

TABLE 2-1 SUMMARY OF ZONE DISTRICT USES

(TCLUR Chapter 2)

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Key: A - Administrative Review Use C - Conditional Use S - Special Use, P - Permitted Use, T - Temporary Use, Blank - Use Prohibited	A-1 - Agricultural	RR - Rural Residential	R-1 - Single-family Residential	R-1M - Mobile Home Lots	R-2 - Multi-Family	BC - Business Center	C-1 - Commercial	LI - Light Industrial	M-1 - Industrial	A-2 - Airport Overlay	C-2 - Commercial Overlay
<u>NOTE 1:</u> Where dual designations exist, see the text of these Regulations											
<u>NOTE 2:</u> The column titles to the right are the Teller County zone districts. For uses allowed in obsolete zone districts see the text of these Regulations. A property in an overlay zone is additionally subject to the requirements of that overlay zone. Teller County has the following overlay zones: Airport, C-2 Commercial, Historic Preservation (HP), National Monument Protection (NP), Environmental Health (EH). Where Table 2.1 conflicts with the text of these Regulations, the text supersedes.											
Accessory Dwelling Unit(s) (as restricted)	P/C										
Adult Day Care Facility	C		C				C				
Adult or sexually oriented business							P				
Agricultural uses including general farming, forestry, and ranching	P									P	
Airfields and related facilities including landing strips; airport terminals, related sporting facilities; hangers and tie-down facilities; navigation instruments and aids; aviation control towers; aircraft maintenance facilities; aero club facilities										P	
Alternative Care Facility	C		C				C				
Animal Hospital / Veterinary Clinic. See Use Restrictions	P/C					P/C	P/C				
Animals - pet animals	P	P	P	P	P					P	
Animals - commercial domestic hoofed livestock; commercial small livestock, poultry, fowl	P										
Animals - noncommercial domestic hoofed livestock; noncommercial small livestock, poultry, fowl	P	P	P	P						P	
Assisted Living Residence: 8 or fewer	A	A	A	A	A						
Assisted Living Residence: 9 or more	C	C	C		C						
Auto, RV, truck sales						C					
Auto, RV, truck sales and/or service							C	P			
Auto, RV, truck service									P		
Bar, restaurant, lounge, other food & beverage service, take-out included						P	P				
Batch Plant - Concrete or asphalt	S							S	S		
Bed and breakfast operations	C	C	C	C							
Blacksmith Shop								P	P		
Boarding house					P						
Brew Pub and Craft (Micro) Brewery						P	C	C			
Breweries and distilleries									P		
Building materials - sales (including Home Improvement centers)						P	P	P			
Campgrounds or Recreational Vehicle Park	S										

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Camping on property less than 60 days/year	P	P	P	P							
Car wash, with or without related Gasoline fueling station						P	P	P	P		
Cemetery	C										
Chemical manufacturing and storage											C
Child care center - 4 or fewer	P	P	P	P	P		P				
Child care center - 5 or more	C	C	C				C				
Church, temple, synagogue, or other religions worship facility	C	C	C	C	C		P				
Clinic - Medical or dental							P	P			
Commercial: general retail goods and business services: COMMUNITY scale							P	P			
Commercial: general retail goods and business services: NEIGHBORHOOD scale							P	P			
Commercial: general retail goods and business services: REGIONAL scale							P	C			
Communication facility - co-location only	A	A	A	A	A	A	A	A	A	A	
Communication facility - free standing	C					C	C	C	C	C	
Communication facility - public safety	C	C	C	C	C	C	C	C	C	C	
Communication facility - roof or wall mounted	P					P	P	P	P	P	
Communication facility - "stealth"	P	P	P	P	P	P	P	P	P	P	
Communication facility - wall mounted		C	C	C	C						
Community Residential Home: 8 or fewer	A	A	A	A	A						
Community Residential Home: 9 or more	C	C	C		C		C				
Construction equipment business (inc. sales and repair)							C	P	P		
Convention facilities, auditoriums, arenas							C	C			
Day Treatment Center: any number	S						S				
Dry cleaning and laundry establishment							P	P	P		
Dwelling - multi-family (including apartments and duplexes)						P					
Dwelling - one single-family (excluding mobile homes in RR, \$-1, R-2)		P	P	P	P						
Dwelling - two family (duplex)			C	C							
Dwelling - up to 3 single-family residential units (as restricted) (includes mobile home)	P										
Dwellings (excluding mobile homes) associated with commercial or business use ("Mixed use")							P				
Dwellings (excluding mobile homes) within the same structure as a commercial or business use ("Mixed use")								P			
Educational institution - Public or private	C	C	C	C	C	C	P				
Elderly or Disabled Low-Income Residential Facility	S		S				S				
Emergency services facilities (subject to Location and Extent review)	P	C	C	C	C		P	P	P		

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Entertainment places and facilities: indoors						P	P				
Essential services (subject to Location and Extent review)	P	P	P	P	P	P	P	P	P	P	
Family Child Care Home: 5 or fewer	P	P	P	P	P						
Family Child Care Home: Between 6 and 12	A	A	A	A	A						
Family Child Care Home: 13 or more	C	C	C								
Family Service Facility	S	S				S					
Feed and seed processing and bulk storage								P	P		
Financial institution (bank, S&L, credit union, etc.)							P	P			
Food processing, wholesale									P	P	
Foster Care Home: 5 or fewer	P	P	P	P	P						
Foster Care Home: Between 6 and 12	A	A	A	A	A						
Foster Care Home: 13 or more	C	C	C								
Freight yard									P		
Fuel storage and bulk sales									C		
Funeral homes							P				
Gasoline fueling station - with or without related motor vehicle body repair shop, motor vehicle operating systems maintenance and repair shop, or convenience store						P	P	P	P		
Group Home for the Aged: 8 or fewer	A	A	A	A	A						
Group Home for the Aged: 9 or more	C	C	C		C						
Group Home for the Mentally Ill: 8 or fewer	A	A	A	A	A						
Group Home for the Mentally Ill: 9 or more	C	C	C		C						
Group Meeting Facility (except those uses otherwise specifically described in this table)	C	C	C	C	C		P				
Guest house (as restricted)	P	C	C	C							
Home business - no impact	P	P	P	P	P						
Home Health Services/Home Health Care (peripatetic)	P	P	P	P	P		P				
Home occupation	C	C	C	C							
Homeless Youth Shelter/Homeless Shelter	S	S				S					
Homemaker Agency/Services (peripatetic)	P	P	P	P	P		P				
Hospice care - (peripatetic)	P	P	P	P	P						
Hospitals							P				
Hotels and motels							P	P			
Independent Residential support Services (peripatetic)	P	P	P	P	P						
Intermediate Nursing Facility: Mentally Retarded	C		C			C					
Junkyards									C		
Kennel	C/S	C	C	C		C/S	C/S	C/S	C/S	C/S	
Laboratories - medical, dental, research, experimental and testing						P	C	P			
Life Care Institution	C		C			C					
Livestock Boarding Facility. See Use Restrictions below	P/C					P/C					

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Low-Income Household Residential Facility	S	S				S					
Machine Shop						P	P	P	P		
Manufacturing - small scale (non-hazardous materials use)						P	P	P	P		
Manufacturing: large scale (non-hazardous materials use)									P		
Manufacturing: small scale (hazardous materials use)						C	C				
Manufacturing: small or large scale (hazardous materials use)									C		
Meat processing, (excluding slaughter, curing & smoking)								P			
Meat processing, packing, slaughter								P	P		
Mini-warehouses							C	P	P		
Mining - Including aggregate mining (gravel pits)	S								S		
Mobile Home Park	S					P					
Mobile/manufactured/factory-built home sales						P	P	P	P		
Mobile home as a dwelling unit	P		P			P	P	P	P		
Motor vehicle body repair shop - independent of Gasoline service station						P	P	P	P		
Motor vehicle operating systems maintenance and repair - independent of Gasoline service station						P	P	P	P		
Nursing Facility	C	C				C					
Offices						P	P	P			
Offices with attached storage room not over 3,000 square feet per unit in size						P	P	P			
Parking - commercial or public	C					P					
Personal Care Agency/Services (peripatetic)	P	P	P	P	P	P					
Printing, newspaper publishing and binding, including engraving and photoengraving						P	P	P			
Public uses and facilities (subject to Location and Extent review)	P	P	P	P	P	P	P	P	P	P	
Recreational facilities - indoors						P	P				
Recreational facilities (Public/Private)	S	C	C	C							
Recreational facilities as part of a housing complex						P					
Recycling station (public drop-off only)							C	C	P	P	
Regional Center: Developmentally Disabled	S	S				S					
Research and testing facilities								P			
Residential [Child] Care Facility: any number	S	S				S					
Resorts	S										
Respite Care Provider/Services (facility)	C	C				C					
Respite Care Provider/Services (peripatetic)	P	P	P	P	P						
Rooming House						P					
Sawmill	C										
Secure Residential Treatment Center: any number	S					S					

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Specialized Group Facility [Child]: any number	S						S				
Stone and monument works					P		P				
Storage units - commercial											P
Storage Yard: Construction [Contractor's] or Construction Equipment Storage Yard	C				C		C	C			C
Storage Yard: Dismantling Yard									C		
Storage Yard: Rental Storage Yard	C				C		C	C			
Storage Yard: Vehicle Towing and Storage Yard	C						C	C			C
Tanning, curing or storing of hides									P		
Temporary Construction Office Trailer	A	A	A	A	A	A	A	A	A	A	
Temporary Housing	A	A	A	A	A						
Transitional Housing Facility	S	S				S					
Transportation terminal									P		
Underlying zone district Administrative Review Uses when water and wastewater disposal are not necessary for the use .											A
Underlying zone district Conditional Uses when water and wastewater disposal are not necessary for the use.											C
Underlying zone district Permitted Uses when water and wastewater disposal are not necessary for the use.											P
Underlying zone district Conditional Uses when water and wastewater disposal are not necessary for the use.											S
Utility transfer station (subject to Location and Extent requirements)						P	P	P			P
Vehicle storage yard for up to 8 customer vehicles. See Use Restrictions									P		
Warehouses						P	P	P			
Waste-related uses - all	S								S	S	
Waste-related uses other than Recycling Stations for public drop-off only											
Wholesale activities						P	P	P			
Wild Game Packaging	C										



CONTACT US!

The information above is a
summary only. The Land Use
Regulations may require more or
less than is stated in this brochure.

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