

ARTICLE III

DISTRICTS & MAPS

SECTION 300 - ZONING DISTRICT

For purposes related to the orderly development of the County of Moffat and in order to carry out the provisions of this Resolution, the County is hereby divided into the following districts:

A - AGRICULTURE. This district is designed for all agricultural, farming, forest, recreation, residential, natural resource exploration and production, and other uses that require protection from encroaching commercial, industrial and urban density residential uses.

R-R- RURAL RESIDENCE. This district is composed of certain rural areas where limited agriculture may be practiced and where single family dwelling units are the primary use.

R-C- RURAL COMMUNITY. (Adopted 7/20/83) This district is designed for rural population centers where a variety of residential uses are desired, but at densities more restrictive than urban areas, and where a limited range of agricultural activities may be conducted.

R-1- LOW DENSITY RESIDENCE. This district allows for the standard urban density subdivision, composed of single family residences.

R-2- MEDIUM DENSITY RESIDENCE. This district allows for higher densities, usually duplexes and low-to-medium density multi-family residences.

MH-1- MOBILE HOME SUBDIVISION. This district allows for mobile home subdivisions.

MH-2- MOBILE HOME PARKS. This district allows for mobile home parks.

B- BUSINESS. This district allows for stores, shops or businesses conducted within an enclosed building.

C - COMMERCIAL. This district allows for stores, shops, businesses, recreational or service-oriented enterprises where outdoor storage is permitted.

L-I - LIGHT INDUSTRIAL This district provides for industrial operations that would not be considered detrimental to adjoining land uses because of excessive light, noise, smoke, vibration, heat, odor, dust or vulnerability to fire or explosion.

H-I - HEAVY INDUSTRIAL. This district provides for industrial uses that may be considered detrimental to adjoining land uses because of excessive light, noise, smoke, vibration, heat, odor, dust or vulnerability to fire or explosion.

0 - OPEN. This district is primarily for areas where prohibition of all types of building is desired, for reasons of flood hazard, fire protection, geologic hazards or other public safety reasons. Recreation, wildlife preserve, and other open uses are desirable for this district.

All of the above districts are subject to certain conditional use limitations.

SECTION 305 - ZONING MAP

The location of the zoning districts established herein are shown on the accompanying maps, entitled "Official Zoning Map of Moffat County", which are dated and hereby made, along with explanatory matter, a part of this Resolution.

The Official Maps shall be filed and on display at the office of the Moffat County Clerk and shall be kept current at all times. All amendments to the Map, made in conformity with Article VI, Section 600, of this Resolution, shall be recorded on the Maps within a reasonable amount of time after adoption, showing the general location, effective date, and the nature of the change. Each Map amendment shall become an amendment to Article III of this Resolution, shall be dated, and shall contain a legal description of the area to be changed, as well as the nature of the change.

Unless otherwise specified on the official Zoning Map, zone boundaries shall be construed to lie: On the center line of streets or alleys; on lot lines of platted subdivisions; on railroad right-of-way boundaries; or on section lines, or a division thereof.