1: See footnote #19
1. small scale	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	Accessory to a primary use; BC: See section 3514.
2. large scale	C	NA	C	C	C	C			NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Utility Facility																				
1. major	C	C	C	C	C	C	C		NA		C	C	C	C	C	C	C	C	C	
2. minor	P	P	P	P	P	P	P		NA		P	P	P	P	P	P	P	P	P	BC: Limited to those utilities listed in Section 3514.04.D
Water Treatment Plant	C	NA	NA	NA	C	A	NA		NA		C	C	C	C	C	C	C	C	C	Accessory to the activities associated with the mining operations.
Wind Energy Systems																				See Section 3507.02; A-1: See footnote #19
1. small scale	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	Accessory to a primary use
2. large scale	C	NA	NA	NA	NA	C	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Wood Burning Energy Systems																				See Section 3507.04; A-1: See footnote #19
1. small scale	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	Accessory to a primary use
2. large scale	C	NA	NA	NA	C	C	NA		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	

FOOTNOTES:

1	Uses shall be permitted as specified in the State or Federal approved authorization.
2	Uses shall be permitted as specified in a County approved PUD designation.
3	The keeping of livestock animals in the R-1 and RC40,000 zoning district is a conditional use; construction of a barn/stable is also a conditional use, and requires the concurrent approval of a CUP for the keeping of livestock.
4	Only the sale of products produced on the property is allowed. The sale of products produced offsite is not allowed. Regulations on outdoor vendors are stated in Section 3816 et seq.
5	The wholesale sales of products produced on the property, and as a part of a wholesale nursery operation are allowed on property zoned A-1. In the A-1 Zoning District, a wholesale nursery may only sell products grown, raised or manufactured from products grown or raised on site.
6	Only industrial or manufacturing businesses, meeting the performance standards in Section 3512 et seq., are permitted.
7	The outdoor display of merchandise in residential zoning districts is limited to garage sales. See Section 3814 et seq.
8	The provision for certain types of residential subdivisions does not preclude subdivisions for other types of development, provided such subdivisions comply with County Subdivision Regulations (Chapter 8).
9	Recreational vehicles may be used as a residence for the caretaker or mine operator on a seasonal basis where an active mining operation is underway, provided the recreational vehicle is in compliance with Section 3809.04.F et seq. and is subject to a Class 2 review.
10	A recreational vehicle may be used as a residence for a caretaker on parcels of 35 acres or more, provided the recreational vehicle is in compliance with Section 3809.04.F et seq.
11	In the CG and CN zoning districts, affordable workforce housing cannot be located on the ground floor level, and the amount of floor area for affordable workforce housing cannot exceed the total commercial floor area on the property.
12	Home businesses in the RP zoning district are restricted to areas at densities of six or less dwelling units per acre. See Section 3810 et seq.
13	Allows for the establishment of areas for the storage of equipment associated with farming, ranching, or an active mining operation. Such areas are not required to be screened except as required by Section 3505.11.
14	"Recreational Vehicle" listed under "Residential"-"Primary Dwelling" refers to the occupancy of the recreational vehicle as a primary dwelling, see sections 3815.08 and 3819; "Recreational Vehicle" listed under "Residential"-"Local Resident Housing"-"Housing for On-Site Employees"-"Caretaker Unit" refers to occupancy of the recreational vehicle as a caretaker unit; "Recreational Vehicle" listed under "Storage and Disposal Uses" refers to the storage of a recreational vehicle; "Rec Vehicle" listed under "Storage and Disposal Uses"-"Storage Yards" refers to the storage yards used for the storage of vehicles used for recreational purposes such as snowmobiles, four-wheelers, motorcycles, etc.
15	Bed and breakfasts may only be established in single family dwellings. They may not be established in duplex or multifamily dwellings. See Section 3803 et seq.
16	Any activity or structure subject to a 1041 permit is exempt from any requirement for a Conditional Use Permit pursuant to Figure 3-2.
17	Figure 3-2 is designated as the County Land Use Matrix. Figure 3-3 lists land uses allowed by zoning district and is included in this Code for informational purposes only. It is the intent of this Code that Figures 3-2 and 3-3 be consistent. Where an inconsistency occurs, Figure 3-2 shall govern.
18	In the RC-5000 zone these accessory uses are allowed on a lot, or lots, within 500 feet, or directly across a local access or low volume road, from the lot where the primary use is located. In such cases the lot, or lots, where the accessory use is located shall be deed restricted or tied to the primary lot in such a way that sale separate from the primary lot is prohibited, except that the accessory lot, or lots, may be transferred to the owner of an adjacent lot with a primary use. If the accessory lot is transferred, the same deed restriction and covenant requirements shall apply.
19	Parcels created through the rural land use subdivision process may have additional restrictions on use. Please refer to Section 8424 to determine use restrictions that may apply.
20	These uses shall only be allowed in a PUD where a rezoning has been approved that allows for such use.

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
A-1: AGRICULTURAL					
Agricultural Operations	x				
Animal Clinic		x			See footnote #2
Animal Hospital					See footnote #2
1. with/large animals		x			
2. without/large animals		x			
Animal Keeping					See Section 3802
Animal Pound		x			See footnote #2
Animal Sales yard		x			See footnote #2
Asphalt Plant		x			See footnote #2
Athletic Facilities					
1. community			x		Accessory to residential development and parks/playgrounds; Conditional as a stand alone use. See footnote #2
2. private			x		Accessory to residential development; See footnote #2
Bed and Breakfast	x				See Section 3803; See footnote #2
Bus Shelter	x				See footnote #2
Child Care, Home	x				See footnote #2
Communication Antennas					See Section 3805 and 3805.02.C; See Footnote #2
1. commercial	x				
2. commercial, accessory	x				See Section 3805.02.C
3. noncommercial	x				See Section 3805.02.D
4. private	x				See Section 3805.02.E
Communication Tower					See Section 3805; See footnote #2
1. commercial		x			
2. commercial, accessory	x	x			Permitted if 35' or less; conditional if over 35'; See Section 3805; See footnote #2
3. noncommercial	x	x			Permitted if 35' or less; conditional if over 35'; See Section 3805; See footnote #2
Community Building			x		Accessory to residential development
Community Center		x			See footnote #2
Community Garden	x				See Section 3801
Concrete Batch Plant		x			See footnote #2
Construction Staging Area	x			x	On-site: Permitted, Off-site: Temporary; See footnote #2
Crematorium, Animal			x		Accessory to animal clinic/hospital/pound; minimum 20 acre lot required; See footnote #2
Crushing, Gravel/Rock		x			See footnote #2
Dude Ranch/Resort					See Section 3808; See footnote #2
1. medium scale		x			
2. small scale		x			
Firewood Split/Storage					See footnote #2
1. commercial		x			
2. private	x				
Fire Station		x			See footnote #2
Fish Farm		x			See footnote #2
Fish Hatchery		x			See footnote #2
Fur Farm		x			See footnote #2
Garage, Private			x		
Greenhouse, Commercial	x	x	x		Permitted 35 or more acres; Conditional on less than 35 acres; Accessory to nursery; See footnote #2
Heliport		x			See footnote #2
Helistop		x			See footnote #2
Home Occupation		x	x		See Section 3810
Kennel					See footnote #2
1. breeding		x			
2. boarding		x			
Library		x			See footnote #2
Museum		x			See footnote #2

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
Milling		x			See Sections 3812.03; See footnote #2
Mining		x			See Sections 3812.02; See footnote #2
Motor Vehicles, Parking/Storage		x			See Section 3815; See footnote #2
Nordic Ski Center	x	x			Permitted on 35 acres or more; Conditional on less than 35 acres; See footnote #2
Nordic Ski Huts	x	x			Permitted on 35 acres or more; Conditional on less than 35 acres; See footnote #2
Nursery					
1. retail		x			See footnotes # 6 and #2
2. wholesale		x			See footnotes #6 and #2
Office					
1. construction				x	See Section 3806
2. farm/ranch	x	x			Permitted on 35 acres or more, Conditional on less than 35 acres when accessory to farm or ranch operations.
Open Space	x				
Outdoor Display					See footnote #2
1. art			x		See Section 3813
2. merchandise			x		See Section 3814
Outdoor Vendors			x		See footnote #4, #2
Packing/Outfitting	x				See footnote #2
Parking Lot			x		See footnote #2
Park/Playground					Accessory to school, community center
1. accessory			x		
2. primary		x			
Police Station		x			See footnote #2
Recreation Building			x		Accessory to residential development
Recreation Facilities					See footnote #2
1. community		x	x		Accessory to residential development and parks/playgrounds. <u>Conditional as a stand alone use.</u>
2. private			x		Accessory to residential development.
Recreation Vehicles-not in storage yards	x				See Section 3815
Renewable Energy Systems					See footnote #2
1. Solar Energy Systems					See Section 3507.01
a. small scale			x		Accessory to a primary use
b. large scale		x			
2. Wind Energy Systems					See Section 3507.02
a. small scale			x		Accessory to a primary use
b. large scale		x			
3. Hydroelectric Energy Systems					See Section 3507.03
a. small scale			x		Accessory to a primary use
b. large scale		x			
4. Wood Burning Energy Systems					See Section 3507.04
a. small scale			x		Accessory to a primary use
b. large scale		x			
Residential					
1. Primary Dwelling					
- one-family	x				
- manufactured home	x				See Section 3505.08
- modular home	x				See Section 3505.08
2. Group Residences- group home	x				See footnote #16
3. Local Resident Housing					
a. Affordable Workforce Housing					See Section 3809.02; See footnote #2
b. Accessory dwelling unit			x		See Section 3809.03; See footnote #2
c. Housing for On-Site Employees					
i. Caretaker Unit	x		x		See Section 3809.04.F; See footnote #2; Permitted on 35 or more acres, Accessory on 20 - 35 acres
- recreational vehicle	x				Permitted on 35 or more acres; Not allowed on less than 35 acres. See footnote #3.
ii. On-Site Employee Housing For:					

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
- commercial/industrial business			x		See Section 3809.04.B.2.a. An employee housing unit can be either incorporated into a commercial/industrial building or located in a separate, freestanding structure on the same property as the commercial/industrial business.
- ranching and farming operations			x		Bunkhouses or hired hand quarters for temporary, seasonal harvesting crews; Permitted on 35 acres or more when accessory to farm or ranch operations; Conditional on less than 35 acres when accessory to farm or ranch operations; See Section 3809.04.B.2.c.; See footnote #2
- active mining operations			x		See Section 3809.04.B.2.d. Bunkhouse permitted when accessory to an active mining operation.
Residential Cultivation of Marijuana			x		Permitted as an accessory use to a residential dwelling unit in accordance with Section 3804 et.al.
Retail Sales	x				See footnote #6, #2
Sanitary Landfill		x			See footnote #2
Sawmill					See footnote #2
1. commercial		x			
2. private	x				See footnote #2
School					See footnote #2
1. elementary/secondary		x			
2. middle school		x			
Sewage Treatment Plant		x			See footnote #2
Short-Term Vacation Rentals	x				See Section 3821
Shooting Range					See footnote #2
1. public outdoor	x				
2. public indoor		x			
3. private	x	x			Permitted on 35 acres or more, Conditional on less than 35 acres; See footnote #2
Sludge					See Section 3818; See footnote #2
1. disposal		x			
2. temporary storage		x			
Snowmobile Tours		x			Condition Use on parcels 500 acres or greater.
Stable/Barn					
1. boarding	x				
2. commercial	x	x			Permitted on 35 acres or more, Conditional on less than 35 acres; See footnote #2
3. community	x				
4. private	x				
Storage areas					
1. equipment			x		See Footnote #5
2. nonresidential		x	x		Conditional on parcels under 20 acres; Not allowed on lots of 10,000 sq. ft. or less; See Section 3815; See footnote #2
3. residential			x		See Section 3815
Storage Building			x		
Storage Yard, nonresidential			x		Not Allowed on lots of 10,000 sq. ft. or less; See Section 3815; See Footnote #2
Subdivision					
1. nonresidential	x				
2. rural cluster	x				
3. residential	x				
Timber Harvest					See footnote #2
1. commercial	x				
2. private	x				
Trail	x				
Trailhead			x		Accessory to a Trail
Tubing Hill			x		Accessory to dude ranch/resort; See footnote #2
Utility Facility					See footnote #2
1. major		x			
2. minor	x				
Water Treatment Plant		x			
Wedding Events					See footnote #2
1. Family			x		
2. Commercial		x			
Wholesale Sales	x				See Footnote #6, #2

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
Wild Game Ranches		x			Permitted on 35 acres or more, See footnote #2
Wildlife Rehab	x	x			Permitted on 35 acres or more; Conditional on less than 35 acres, See footnote #2
BC: BACKCOUNTRY					
Agricultural Operations		x			
Communication Antennas					See Section 3805
1. commercial	x				See Section 3805.02.C
2. commercial, accessory	x				See Section 3805.02.C
3. noncommercial	x				See Section 3805.02.D
4. private	x				See Section 3805.02.E
Communication Tower					
1. commercial		x			See Section 3805
2. noncommercial		x			See Section 3805
Construction Staging Area	x			x	On-site: Permitted; Off-site: Temporary
Firewood Split/Storage					
1. commercial		x			
2. private	x				
Garage, Private			x		See Section 3514.04.B.3
Greenhouse, Private			x		See Section 3514.04.B.3
Home Occupation		x	x		See Section 3810
Mining	x	x			See Section 3514.02.A and 3812.02.B. Conditional Use permits are subject to a Class 4 review
Motor Vehicles, Parking and Storage			x		See Section 3815
Nordic Ski Center		x			Within the BC Zoning District, nordic ski center uses shall be limited to groomed and un-groomed nordic trails, trailheads, signage, toilets and warming huts. Such uses shall be designed in a manner that is consistent with backcountry character. A trailhead shall be evaluated and/or approved through a conditional use permit, and shall comply with standards set forth in the BC Zoning District regulations (e.g., road standards and operational considerations).
Nordic Ski Huts		x			See Section 3514.02.C
Offices, Construction				x	See Section 3806
Open Space	x				
Outdoor display					
1. art			x		See Sections 3813 and 3814
2. merchandise			x		
Packing/Outfitting		x			See Section 3514.02.D
Park/Playground					
1. accessory	x				
2. freestanding		x			
Primary Dwelling					See Section 3514.02.B
1. One-family unit	x				
2. manufactured home	x				
3. modular home	x				
Recreational Vehicles-not in storage yard			x		See Section 3815
Renewable Energy Systems					
1. Solar Energy Systems					See Section 3507.01
a. small scale			x		Accessory to a primary use; See section 3514.
2. Wind Energy Systems					See Section 3507.02
a. small scale			x		Accessory to a primary use
3. Hydroelectric Energy Systems					See Section 3507.03
a. small scale			x		Accessory to a primary use
4. Wood Burning Energy Systems					See Section 3507.04
a. small scale			x		Accessory to a primary use
Residential Cultivation of Marijuana			x		Permitted as an accessory use to a residential dwelling unit in accordance with Section 3804 et.al.
Residential Subdivision	x				
Sawmill, Private	x				
Sludge					
1. disposal		x			See Section 3818
2. temporary storage					

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
Storage Areas					
1. equipment			x		See Section 3815
2. residential			x		See Section 3514.02.G
Storage Buildings			x		See Section 3514.04.B.3
Stable/Barn, Private			x		See Section 3514.05.B.3
Timber Harvest					See Section 3514.02.E; See footnote #2
1. commercial	x	x			Conditional if over .5 acre
2. private	x	x			Conditional if over .5 acre
Trail		x			Class 2 CUP
Trailhead		x			Class 2 CUP
Utility Facility					
1. major		x			
2. minor	x				See Section 3514.04.D
Wedding Events					
1. Family	x				
CG: GENERAL COMMERCIAL					
Animal Clinic	x				
Animal Hospital-without/large animals		x			
Animal Keeping					See Section 3901
Art Gallery	x				
Athletic Facilities-commercial		x			
Auditorium	x				
Auto Rental	x				
Auto Repair	x				
Auto Sales	x				
Auto Service Station					
1. with/ auto repair	x				
2. without/ auto repair	x				
Auto Wash/Polish	x				
Banks	x				
Bar/Tavern	x				
Bed and Breakfast	x				See Section 3803
Boarding House	x				
Bowling Alley	x				
Business, Retail	x				
Business, Service	x				
Bus Shelter	x				
Bus Terminal		x			
Child Care Center	x				
Church	x				
Clinic	x				
Communication Antennas					See Section 3805
1. commercial	x				See Section 3805.02.C
2. commercial, accessory	x				See Section 3805.02.C
3. noncommercial	x				See Section 3805.02.D
4. private	x				See Section 3805.02.E
Communication Tower					
1. commercial	x				
2. commercial, accessory	x	x			Permitted if 35' or less; Conditional if over 35'; See Section 3805
3. noncommercial	x	x			Permitted if 35' or less; Conditional if over 35'; See Section 3805
Community Center	x				
Community Garden	x				See Section 3801
Concert Hall		x			
Condo-Hotel	x				

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
Conference Facilities			x		Accessory to hotel/motel
Construction Staging Area	x			x	On-site: Permitted; Off-site: Temporary
Convalescent Home/Nursing Home/ Assisted Living Facility/Memory Care Facility	x				
Drinking/Dining Establishment	x				
Local Resident Housing					
1. affordable workforce housing					See Section 3809.02. Affordable workforce housing units cannot be located on the ground floor level, and the amount of floor area for affordable workforce housing cannot exceed the total commercial floor area on the property.
2. on-site employee housing for commercial/industrial business			x		See Section 3809.04.B.2.a. An employee housing unit can be either incorporated into a commercial/industrial building or located in a separate, freestanding structure on the same property as the commercial/industrial business.
Equipment Rental	x				
Equipment Repair	x				
Equipment Sales	x				
Fire Station	x				
Firewood Split/Storage, private			x		Accessory to employee housing unit
Fraternal/Service Club	x				
Funeral Home		x			
Game Arcades	x				
Garage					
1. private			x		Accessory to residential unit
2. public					
- accessory			x		Accessory to commercial business
- primary		x			
Greenhouse					
1. commercial			x		Accessory to nursery
2. private			x		Accessory to residential unit
Health Club	x				
Heliport		x			
Helistop		x			
Hospital		x			
Hotel/Motel	x				
Kennel-boarding		x			
Library	x				
Liquor Store	x				
Lumberyard	x				
Market					
1. convenience	x				
2. supermarket	x				
Medical Marijuana Center	x				See Section 3804
Medical Marijuana Infused Products Manufacturing Facility	x				See Section 3804
Medical Marijuana Optional Premise Cultivation Operation	x				See Section 3804
Motor Vehicles, Parking/Storage	x				See Section 3815
Museum	x				
Nursery					
1. retail	x				
2. wholesale	x				
Offices					
1. administrative/business/professional	x				
2. construction				x	See Section 3806
3. government	x				
4. property management	x				
5. real estate sales	x				

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
6. rental	x				
Open Space	x				
Outdoor Display					
1. art		x			See Section 3813
2. merchandise			x		See Section 3814
Outdoor Vendors				x	See Section 3816
Park and Ride		x			
Parking Lot					
1. accessory			x		
2. primary		x			
Police Station	x				
Recreational Vehicles-not in storage yards	x				See Section 3815
Recreation Facilities-commercial					
- indoor	x				
-outdoor		x			
Renewable Energy Systems					
1. Solar Energy Systems					See Section 3507.01
a. small scale			x		Accessory to a primary use
b. large scale		x			
2. Wind Energy Systems					See Section 3507.02
a. small scale			x		Accessory to a primary use
3. Hydroelectric Energy Systems					See Section 3507.03
a. small scale			x		Accessory to a primary use
4. Wood Burning Energy Systems					See Section 3507.04
a. small scale			x		Accessory to a primary use
Residential Cultivation of Marijuana			x		Permitted as an accessory use to a residential dwelling unit in accordance with Section 3804 et.al.
Restaurant					
1. carry out	x				
2. fast food		x			
3. standard	x				
Retail Marijuana Stores, Retail Marijuana Cultivation Facilities, Retail Marijuana Products Manufacturing Facilities, and Retail Marijuana Testing Facilities	x				See Section 3804
Retail Sales	x				
Retirement Home		x			
School-trade/vocational	x				
Snowmobile, Jeep, Mountain Bike Tours		x			
Storage Buildings			x		
Storage Yards					
1. equipment			x		Accessory to equipment rental
2. nonresidential			x		See Section 3815
Subdivision-nonresidential	x				
Theater-indoor	x				
Trail	x				
Trailhead			x		Accessory to a Trail
Utility Facility					
1. major		x			
2. minor	x				
Wedding Events					
1. Family			x		
2. Commercial	x				
Wholesale Sales	x				
CN: NEIGHBORHOOD COMMERCIAL					
Animal Clinic	x				

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
Animal Hospital-without/large animals		x			
Animal Keeping					See Section 3801
Art Gallery	x				
Auditorium		x			
Auto Service Station-without/auto repair	x				
Banks	x				
Bar/Tavern		x			
Bed and Breakfast	x				See Section 3803
Bowling Alley	x				
Business, Retail	x				
Business, Service	x				
Bus Shelter	x				
Child Care Center		x			
Church		x			
Clinic	x				
Communication Antennas					See Section 3805
1. commercial	x				See Section 3805.02.C
2. commercial, accessory	x				See Section 3805.02.C
3. noncommercial	x				See Section 3805.02.D
4. private	x				See Section 3805.02.E
Communication Tower					
1. commercial		x			
2. commercial, accessory	x	x			
3. noncommercial	x	x			Permitted if 35' or less; Conditional if over 35'; See Section 3805
Community Center		x			
Community Garden	x				See Section 3801
Construction Staging Area	x			x	On-site: Permitted; Off-site: Temporary
Convalescent Home/Nursing Home/ Assisted Living Facility/Memory Care Facility		x			
Drinking/Dining Establishment		x			
Local Resident Housing					
1. affordable workforce housing					See Section 3809.02. Affordable workforce housing units cannot be located on the ground floor level, and the amount of floor area for affordable workforce housing cannot exceed the total commercial floor area on the property.
2. on-site employee housing for commercial/industrial business			x		See Section 3809.04.B.2.a. An employee housing unit can be either incorporated into a commercial/industrial building or located in a separate, freestanding structure on the same property as the commercial/industrial business.
Fire Station	x				
Firewood Split/Storage, private			x		Accessory to employee housing unit
Fraternal/Service Club		x			
Game Arcades	x				
Garage					
1. private			x		Accessory to residential unit
2. public-accessory			x		Accessory to commercial business
Greenhouse-private			x		Accessory to residential unit
Health Club	x				
Heliport		x			
Helistop		x			
Kennel-boarding		x			
Liquor Store	x				
Market-convenience	x				
Medical Marijuana Center	x				See Section 3804

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
Medical Marijuana Infused Products Manufacturing Facility	x				See Section 3804
Medical Marijuana Optional Premise Cultivation Operation	x				See Section 3804
Motor Vehicles, Parking and Storage	x				See Section 3815
Museum	x				
Offices					
1. administrative/business/professional	x				
2. construction				x	See Section 3806
3. government	x				
4. property management	x				
5. real estate sales	x				
6. rental	x				
Outdoor Display					
1. art		x			See Section 3813
2. merchandise			x		See Section 3814
Open Space	x				
Outdoor Vendors				x	See Section 3816
Parking Lot-accessory			x		
Police Station	x				
Recreational Vehicles-not in storage yards	x				Accessory to residential unit; See Section 3815
Recreation Facilities-commercial	x				
Renewable Energy Systems					
1. Solar Energy Systems					See Section 3507.01
a. small scale			x		Accessory to a primary use
b. large scale		x			
2. Wind Energy Systems					See Section 3507.02
a. small scale			x		Accessory to a primary use
3. Hydroelectric Energy Systems					See Section 3507.03
a. small scale			x		Accessory to a primary use
4. Wood Burning Energy Systems					See Section 3507.04
a. small scale			x		Accessory to a primary use
Residential Cultivation of Marijuana			x		Permitted as an accessory use to a residential dwelling unit in accordance with Section 3804 et.al.
Restaurant					
1. carry out		x			
2. fast food		x			
3. standard	x				
Retail Marijuana Stores, Retail Marijuana Cultivation Facilities, Retail Marijuana Products Manufacturing Facilities, and Retail Marijuana Testing Facilities	x				See Section 3804
Retail Sales	x				
Retirement Home		x			
Storage Buildings			x		
Storage-nonresidential			x		See Section 3815
Subdivision-nonresidential	x				
Trail	x				
Trailhead			x		Accessory to a Trail
Utility Facility					
1. major		x			
2. minor	x				
Wedding Events					
1. Family			x		
2. Commercial	x				
Wholesale Sales	x				
I-1: INDUSTRIAL					
Animal Keeping					See Section 3801

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
Animal Pound		x			
Asphalt Plant		x			
Auto Body/Paint	x				
Auto Repair	x				
Auto Service Station					
1. with/ auto repair	x				
2. without/ auto repair	x				
Auto Wash/Polish	x				
Bank	x				
Bar/Tavern	x				
Business, Retail	x				
Business, Service	x				
Bus Shelter	x				
Bus Terminal	x				
Communication Antennas					See Section 3805
1. commercial	x				See Section 3805.02.C
2. commercial, accessory	x				See Section 3805.02.C
3. noncommercial	x				See Section 3805.02.D
4. private	x				See Section 3805.02.E
Communication Tower					
1. commercial		x			See Section 3805
2. commercial, accessory	x	x			Permitted if 35' or less; Conditional if over 35'; See Section 3805
3. noncommercial	x	x			Permitted if 35' or less; Conditional if over 35'; See Section 3805
Community Garden	x				See Section 3801
Concrete Patch Plant		x			
Construction Staging Area	x			x	On-site: Permitted; Off-site: Temporary
Crematorium					
1. animal	x				
2. human	x				
Crushing, Gravel/Rock		x			
Drinking/Dining Establishment	x				
Local Resident Housing					See Section 3809.04.B.2.a. Employee housing unit can be either incorporated into a commercial/industrial building or located in a separate, freestanding structure on the same property as the commercial/industrial business.
On-site employee housing for commercial/industrial business			x		
Equipment Rental	x				
Equipment Repair	x				
Equipment Sales	x				
Firewood, Split/Storage					
1. commercial		x			
2. private			x		Accessory to employee housing unit
Fire Station	x				
Garage					
1. private		x			Accessory to residential unit
2. public					
- accessory			x		Accessory to commercial/industrial business
- primary		x			
Government Facilities					
1. offices	x				
2. other than offices	x				
Greenhouse-private			x		Accessory to employee housing unit
Health Club	x				
Heliport		x			
Helistop		x			

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
Impound Yard		x			
Industry					
1. light	x				See Footnote #7
2. service	x				See Footnote #7
Junkyard		x			
Kennel-boarding		x			
Liquor Store	x				
Lumberyard	x				
Manufacturing-light	x				See Footnote #7
Market-convenience	x				
Medical Marijuana Center	x				See Section 3804
Medical Marijuana Infused Products Manufacturing Facility	x				See Section 3804
Medical Marijuana Optional Premise Cultivation Operation	x				See Section 3804
Milling		x			
Mining		x			Mining in the I-1 district must meet the industrial performance standards; see Section 3512
Mini-Warehouse	x				
Motor Vehicles, Parking/Storage	x				See Section 3815
Offices					
1. administrative/business/professional	x				
2. construction				x	See Section 3806
3. government	x				
4. property management	x				
5. real estate sales				x	
6. rental	x				
Open Space	x				
Outdoor Display-art		x			See Section 3813
Park and Ride		x			
Parking Lot					
1. accessory			x		
2. primary		x			
Police Station	x				
Recreational Vehicles-not in storage yard	x				See Section 3815
Renewable Energy Systems					
1. Solar Energy Systems					See Section 3507.01
a. small scale			x		Accessory to a primary use
b. large scale		x			
2. Wind Energy Systems					See Section 3507.02
a. small scale			x		Accessory to a primary use
b. large scale		x			
3. Hydroelectric Energy Systems					See Section 3507.03
a. small scale			x		Accessory to a primary use
b. large scale		x			
4. Wood Burning Energy Systems					See Section 3507.04
a. small scale			x		Accessory to a primary use
b. large scale		x			
Residential Cultivation of Marijuana			x		Permitted as an accessory use to a residential dwelling unit in accordance with Section 3804 et.al.
Retail Marijuana Stores, Retail Marijuana Cultivation Facilities, Retail Marijuana Products Manufacturing Facilities, and Retail Marijuana Testing Facilities	x				See Section 3804
Retail Sales	x				
Sawmill-commercial		x			
School-trade/vocational	x				
Shooting Range-public					
- indoor		x			

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
Sewage Treatment Plant		x			
Sludge-temporary storage			x		Accessory to sewage treatment plant
Storage Buildings	x				
Storage Yards					
1. equipment	x				
2. non-rec vehicles	x				
3. nonresidential			x		See Section 3815
4. rec vehicles - commercial	x				
Subdivision-nonresidential	x				
Trail	x				
Trailhead			x		Accessory to a Trail
Truck Terminals		x			
Utility Facility					
1. major		x			
2. minor	x				
Warehouse	x				
Water Treatment Plant		x			
Wedding Events					
1. Family			x		
Wholesale Sales	x				
M-1: MINING					
Bus Shelter	x				
Communication Antennas					See Section 3805
1. commercial	x				See Section 3805.02.C
2. commercial, accessory	x				See Section 3805.02.C
3. noncommercial	x				See Section 3805.02.D
4. private	x				See Section 3805.02.E
Communication Tower					
1. commercial		x			
2. commercial, accessory	x	x			Permitted if 35' or less; Conditional if over 35'; See Section 3805
3. noncommercial	x	x			Permitted if 35' or less, Conditional if over 35'; See Section 3805
Community Garden	x				See Section 3801
Construction Staging Area	x			x	On-site: Permitted; Off-site: Temporary
Domestic Water and Wastewater Treatment System		x			
Firewood, Split/ Storage-private	x				Accessory to residential unit
Garage, Private			x		Accessory to allowed residential use.
Greenhouse, Private			x		Accessory to allowed residential use.
Heliport		x			
Helistop		x			
Tourist Services					
1. packing/outfitting		x			
2. snowmobile, jeep and mountain bike tour facilities		x			
Milling	x				See section 3812
Mining	x				See section 3812
Motor Vehicles, Parking/Storage	x				See Section 3815
Offices-construction				x	See Section 3806
Open Space	x				
Parking Lot			x		
Recreational Vehicles-not in storage yards	x				See Section 3815
Renewable Energy Systems					
1. Solar Energy Systems					See Section 3507.01
a. small scale			x		Accessory to a primary use
b. large scale		x			

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
2. Wind Energy Systems					See Section 3507.02
a. small scale			x		Accessory to a primary use
b. large scale		x			
3. Hydroelectric Energy Systems					See Section 3507.03
a. small scale			x		Accessory to a primary use
b. large scale		x			
4. Wood Burning Energy Systems					See Section 3507.04
a. small scale			x		Accessory to a primary use
b. large scale		x			
Residential					
1. Primary Dwelling					
-One-family unit		x			See footnote #8
- recreational vehicle		x			See footnote #9
2. Local Resident Housing					
Housing for On-Site Employees					
a. Caretaker Unit		x			See Section 3809.04.F; Conditional with an established active mining operation
b. On-Site Employee Housing for Active Mining Operations		x			See Section 3809.04.B.2.d. Bunkhouse allowed accessory to active mining operation.
Residential Cultivation of Marijuana			x		Permitted as an accessory use to a residential dwelling unit in accordance with Section 3804 et.al.
Sawmill					
1. commercial		x			
2. private	x				
Sludge					See Section 3818
1. disposal	x				
2. temporary storage	x				
Snowmobile, jeep, and mountain bike tours		x			
Storage Area-equipment			x		See footnote #5 Accessory to active mining operation
Storage Buildings	x				
Storage Yards					
1. equipment	x				Accessory to active mining operation
2. nonresidential			x		See Section 3815
Subdivision-nonresidential	x				
Timber Harvest					
1. commercial	x				
2. private	x				
Trail	x				
Trailhead			x		Accessory to a Trail
Utility Facility					
1. major		x			
2. minor	x				
Wedding Events					
1. Family			x		
MHP: MANUFACTURED HOME PARK					
Bus Shelter	x				
Child Care, Home	x				See Section 3810
Communication Antennas					See Section 3805
1. commercial	x				See Section 3805.02.C
2. commercial, accessory	x				See Section 3805.02.C
3. noncommercial	x				See Section 3805.02.D
4. private	x				See Section 3805.02.E
Communication Tower					
1. commercial		x			
2. noncommercial	x	x			Permitted if 35' or less; Conditional if over 35'; See Section 3805
Community Garden	x				See Section 3801
Construction Staging Area	x			x	On-site: Permitted; Off-site: Temporary

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
Fire Station		x			
Firewood Split/Storage-private			x		
Garage-private			x		Accessory to residential unit
Greenhouse, Private			x		Accessory to residential unit
Home Occupation		x	x		See Section 3810
Motor Vehicle, Parking/Storage			x		Accessory to residential unit, See Section 3815
Offices					
1. construction				x	See section 3806
2. property management	x				
3. real estate sales				x	
4. rental	x				
Open Space	x				
Outdoor Display					
1. art			x		See Section 3813
2. merchandise			x		See Footnote #10
Parking Lot-accessory			x		
Police Station		x			
Recreation Facilities-community			x		Accessory to residential development and parks/playgrounds
Recreational Vehicles-not in storage yards			x		See Section 3815
Renewable Energy Systems					
1. Solar Energy Systems					See Section 3507.01
a. small scale			x		Accessory to a primary use
2. Wind Energy Systems					See Section 3507.02
a. small scale			x		Accessory to a primary use
3. Hydroelectric Energy Systems					See Section 3507.03
a. small scale			x		Accessory to a primary use
4. Wood Burning Energy Systems					See Section 3507.04
a. small scale			x		Accessory to a primary use
Residential					
1. Types of development					
- manufactured home park	x				
2. Primary dwelling					
- One-family unit	x				
- manufactured home	x				
- modular home	x				
Residential Cultivation of Marijuana			x		Permitted as an accessory use to a residential dwelling unit in accordance with Section 3804 et.al.
Short-Term Vacation Rentals	x				See Section 3821
Storage Areas-residential			x		See Section 3815
Storage Buildings			x		See Section 3513.08
Storage Yards-rec vehicles – private storage yard			x		See Section 3815
Subdivision					
1. nonresidential	x				See Chapter 8
2. residential	x				See Chapter 8
Trail	x				
Trailhead			x		Accessory to a Trail
Utility Facility					
1. major		x			
2. minor	x				
Wedding Events					
1. Family			x		
NR-2: NATURAL RESOURCES					
Uses permitted as specified in the State or Federal approved authorizations.					
Communication Antennas					See Section 3805
1. commercial	x				See Section 3805.02.C

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
2. commercial, accessory	x				See Section 3805.02.C
3. noncommercial	x				See Section 3805.02.D
4. private	x				See Section 3805.02.E
Communication Tower					See Section 3805
1. commercial		x			
2. noncommercial	x	x			Permitted if 35' or less, Conditional if over 35'; See Section 3805
OS: OPEN SPACE ZONE					
Communication Antennas					See Section 3805
1. commercial	x				See Section 3805.02.C
2. commercial, accessory	x				See Section 3805.02.C
3. noncommercial	x				See Section 3805.02.D
4. private	x				See Section 3805.02.E
Communication Tower					See Section 3805
1. commercial		x			
2. noncommercial	x	x			Permitted if 35' or less, Conditional if over 35'; See Section 3805
Community Garden	x				See Section 3801
Fences			x		
Utilities		x			
Natural Resource Management			x		
Open Space	x				
Packing and Outfitting			x		
Restoration & Stabilization of Historic Structures	x				
Recreational Paths			x		Including construction and operation
Renewable Energy Systems					
1. Solar Energy Systems					See Section 3507.01
a. small scale			x		Accessory to a primary use
2. Wind Energy Systems					See Section 3507.02
a. small scale			x		Accessory to a primary use
3. Hydroelectric Energy Systems					See Section 3507.03
a. small scale			x		Accessory to a primary use
4. Wood Burning Energy Systems					See Section 3507.04
a. small scale			x		Accessory to a primary use
Roads and Driveways		x			
Signage			x		
Sludge disposal			x		
Small Incidental Structures			x		
Trails			x		
Trailheads			x		
Wedding Events					
1. Family			x		
PUD: PLANNED UNIT DEVELOPMENT					
Uses permitted as specified in County approved PUD designation					
Communication Antennas					See Section 3805
1. commercial	x				See Section 3805.02.C
2. commercial, accessory	x				See Section 3805.02.C
3. noncommercial	x				See Section 3805.02.D
4. private	x				See Section 3805.02.E
Communication Tower					See Section 3805
1. commercial		x			
2. noncommercial	x	x			Permitted if 35' or less, Conditional if over 35'; See Section 3805
Community Garden	x				See Section 3801
Greenhouse, Private			x		Accessory to a residential unit
Home Occupation		x	x		See Section 3810
Medical Marijuana Center	x				See Section 3804
Medical Marijuana Infused Products	x				See Section 3804
Manufacturing Facility					

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
Medical Marijuana Optional Premise Cultivation Operation	x				See Section 3804
Renewable Energy Systems					
1. Solar Energy Systems					See Section 3507.01
a. small scale			x		Accessory to a primary use
2. Wind Energy Systems					See Section 3507.02
a. small scale			x		Accessory to a primary use
3. Hydroelectric Energy Systems					See Section 3507.03
a. small scale			x		Accessory to a primary use
4. Wood Burning Energy Systems					See Section 3507.04
a. small scale			x		Accessory to a primary use
Residential Cultivation of Marijuana			x		Permitted as an accessory use to a residential dwelling unit in accordance with Section 3804 et.al.
Retail Marijuana Stores, Retail Marijuana Cultivation Facilities, Retail Marijuana Products Manufacturing Facilities, and Retail Marijuana Testing Facilities	x				See Section 3804. Permitted only on properties with a commercial designation in PUDs.
Short-Term Vacation Rentals	x				See Section 3821. Permitted in specific PUDs that allow residential uses; not permitted in any PUD which specifically prohibits such use.
Wedding Events					
1. Family			x		
RU: RURAL RESIDENTIAL					
Agricultural Operations	x				
Athletic Facilities					
1. community			x		Accessory to residential development and parks/playgrounds
2. private			x		Accessory to residential development
Bed and Breakfast		x			
Bus Shelter	x				
Child Care Center		x			
Child Care, Home	x				See Section 3810
Church		x			
Communication Antennas					See Section 3805
1. commercial	x				See Section 3805.02.C
2. commercial, accessory	x				See Section 3805.02.C
3. noncommercial	x				See Section 3805.02.D
4. private	x				See Section 3805.02.E
Communication Tower					
1. commercial		x			See Section 3805.02
2. noncommercial	x	x			Permitted if 35' or less; conditional if more than 35'; See Section 3805
Community Building			x		Accessory to residential development
Community Center		x			
Community Garden	x				See Section 3801
Construction Staging Area	x			x	On-site: Permitted; Off-site: Temporary
Firewood, Split/Storage-private			x		Accessory to residential use
Fire Station		x			
Garage, Private			x		Accessory to residential unit
Greenhouse, Private			x		Accessory to residential unit
Home Occupation		x	x		See Section 3810
Motor Vehicles, Parking/Storage			x		See Section 3815
Office-construction				x	See Section 3806
Open Space	x				
Outdoor Display					
1. art			x		See Section 3818
2. merchandise			x		See Footnote #10
Park/Playground					
1. accessory	x				

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
2. independent		x			
Police Station		x			
Recreational Vehicles-not in storage yard			x		See Section 3815
Recreation Building			x		Accessory to residential development
Recreation Facilities					
1. community			x		Accessory to residential development and parks/playgrounds
2. private			x		Accessory to residential development
Renewable Energy Systems					
1. Solar Energy Systems					See Section 3507.01
a. small scale			x		Accessory to a primary use
2. Wind Energy Systems					See Section 3507.02
a. small scale			x		Accessory to a primary use
b. large scale		x			
3. Hydroelectric Energy Systems					See Section 3507.03
a. small scale			x		Accessory to a primary use
4. Wood Burning Energy Systems					See Section 3507.04
a. small scale			x		Accessory to a primary use
Residential					
1. primary dwelling					
- one-family	x				
- manufactured home	x				See Section 3505.08
- modular home	x				See Section 3505.08
2. Group home	x				
3. Local resident housing					
a. affordable workforce housing					See Section 3809.02
b. accessory dwelling unit			x		See Section 3809.03
Residential Cultivation of Marijuana			x		Permitted as an accessory use to a residential dwelling unit in accordance with Section 3804 et.al.
School					
1. elementary/secondary, public	x				
2. middle school	x				
Sewage Treatment Plant		x			
Short-Term Vacation Rentals	x				See Section 3821
Sludge-temporary storage			x		Accessory to sewage treatment plant
Stables					
1. community	x				
2. private	x				
Storage Areas-residential			x		See Section 3815
Storage Building			x		
Storage Yards-nonresidential		x			See Section 3815
Subdivision-standard residential	x				
Trail	x				
Trailhead			x		Accessory to a Trail
Utility Facility					
1. major		x			
2. minor	x				
Water Treatment Plant		x			
Wedding Events					
1. Family			x		
2. Commercial		x			
RE: RURAL ESTATE					
Athletic Facilities					
1. community			x		Accessory to residential development and parks/playgrounds
2. private			x		Accessory to residential development
Bed and Breakfast		x			

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
Bus Shelter	x				
Child Care Center		x			
Child Care, Home	x				See Section 3810
Church		x			
Communication Antennas					See Section 3805
1. commercial	x				See Section 3805.02.C
2. commercial, accessory	x				See Section 3805.02.C
3. noncommercial	x				See Section 3805.02.D
4. private	x				See Section 3805.02.E
Communication Tower					
1. commercial		x			See Section 3805.02
2. noncommercial	x	x			Permitted if 35' or less; conditional if more than 35'; See Section 3805
Community Building			x		Accessory to residential development
Community Center		x			
Community Garden	x				See Section 3801
Construction Staging Area	x			x	On-site: Permitted; Off-site: Temporary
Firewood, Split/Storage-private			x		Accessory to residential unit
Fire Station		x			
Garage, Private			x		Accessory to residential unit
Greenhouse, Private			x		Accessory to residential unit
Home Occupation		x	x		See Section 3810
Motor Vehicle, Parking/Storage			x		Accessory to residential unit, See Section 3815
Office-construction				x	See Section 3806
Open Space	x				
Outdoor Display					
1. art	x				See Section 3818
2. merchandise	x				See Footnote #10
Park/Playground					
1. accessory	x				
2. independent		x			
Police Station		x			
Recreational Vehicle-not in storage yard			x		See Section 3815
Recreation Building			x		Accessory to residential development
Recreation Facilities					
1. community			x		Accessory to residential development and parks/playgrounds
2. private			x		Accessory to residential development
Renewable Energy Systems					
1. Solar Energy Systems					See Section 3507.01
a. small scale			x		Accessory to a primary use
2. Wind Energy Systems					See Section 3507.02
a. small scale			x		Accessory to a primary use
3. Hydroelectric Energy Systems					See Section 3507.03
a. small scale			x		Accessory to a primary use
4. Wood Burning Energy Systems					See Section 3507.04
a. small scale			x		Accessory to a primary use
Residential					
1. Primary Dwelling					
- one-family	x				
- manufactured home	x				See Section 3505.08
- modular home	x				See Section 3505.08
2. Group Home	x				
3. Local resident housing					
a. affordable workforce housing					See Section 3809.02
b. accessory dwelling unit			x		See Section 3809.03
Residential Cultivation of Marijuana			x		Permitted as an accessory use to a residential dwelling unit in accordance with Section 3804 et.al.

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
School					
1. elementary/secondary, public	x				
2. middle school	x				
Sewage Treatment Plant		x			
Short-Term Vacation Rentals	x				See Section 3821
Sludge-temporary storage			x		Accessory to sewage treatment plant
Stable					
1. community	x				
2. private	x				
Storage Areas-residential			x		See Section 3815
Storage Building			x		
Storage Yards-nonresidential		x			See Section 3815
Subdivision-residential	x				See Chapter 8
Trail	x				
Trailhead			x		Accessory to a Trail
Utility Facility					
1. major		x			
2. minor	x				
Water Treatment Plant		x			
Wedding Events					
1. Family			x		
2. Commercial		x			
R-1: RESIDENTIAL					
Athletic Facilities					Accessory to residential development and parks/playgrounds
1. community			x		
2. private			x		Accessory to residential development
Bed and Breakfast		x			
Bus Shelter	x				
Child Care Center		x			
Child Care, Home	x				See Section 3810
Church		x			
Communication Antennas					See Section 3805
1. commercial	x				See Section 3805.02.C
2. commercial, accessory	x				See Section 3805.02.C
3. noncommercial	x				See Section 3805.02.D
4. private	x				See Section 3805.02.E
Communication Tower					
1. commercial		x			See Section 3805.02
2. noncommercial	x	x			Permitted if 35' or less; conditional if more than 35'; See Section 3805
Community Building			x		Accessory to residential development
Community Center		x			
Community Garden	x				See Section 3801
Construction Staging Area	x			x	On-site: Permitted; Off-site: Temporary
Convalescent Home/Nursing Home/ Assisted Living Facility/Memory Care Facility		x			
Firewood, Split/Storage-private			x		Accessory to Residential Unit
Fire Station		x			
Garage, Private			x		Accessory to residential unit
Greenhouse, Private			x		Accessory to residential unit
Home Occupation		x	x		See Section 3810
Motor Vehicles, Parking/Storage			x		Accessory to residential unit, See Section 3815
Office					
1. construction				x	See Section 3806
2. real estate sales				x	See Section 3817

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
Open Space	x				
Outdoor display					
1. art			x		See Section 3818
2. merchandise			x		See Footnote #10
Park/Playground					
1. accessory	x				
2. independent		x			
Police Station		x			
Recreational Vehicles-not in storage yard			x		See Section 3815
Recreation Building			x		Accessory to residential development
Recreation Facilities					Accessory to residential development and parks/playgrounds
1. community			x		
2. private			x		Accessory to residential development
Renewable Energy Systems					
1. Solar Energy Systems					See Section 3507.01
a. small scale			x		Accessory to a primary use
2. Wind Energy Systems					See Section 3507.02
a. small scale			x		Accessory to a primary use
3. Hydroelectric Energy Systems					See Section 3507.03
a. small scale			x		Accessory to a primary use
4. Wood Burning Energy Systems					See Section 3507.04
a. small scale			x		Accessory to a primary use
Residential					
1. Primary Dwelling					
- one-family	x				
- manufactured home	x				See Section 3505.08
- modular home	x				See Section 3505.08
2. Group Home	x				
3. Local resident housing					
a. affordable workforce housing	x				See Section 3809.02
b. accessory dwelling unit			x		See Section 3809.03
Residential Cultivation of Marijuana			x		Permitted as an accessory use to a residential dwelling unit in accordance with Section 3804 et.al.
School					
1. elementary/secondary, public	x				
2. middle school	x				
Sewage Treatment Plant		x			
Short-Term Vacation Rentals	x				See Section 3821
Sludge-temporary storage			x		Accessory to sewage treatment plant
Stable					
1. community		x			See Footnote #12
2. private		x			See Footnote #12
Storage Areas-residential			x		See Section 3815
Storage Building			x		
Storage yards-nonresidential		x			See Section 3815
Subdivision-residential	x				See Chapter 8
Trail	x				
Trailhead			x		Accessory to a Trail
Utility Facility					
1. major		x			
2. minor	x				
Water Treatment Plant		x			
Wedding Events					
1. Family			x		
R-2 AND R-3 RESIDENTIAL					
Athletic Facilities					Accessory to residential development and parks/playgrounds

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
1. community			x		
2. private			x		Accessory to residential development
Bed and Breakfast		x			
Bus Shelter	x				
Child Care Center		x			
Child Care, Home	x				See Section 3810
Church		x			
Communication Antennas					See Section 3805
1. commercial	x				See Section 3805.02.C
2. commercial, accessory	x				See Section 3805.02.C
3. noncommercial	x				See Section 3805.02.D
4. private	x				See Section 3805.02.E
Communication Tower					See Section 3805.02
1. commercial		x			
2. noncommercial	x	x			Permitted if 35' or less, Conditional if more than 35'; See section 3805
Community Building			x		Accessory to residential development
Community Center		x			
Community Garden	x				See Section 3801
Construction Staging Area	x			x	On-site: Permitted; Off-site: Temporary
Convalescent Home/Nursing Home/ Assisted Living Facility/Memory Care Facility		x			
Firewood, Split/Storage-private			x		Accessory to Residential Unit
Fire Station		x			
Garage, Private			x		Accessory to residential unit
Greenhouse, Private			x		Accessory to residential unit
Home Occupation		x	x		See Section 3810
Motor Vehicles, Parking/Storage			x		Accessory to residential unit, See section 3815
Office					
1. construction				x	See Section 3806
2. real estate sales				x	See Section 3817
Open Space	x				
Outdoor Display					
1. art			x		See Section 3818
2. merchandise			x		See Footnote #10
Park/Playground					
1. accessory	x				
2. independent		x			
Police Station		x			
Recreational Vehicles-not in storage yard			x		See Section 3815
Recreation Building			x		Accessory to residential development
Recreation Facilities					
1. community			x		Accessory to residential development and parks/playgrounds
2. private			x		Accessory to residential development
Renewable Energy Systems					
1. Solar Energy Systems					See Section 3507.01
a. small scale			x		Accessory to a primary use
2. Wind Energy Systems					See Section 3507.02
a. small scale			x		Accessory to a primary use
3. Hydroelectric Energy Systems					See Section 3507.03
a. small scale			x		Accessory to a primary use
4. Wood Burning Energy Systems					See Section 3507.04
a. small scale			x		Accessory to a primary use
Residential					
1. Primary Dwelling					
- One-family	x				

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
- manufactured home	x				See Section 3505.08
- modular home	x				See Section 3505.08
2. Group Home	x				
3. Local resident housing					
a. affordable workforce housing	x				See Section 3809.02
b. accessory dwelling unit			x		See Section 3809.03
Residential Cultivation of Marijuana			x		Permitted as an accessory use to a residential dwelling unit in accordance with Section 3804 et.al.
School					
1. elementary/secondary, public	x				
2. middle school	x				
Sewage Treatment Plant		x			
Short-Term Vacation Rentals	x				See Section 3821
Sludge-temporary storage			x		Accessory to sewage treatment plant
Storage Areas-residential			x		See Section 3815
Storage Building			x		
Storage Yards-nonresidential		x			See Section 3815
Subdivision-residential	x				See Chapter 8
Trail	x				
Trailhead			x		Accessory to a Trail
Utility Facility					
1. major		x			
2. minor	x				
Water Treatment Plant		x			
Wedding Events					
1. Family			x		
R-4: RESIDENTIAL					
Athletic Facilities					Accessory to residential development and parks/playgrounds
1. community			x		
2. private			x		Accessory to residential development
Bed and Breakfast		x			
Bus Shelter	x				
Child Care Center		x			
Child Care, Home	x				See Section 3810
Church		x			
Communication Antennas					See Section 3805
1. commercial	x				See Section 3805.02.C
2. commercial, accessory	x				See Section 3805.02.C
3. noncommercial	x				See Section 3805.02.D
4. private	x				See Section 3805.02.E
Communication Tower					
1. commercial		x			See Section 3805.02
2. noncommercial	x	x			Permitted if 35' or less, Conditional if more than 35'; See section 3805
Community Building			x		Accessory to residential development
Community Center		x			
Community Garden	x				See Section 3801
Construction Staging Area	x			x	On-site: Permitted; Off-site: Temporary
Convalescent Home/Nursing Home/ Assisted Living Facility/Memory Care Facility		x			
Firewood, Split/Storage-private			x		Accessory to Residential Unit
Fire Station		x			
Garage, Private			x		Accessory to residential unit
Greenhouse, Private			x		Accessory to residential unit
Home Occupation		x	x		See Section 3810
Motor Vehicles, Parking/Storage			x		Accessory to residential unit, See Section 3815
Office					

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
1. construction				x	See Section 3806
2. real estate sales				x	See Section 3817
Open Space	x				
Outdoor Display					
1. art			x		See Section 3818
2. merchandise			x		See Footnote #10
Park/Playground					
1. accessory	x				
2. independent		x			
Police Station		x			
Recreational Vehicles-not in storage yard			x		See Section 3815
Recreation Building			x		Accessory to residential development
Recreation Facilities					
1. community			x		Accessory to residential development and parks/playgrounds
2. private			x		Accessory to residential development
Renewable Energy Systems					
1. Solar Energy Systems					See Section 3507.01
a. small scale			x		Accessory to a primary use
2. Wind Energy Systems					See Section 3507.02
a. small scale			x		Accessory to a primary use
3. Hydroelectric Energy Systems					See Section 3507.03
a. small scale			x		Accessory to a primary use
4. Wood Burning Energy Systems					See Section 3507.04
a. small scale			x		Accessory to a primary use
Residential					
1. Primary Dwelling					
- one-family	x				
- manufactured home	x				See Section 3505.08
- modular home	x				See Section 3505.08
2. Group Home	x				
3. Local resident housing					
a. affordable workforce housing	x				See Section 3809.02
b. accessory dwelling unit			x		See Section 3809.03
Residential Cultivation of Marijuana			x		Permitted as an accessory use to a residential dwelling unit in accordance with Section 3804 et.al.
School					
1. elementary/secondary, public	x				
2. middle school	x				
Sewage Treatment Plant		x			
Short-Term Vacation Rentals	x				See Section 3821
Sludge-temporary storage			x		Accessory to sewage treatment plant
Storage Areas-residential			x		See Section 3815
Storage Building			x		
Subdivision-residential	x				See Chapter 8
Trail	x				
Trailhead			x		Accessory to a Trail
Utility Facility					
1. major		x			
2. minor	x				
Water Treatment Plant		x			
Wedding Events					
1. Family			x		
R-6: RESIDENTIAL					
Athletic Facilities					Accessory to residential development and parks/playgrounds
1. community			x		

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
2. private			x		Accessory to residential development
Bed and Breakfast		x			See Footnote #11
Bus Shelter	x				
Child Care Center		x			
Child Care, Home	x				See Section 3810
Church		x			
Communication Antennas					See Section 3805
1. commercial	x				See Section 3805.02.C
2. commercial, accessory	x				See Section 3805.02.C
3. noncommercial	x				See Section 3805.02.D
4. private	x				See Section 3805.02.E
Communication Tower					See Section 3805.02
1. commercial		x			
2. noncommercial	x	x			Permitted if 35' or less, conditional if more than 35'; See Section 3805
Community Building			x		Accessory to residential development
Community Center		x			
Community Garden	x				See Section 3801
Construction Staging Area	x			x	On-site: Permitted; Off-site: Temporary
Convalescent Home/Nursing Home/ Assisted Living Facility/Memory Care Facility		x			
Firewood, Split/Storage-private			x		Accessory to residential Unit
Fire Station		x			
Garage, Private			x		Accessory to residential unit
Greenhouse, Private			x		Accessory to residential unit
Home Occupation		x	x		See Section 3810
Motor Vehicles, Parking/Storage			x		Accessory to residential unit; See Section 3815
Office					
1. construction				x	See Section 3806
2. real estate sales				x	See Section 3817
Open Space	x				
Outdoor Display					
1. art			x		See Section 3818
2. merchandise			x		See Footnote #10
Park/Playground					
1. accessory	x				
2. independent		x			
Police Station		x			
Recreational Vehicles-not in storage yard			x		See Section 3815
Recreation Building			x		Accessory to residential development
Recreation Facilities					Accessory to residential development and parks/playgrounds
1. community			x		
2. private			x		Accessory to residential development
Renewable Energy Systems					
1. Solar Energy Systems					See Section 3507.01
a. small scale			x		Accessory to a primary use
2. Wind Energy Systems					See Section 3507.02
a. small scale			x		Accessory to a primary use
3. Hydroelectric Energy Systems					See Section 3507.03
a. small scale			x		Accessory to a primary use
4. Wood Burning Energy Systems					See Section 3507.04
a. small scale			x		Accessory to a primary use
Residential					
1. Primary Dwelling	x				
- One-family	x				
- Two-family	x				See Section 3505.08

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
- manufactured home	x				See Section 3505.08
- modular home					
2. Group home	x				
3. Local resident housing					
a. affordable workforce housing	x				See Section 3809.02
b. accessory dwelling unit			x		See Section 3809.03
Residential Cultivation of Marijuana			x		Permitted as an accessory use to a residential dwelling unit in accordance with Section 3804 et.al.
School					
1. elementary/secondary, public	x				
2. middle school	x				
Sewage Treatment Plant		x			
Short-Term Vacation Rentals	x				See Section 3821
Sludge-temporary storage			x		Accessory to sewage treatment plant
Storage Areas-residential			x		See Section 3815
Storage Building			x		
Subdivision-residential	x				See Chapter 8
Trail	x				
Trailhead			x		Accessory to a Trail
Utility Facility					
1. major		x			
2. minor	x				
Water Treatment Plant		x			
Wedding Events					
1. Family			x		
RC-5000: RURAL COMMUNITY/RC-40000: RURAL COMMUNITY					
Bed and Breakfast		x			
Child Care Center		x			
Child Care, Home	x				See Section 3810
Church		x			
Communication Antennas					See Section 3805
1. commercial	x				See Section 3805.02.C
2. commercial, accessory	x				See Section 3805.02.C
3. noncommercial	x				See Section 3805.02.D
4. private	x				See Section 3805.02.E
Communication Tower					See Section 3805.02
1. commercial		x			
2. noncommercial	x	x			Permitted if 35' or less, Conditional if more than 35'; See Section 3805
Community Building			x		
Community Center		x			
Community Garden	x				See Section 3801
Construction Staging, On-site	x				
Convalescent Home/Nursing Home/ Assisted Living Facility/Memory Care Facility		x			
Fire Station		x			
Garage, Private			x		Accessory to residential unit. In RC-5000, See Footnote #20 on Figure 3-2.
Greenhouse, Private			x		Accessory to residential unit
Home Occupation		x	x		See Section 3810
Motor Vehicles, Parking/Storage			x		Accessory to residential unit; See Section 3815; In RC-5000, See Footnote #20 on Figure 3-2.
Police Station		x			
Recreational Vehicles					
1. as dwelling unit		x			See Section 3819
2. not in storage yard			x		See Section 3815
Renewable Energy Systems					
1. Solar Energy Systems					See Section 3507.01
a. small scale			x		Accessory to a primary use

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
2. Wind Energy Systems					See Section 3507.02
a. small scale			x		Accessory to a primary use
3. Hydroelectric Energy Systems					See Section 3507.03
a. small scale			x		Accessory to a primary use
4. Wood Burning Energy Systems					See Section 3507.04
a. small scale			x		Accessory to a primary use
Residential					
1. Primary Dwelling					
- One-family	x				
- manufactured home	x				See Section 3505.08
- modular home	x				See Section 3505.08
2. Local resident housing					
a. affordable workforce housing	x				See Section 3809.02
b. accessory dwelling unit			x		See Section 3809.03
Residential Cultivation of Marijuana			x		Permitted as an accessory use to a residential dwelling unit in accordance with Section 3804 et.al.
School					
1. elementary/secondary, public	x				
2. middle school	x				
Short-Term Vacation Rentals	x				See Section 3821
Storage Areas- residential			x		See Section 3815. In RC-5000, See Footnote #20 on Figure 3-2.
Trail	x				
Trailhead			x		Accessory to a Trail
Utility Facility					
1. major		x			
2. minor	x				
Water Treatment Plant		x			
Wedding Events					
1. Family			x		

FOOTNOTES

- Figure 3-2 is designated as the County Land Use Matrix. Figure 3-3 lists land uses allowed by zoning district and is included in this Code for information purposes only. It is the intent of this Code that Figures 3-2 and 3-3 be consistent. Where an inconsistency occurs, Figure 3-2 shall govern.
- Parcels created through the rural land use subdivision process may have additional restrictions on use. Please refer to Section 8424 to determine use restrictions that may apply.
- A recreational vehicle may be used as a residence for a caretaker on parcels of 35 or more acres if the recreational vehicle is in compliance with Section 3809.04.F et seq.
- Only the sale of products produced on the property is allowed. The sale of products produced offsite is not allowed. Regulations on outdoor vendors are stated in Section 3816 et seq.
- Allows for the establishment of areas for the storage of equipment associated with farming, ranching, or an active mining operation. Such areas are not required to be screened except as required by Section 3505.11.
- The wholesale retail sales of products produced on the property, and as a part of a wholesale nursery operation are allowed on property zoned A-1. In the A-1 Zoning District, a wholesale nursery may only sell products grown, raised or manufactured from products grown or raised on site.
- Only industrial or manufacturing businesses meeting the performance standards in Section 3512 et seq. are permitted.
- Allows for the establishment of an owner's residence as a conditional use to an active mining operation.
- A recreational vehicle may be used as a residence for a caretaker or mine operator on a seasonal basis where an active mining operation is underway, if the recreational vehicle is in compliance with Section 3809.04.F et seq.

FIGURE 3-3 LAND USE BY DISTRICT ^{1,13}

LAND USE	PERMITTED	CONDITIONAL	ACCESSORY	TEMPORARY	NOTES
10. Outdoor display of merchandise in residential districts is limited to garage sales. See Section 3814 et seq.					
11. A bed and breakfast may only be established in single family dwellings. They may not be established in duplex or multifamily dwellings. See Section 3803 et seq					
12. The keeping of livestock animals in the R-1 zoning district is a conditional use; the construction of a barn/stable is also a conditional use, and requires concurrent approval of a CUP for keeping livestock.					
13. Wildfire Mitigation is allowed in all zoning districts. If a G/E Permit is required, a Fire Mitigation/ Forest Management plan will also need to be submitted and approved in conjunction with the permit unless waived by the Review Authority.					

Draft Chapter 15

Single-family Residential: A development containing single-family or duplex dwellings. A zoning district allowing the development of single-family or duplex dwellings. See also single-family dwelling and duplex dwelling.

Site: A parcel or combination of parcels of land for which a project proposal is submitted which presents a coordinated approach to the design and development of the project, or a parcel or combination of parcels where a coordinated project has been developed, where the requirements in Chapter 3 for qualification as a site applicable to the situation have been met.

Site Area, Gross: The total area of a site located within lot or parcel lines.

Site Area, Net: The gross site area contained within a parcel less any road easements, whether public or private.

Site Coverage: See coverage, site.

Site Specific Development Plan: For all developments, the final approval step, irrespective of its title, which occurs prior to an application for a grading permit, or prior to an application for building permit if no grading permit is required provided the applicant has provided a notice of intent as required by Section 12702 and the provisions of Section 12700 et seq. are met (see Section 12700 et seq.).

Ski Area: An area of land developed for the sport of alpine skiing, snowriding or snowboarding which may include lifts, groomed trails, lodging, food service, lockers and restrooms, sale of clothing and sporting goods, instruction and equipment rental. Ski areas may also include other facilities and activities such as an athletic club, nordic center, ice skating, sleigh rides and child care as accessory uses (see also nordic ski center).

Sludge: Solids removed from sewage during waste water treatment and then disposed of by incineration, dumping or burial.

Sludge Disposal: For purposes of this Code, sludge disposal is defined as follows:

- a. **Land application or beneficial use:** Placement of sludge on the land at agronomic rates so as to use the nutrients and/or moisture in the sludge as a soil conditioner or low-grade fertilizer for the promotion of vegetative growth.
- b. **Placement in a dedicated disposal site:** Placement of sludge in a landfill facility, which has received permits from the State of Colorado for sludge disposal.

Sludge Storage, Temporary: Placement of sludge in a temporary storage facility during the winter season, with winter season being from October to April, until disposal through either land application or placement in a dedicated disposal site.

Small Incidental Structures: Structures that do not exceed 200 square feet and are incidental and accessory to the principal use.

Snowmobile Tours: Offering of guide services and/or equipment for mechanized over the snow travel, including snowmobiles, clothing, food, and safety equipment for a fee to the general public.

Solar Energy System: A system that converts the sun's radiant energy into thermal or electrical energy. For purposes of this Code, solar energy systems are classified as follows:

- a. **Small Scale:** Small scale solar energy systems shall be used primarily for on-site purposes. Excess power may be sold back to a utility company, but is not the primary purpose of the system.
- b. **Large Scale:** Large scale solar energy systems generate power primarily to be sold for use off-site.

Solid Waste Disposal: See sanitary landfill.