



Estes Valley Use Classifications



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OVERVIEW

The Estes Valley Development Code (EVCD) includes many common land use classifications as well as specific uses. For example, "Household Living" is a use classification, and 'single-family' and 'multi-family' are specific uses for the Household Living classification.

Classifications and specific uses are outlined in Chapter 4 *Zoning Districts*. Because it is impossible to create a list that anticipates all possible land uses, Section 3.3 outlines a process to determine what land use classification your proposed use will fit (if any).

Section 3.3 is not intended to allow uses that are not intended to allow any specific use that is prohibited in a zone district.

If a specific use cannot be clearly determined to be in a use classification permitted in the applicable zoning district, you may petition for an amendment to the development code, as provided in §3.3 above.

HOW DO I GET MY PROPOSED USE 'CLASSIFIED' IN YOUR CODE?

The process for an application to determine a use classification follows:

Step 1: Pre-Application Conference. A pre-application conference is voluntary.

Step 2: Staff Review and Action. Within thirty (30) days from the date a complete application is submitted, the Staff will: (a) review the application according to the standards set forth in this Section; (b) consult with the Town or County Attorneys and other staff, as necessary; and (c) make a final determination as to whether the subject use shall be deemed to be within a use classification set forth in this Code and whether such use should be allowed in the applicable zoning district.

Form of Determination. Determinations are provided to the Applicant in writing and filed in the Community Development Department.

REVIEW STANDARDS

The following considerations are used to determine what classification a use is in and whether it is appropriate to allow the use in the applicable zoning district:

1. The actual or projected characteristics of the subject use compared to the stated characteristics of each use classification allowed in the zoning district (see §13.2, "Use Classifications/Specific Use Definitions and Examples");
2. The relative amount of site area or floor space and equipment devoted to the use;
3. Relative amounts of sales from the subject use compared to other permitted uses;
4. The relative number of employees;
5. Hours of operation;
6. Building and site arrangement;
7. Vehicles used with the use;
8. The relative number of vehicle trips generated by the use;
9. Signs;
10. How the use advertises itself;
11. Whether the use is likely to be found independent of other uses on the site;
12. Any other potential impacts of the subject use relative to other specific uses included in the classification and permitted in the applicable zoning district; and
13. Whether the subject use is consistent with the stated intent and purposes of this Code and the zoning district in which it is to be located.

OFFICIAL RECORD

An official record of use classification determinations is kept on file in the office of the Community Development Department.

APPEALS

Appeals from the Staff's determination on a use classification request are made to the Town Board or County Commission, depending on jurisdiction

Note: This information was summarized from Estes Valley Development Code Section 3.12 *Use Classification*. These regulations can be accessed online at www.estesnet.com/comdev/devcode/