

Uses by Zoning District

Use Codes
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Zone Districts	
AC – Agriculture Conservation	GR – General Residential
AF – Agriculture and Forestry	LDR – Low Density Residential
MRE - Mountain Residential Estates	MDR – Medium Density Residential
C – Commercial	HDR – High Density Residential
I – Industrial	MHR – Mobile Home Residential
M – Mining	HPH – Hahns Peak Historical
PUD – Planned Unit Development	
Hatching denotes site plan review required for all building permits or new uses.	

Notes
All uses are subject to the General Performance and Development Standards in Section 5.
Requirements in Sections 5, 6, 7, 8, and 9 apply to certain uses listed below.
Allowable uses for a PUD are site specific to the PUD after review and approval of a Final PUD plan.
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USE	AC	AF	MRE	MHR	GR	LDR	MDR	HDR	C	I	M	HPH
Agricultural, Resource Extraction and Related Uses												
Animal sales yard	S	S										
Fur farming	C	C										
Greenhouses and plant nurseries – no retail sales	R	R										
<i>Greenhouse or plant nurseries – with retail sales</i>	A	A							R			
<i>Farm Stand – All products grown on site</i>	R	R							R			
<i>Farm Stand – Imported products</i>	A	A							R			
<i>Small Agricultural Processing Facility</i>	A	A										
<i>Medium Agricultural Processing Facility</i>	C	C										
<i>Large Agricultural Processing Facility</i>	S	S										
<i>Agritourism Enterprise – less than 50 vehicle trips per day</i>	M	M										
<i>Agritourism Enterprise – more than 50 vehicle trips per day</i>	A	A										
Hunting, private or commercial (provided no permanent staging or permanent lodging facilities associated with commercial hunting)	R	R	R									
Hunting/Fishing Facilities (Private or commercial with permanent staging or permanent lodging area associated with commercial hunting)	C	C	C									
Indoor riding arena or stable – community or commercial	C	C	C						R	R		
Indoor riding arena or stable – private	R	R	R									
<i>Injection Wells and Commercial Wastewater Disposal sites related to oil, gas, and coal bed methane development as identified in Section 9.8.1</i>	S	S									S	S
<i>Landing Strip/Helipad – private non-commercial</i>	S	S									S	S
Log and soil storage – no imported materials	R	R										

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Log and soil storage – imported materials	C	C										
Lumbering/Timbering	R	R										
<i>Mining – Isolated as identified in Section 9.3.1</i>	A	A	S	S	S	S	S	S	S	S	R	
<i>Mining, Resource Extraction and accessory uses</i>	S	S	S	S	S	S	S	S	S	S	R	
Resource Exploration and/or Core Sampling (non Oil & Gas)	A	A	A	A	A	A	A	A	A	A	R	A
<i>Oil, gas, and coal bed methane exploration</i>	S	S	S	S	S	S	S	S	S	S	A	
<i>Oil, gas, and coal bed methane production and development</i>	S	S	S	S	S	S	S	S	S	S	S	
Ranching, farming and general agriculture on parcels 1 acre or larger	R	R	R	R	R	R	R	R	R	R	R	R
Ranching, farming and general agriculture on parcels < 1 acre	R	R	M	M	M	M	M	M	M	M	M	M
<i>Seismic Testing as identified in Section 9.7.1 or Mineral Exploration</i>	A	A	A	A	A	A	A	A	A	A	R	
Sludge Disposal	A	A										
Residential and Related Uses												
<i>Bed and Breakfast</i>	C	C	S			C	C	C	R			
Duplex					R	R	R	R	C			
Dwelling Unit(s) attached to a business									R	R	R	C
<i>Home Industry</i>	S	S	S	S	S	S	S	S	C	R	R	S
<i>Home Occupation</i>	R	R	R	R	R	R	R	R	R	R	R	R
<i>Mobile Home park or development*</i>				S*								
Multi-family Dwelling							R	R	C			
<i>Secondary Dwelling Units</i>	R	R	R		R	R	R	R				
Short-term Rental									R			
Single Family Dwelling Unit	R	R	R	R	R	R	R	R	R	R	R	R
<i>Camping, Extended, Private Non-Commercial</i>	M	M										
<i>Temporary Workforce Housing</i>	S	S							S	S	S	

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USE	AC	AF	MRE	MHR	GR	LDR	MDR	HDR	C	I	M	HPH
Commercial and Related Uses												
Adult oriented businesses									S	S		
Agricultural equipment sales and service		S							R			
Animal hospital, kennel or associated boarding	S	S							C	R		
Auto service station and garage						S	S	S	R	S		
Automobile parking lots									C	R		C
Balloon rides, guided ski tours, mountain bike tours, raft trips, etc. that do not require permanent staging areas or facilities	R	R							R	R		
Balloon rides, guided ski tours, mountain bike tours, raft trips, etc. that require permanent staging areas or facilities	C	C							R	R		
Banks and financing institutions									R			
Boat dock, marina		S							R			
<i>Campground/RV park – commercial</i>	S	S							R			
Convenience stores with gasoline sales						S	S	S	R	S		
Dog sled rides	C	C										
Dog boarding (including boarding for dog sled rides), breeding kennels	S	S							C	R		
Driving ranges	S	S										
Eating and drinking establishments, indoor or outdoor						S	S	S	R			S
Golf course	S	S										
Guest Ranch	S	S										
Horseback rides, guided commercial or unguided rentals	A	A										
Hotel/Lodge/Motel									R			
Junkyard	S	S								S		

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Mortuaries									S	S		
Offices, general					S	S	S	S	R	R	R	
Personal Service Establishments entirely enclosed within a structure						C	C	C	R	S		
Safety Training Facility	C	C										
Race track for motorized vehicles		S							S	S		
Radio and TV studio									R	S		
Recreational Facilities, Indoor									R			
Recreational Facilities, Outdoor - Urban									R			
Recreational Facilities, Outdoor - Rural	C	C							C			
Recreational Facilities, Outdoor – Rural with Overnight Accommodations	S	S							S			
Rentals or tours with mechanized modes of transport of guests such as ATV, snowmobile, snowcat, motorcycle, helicopter, etc. or any tours or rentals that use County Roads	S	S										
Retail establishments entirely enclosed within a structure						C	C	C	R	S		
Retail establishments with outdoor storage and/or sales						S	S	S	R	S		
Self-storage units/mini-warehouses									S	R		
Ski area and/or lift, tow or other type of special uphill transportation facilities, warming houses, sledding area	S	S										
Sleigh/wagon rides	A	A										
Industrial and Related Uses												
<i>Asphalt Plant</i>	S	S								R	S	
<i>Concrete Plant</i>	S	S								R	S	
Industrial										R		

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<i>Industrial, Light</i>									R	R		
Milling and processing of lumber	S	S								R		
Motor vehicle storage									S	R		
Railroad	S	S	S	S	S	S	S	S	S	S	S	S
Public Facilities and Related Uses												
Airport – public		S								S		
Auditoriums, theaters, recreation centers						S	S	S	R			
Bus shelter	A	A	A	A	A	A	A	A	A	A	A	A
Bus, train, airline ticket offices, terminals		S							R	S		
Cemeteries – private (family)	R	R										
Cemeteries - public	S	S			S	S	S	S				
<i>Churches or Religious Land Uses</i>	C	C	C	C	C	C	C	C	C	C		C
Day Care Center		C		C	S	S	S	S	C	C		
Day Care Home		R	R	R	R	R	R	R	R	R	R	R
Parks and recreation lands not including athletic fields	R	R	R	R	R	R	R	R	R	R	R	R
Parks and recreation lands including athletic fields		C	C	C	C	C	C	C	C	C	C	C
<i>Production Facility, Renewable Energy</i>	S	S							S	S	S	
Public buildings	C	C	C	C	C	C	C	C	C	C	C	C
<i>Public Utilities – Major Facilities</i>	S	S	S	S	S	S	S	S	R	R	R	
Public Utilities – Regional Distribution, aboveground	R	R	S	S	S	S	S	S	S	S	R	S
Public Utilities – Regional Distribution, underground	R	R	R	R	R	R	R	R	R	R	R	R
Public Utilities – Local Distribution and Service Lines, aboveground	R	R										
Public Utilities – Local Distribution and Service Lines, underground	R	R	R	R	R	R	R	R	R	R	R	R
Schools		C	C	C	C	C	C	C	C			

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USE	AC	AF	MRE	MHR	GR	LDR	MDR	HDR	C	I	M	HPH
Senior centers and nursing homes				C	S	S	S	S	C			
Solar Energy Systems	R	R	R	R	R	R	R	R	R	R	R	R
<i>Solid Waste Disposal Site</i>	S	S							S	S		
Solid Waste Transfer Site or Recycling station	S	S							S	S	S	
<i>Telecommunication Facilities – freestanding antennas and towers</i>	C	C	C	C	C	C	C	C	M	M	M	C
<i>Telecommunication Facilities – co-location on buildings or permitted towers</i>	M	M	M	M	M	M	M	M	M	M	M	M
Wildlife preserves	R	R	R	R	R	R	R	R	R	R	R	R
<i>Wind Generator <80 feet</i>	R	R	R	R	R	R	R	R	R	R	R	R
<i>Wind Generator >80 feet</i>	S	S							S	S	S	
Miscellaneous and Related Uses												
Accessory uses and structures	R	R	R	R	R	R	R	R	R	R	R	R
Camping – private non-commercial	R	R										
<i>Central Water or Sewage Treatment System – outside a County approved Special District</i>	S	S	S	S	S	S	S	S	S	S	S	S
<i>Central Water or Sewage Treatment System – within a County approved Special District</i>	R	R	R	R	R	R	R	R	R	R	R	R
Fishing – private non-commercial	R	R	R	R	R	R	R	R	R	R	R	R
<i>Reservoirs, non-agricultural greater than 1 acre</i>	S	S	S	S	S	S	S	S	S	S	S	
Safety Training Facility	C	C										
<i>Signs</i>	M	M	M	M	M	M	M	M	M	M	M	M
Special Events	M	M	M	M	M	M	M	M	M	M	M	M