

SECTION 8. REGULATIONS AND STANDARDS FOR SPECIFIC LAND USE CHANGES

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8.1 Purpose

The following performance standards and mitigation measures apply to certain land use changes allowed by these Regulations to assist in determining the compatibility with the surrounding uses and appropriate mitigation of potentially significant negative impacts. These standards are in addition to the applicable standards in Sections 4, 5, 6, 7 and 9 of these Regulations.

8.2 Standards for Zoning Amendments

8.2.1 Standards for Zoning Amendments – Part 1

In any petition for zoning amendment, the petitioner shall have the burden of showing that all of the following exist:

- A. That the proposed zone change is consistent with the goals and policies of the Master Plan and any applicable sub-area plans.
- B. That the area in question possesses geological, physiological and other environmental conditions compatible with the characteristic of the Zone District requested.

- C. That the advantages of the Zone District requested substantially outweigh the disadvantages to the County and neighboring land occasioned by the amendment.
- D. That the applicable provisions of these Regulations have been met.
- E. That in the case of a zone amendment request that would increase allowable residential, commercial, or industrial density, that adequate facilities such as roads, water and sanitation, fire protection, emergency services and public utilities shall be available to serve the area.

8.2.2 Standards for Zoning Amendments – Part 2

In addition, zoning amendments shall be allowed only after the petitioner demonstrates that rezoning is necessary for one or more of the following reasons:

- A. The existing Zone District is inconsistent with the policies and goals of the applicable Master Plan and any applicable adopted area or community plan; or
- B. The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a new use or density in the area; or
- C. The proposed rezoning is necessary in order to provide land for a demonstrated community need; or
- D. The existing zone classification currently shown on the Official Zoning Map is an error

8.3 Standards for all Administrative, Conditional, Minor and Special Use Permits

8.3.1 Insurance Requirements

The permittee shall provide liability insurance in compliance with the County's insurance and surety requirements policy then in effect. In addition to the requirements of the policy, the certificate of insurance shall include all permit numbers associated with the activity and permittee shall notify the Routt County Planning Department of any claims made against the policy.

8.3.2 Dwelling Units

Employee housing or other dwelling units may be approved as part of an Administrative, Conditional, or Special Use Permit provided the total number of Dwelling Units on the parcel does not exceed the total allowed in Sections 4 and 5 of these Regulations for the applicable Zone District. Additional Dwelling Units approved in-lieu of Secondary Dwelling Units may be detached Dwelling Units but they shall not result in an increase in the total square footage of all the Secondary, employee or other Dwelling Units on the parcel. A development agreement that limits the total number of Dwelling Units in accordance with these Regulations is required for any Administrative, Conditional, or Special Use Permit that includes employee housing or other Dwelling Units.

8.4 Site Design Standards for all uses in Commercial and Industrial Zone Districts

8.4.1 Setbacks

Setbacks for buildings and other structures will be designed to ensure the following: