

§ 4.3 RESIDENTIAL ZONING DISTRICTS

A. List of Districts/Specific Purposes.

1. *RE-1 Rural Estate Zoning District.* This district is established to protect and preserve some of the most rural areas of the Estes Valley in which significant view sheds, woodlands, rock outcroppings, ridgelines, other sensitive environmental areas and low-density residential development comprise the predominant land use pattern. This zone implements the “Rural Estate (RE-1)” future land use designation contained in the Comprehensive Plan. The district regulations allow for the development of low-density single-family residential uses, generally at densities no greater than one (1) dwelling unit per ten (10) acres.
2. *RE Rural Estate Zoning District.* This district is established to permit relatively low-density single-family residential development in areas of the Estes Valley where this is the established and predominant land use pattern. This zone implements the “Rural Estate (RE)” future land use designation contained in the Comprehensive Plan. New residential development is encouraged to incorporate rural residential conservation designs, such as clustering and other open space preservation techniques, in order to preserve the existing rural character and limit development in sensitive environmental areas such as steep sloped areas. The regulations contained in this district will permit continued, low-density residential development, generally at densities no greater than one (1) dwelling unit per two and one-half (2.5) acres.
3. *E-1 Estate Zoning District.* This district is established to preserve the predominantly lower density residential uses that have been established in the Estes Valley. This zone implements the “Estate (E-1)” future land use designation contained in the Comprehensive Plan. The district regulations permit single-family residential uses at densities of one (1) dwelling unit per acre.
4. *E Estate Zoning District.* This district is established to encourage moderate density single-family residential uses in areas of the Estes Valley convenient to services and the key highway corridors. This zone implements the “Estate (E)” future land use designation contained in the Comprehensive Plan. District regulations are intended to continue the predominant single-family detached use, while providing for additional parks, open space and trail/bikeway linkages to Downtown Estes Park and existing systems whenever possible. District regulations permit single-family residential uses at densities of two (2) dwelling units per acre, with a minimum lot area of one-half ($\frac{1}{2}$) acre.
5. *R Single-Family Residential Zoning District.* This district is established to preserve and encourage relatively high-density single-family residential uses primarily within the Town of Estes Park. This zone implements the “Residential (R)” future land use designation contained in the Comprehensive Plan. District regulations are intended to continue the predominant single-family detached use, while providing for additional open space and trail/bikeway linkages to Downtown Estes Park and existing systems whenever possible. District regulations permit single-family residential uses at densities of four (4) dwelling units per acre, with a minimum lot area of one-quarter ($\frac{1}{4}$) acre.
6. *R-1 Single-Family Residential Zoning District.* This district is established to provide opportunities for attainable single-family residential development within the Town of Estes Park and in close proximity to services. Accordingly, district regulations will allow densities of up to eight (8) dwelling units per acre, with a minimum lot area of five

thousand (5,000) square feet, subject to the attainable housing limitations in §11.4.C of this Code.

7. *R-2 Two-Family Residential.* This district is established to encourage development of relatively denser residential housing, including two-family dwellings (duplexes) as well as single-family detached housing, primarily within the town limits of Estes Park. This zone implements the “Two-Family (R-2)” future land use designation contained in the Comprehensive Plan. District regulations will allow a minimum lot area of eighteen thousand (18,000) square feet for single-family uses and twenty-seven thousand (27,000) square feet for two-family dwellings (duplexes).
8. *RM Multi-Family Residential.* This district is established to provide opportunities for multi-family residential development. This zone implements the “Multi-Family (MF)” future land use designation contained in the Comprehensive Plan.

B. Table 4-1: Permitted Uses: Residential Zoning Districts.

**Table 4-1
Permitted Uses: Residential Zoning Districts**

Use Classification	Specific Use	Zoning Districts								Additional Regulations (Apply in All Districts Unless Otherwise Stated)
		"P" = Permitted by Right "S" = Permitted by Special Review "–" = Prohibited								
		RE-1	RE	E-1	E	R	R-1	R-2	RM	
RESIDENTIAL USE CLASSIFICATIONS										
Household Living	Single-family dwelling	P	P	P	P	P	P	P	P	In R-1, §4.3.D.4 applies (Ord 18-01 #13)
	Two-family dwelling	–	–	–	–	–	–	P	P	
	Town home dwelling	–	–	–	–	–	–	–	P	
	Multi-family dwelling	–	–	–	–	–	–	–	P	
	Mobile home park	–	–	–	–	–	–	–	S	§5.1.K
Group Living Facility, Large	Senior care facility	–	–	–	–	–	S	S	S	§5.1.I
	Large group living facilities	–	–	–	–	–	S	S	S	§5.1.I; Treatment facilities are prohibited
Group Living Facility, Small		P	P	P	P	P	P	P	P	§5.1.I
INSTITUTIONAL, CIVIC & PUBLIC USES										

Use Classification	Specific Use	Zoning Districts								Additional Regulations (Apply in All Districts Unless Otherwise Stated)
		"P" = Permitted by Right "S" = Permitted by Special Review "-" = Prohibited								
		RE-1	RE	E-1	E	R	R-1	R-2	RM	
Day Care Center (Ord. 6-06 §1)		S	S	S	S	S	S	S	S	§5.1.F
Family Home Day Care, Large (Ord. 6-06 §1)		S	S	S	S	S	S	S	S	§5.1.F; As accessory to a principal residential use only

Table 4-1 (Cont'd)

Use Classification	Specific Use	Zoning Districts								Additional Regulations (Apply in All Districts Unless Otherwise Stated)
		"P" = Permitted by Right "S" = Permitted by Special Review "-" = Prohibited								
		RE-1	RE	E-1	E	R	R-1	R-2	RM	
INSTITUTIONAL, CIVIC & PUBLIC USES (Cont'd)										
Government Facilities	Public Safety Facilities	P	P	P	P	P	P	P	P	§3.13, Location & Extent Review
	Trail/Trail Head	P	P	P	P	P	P	P	P	§3.13, Location & Extent Review
	Utility, Major	-	-	-	-	-	-	-	-	§3.13, Location & Extent Review
	Utility, Minor	P	P	P	P	P	P	P	P	§3.13, Location & Extent Review; Use shall not include office, repair, storage or production facilities

Use Classification	Specific Use	Zoning Districts								Additional Regulations (Apply in All Districts Unless Otherwise Stated)
		“P” = Permitted by Right “S” = Permitted by Special Review “-” = Prohibited								
		RE-1	RE	E-1	E	R	R-1	R-2	RM	
Government Facilities (cont'd)	All Other Government Facilities	P	P	P	P	P	P	P	P	§3.13, Location & Extent Review
Hospital		-	-	-	-	-	-	-	S	
Park and Recreation Facilities		P	P	P	P	P	P	P	P	§3.13, Location & Extent Review
Park and Ride Facilities		-	-	-	-	-	P	P	P	
Religious Assembly		-	-	-	-	-	-	-	S	§5.1.O
Schools		P	P	P	P	P	P	P	P	§3.13, Location & Extent Review
Senior Institutional Living	Continuing Care Retirement Facility	-	-	-	-	S	S	S	S	§5.1.I
	Congregate Housing	-	-	-	-	S	S	S	S	§5.1.I
	Skilled Nursing Facility	-	-	-	-	-	-	-	S	§5.1.I
Transportation Facility Without Repairs		-	-	-	-	-	P	P	P	§3.13, Location & Extent Review
ACCOMMODATION USES										
Low-Intensity Accommodations	Bed and Breakfast Inn	-	-	-	-	-	-	S	P	§5.1.B
COMMERCIAL/RETAIL USES										
Wireless Telecommunication Facilities	Attached & concealed (stealth) antennas	P	P	P	P	P	P	P	P	§5.1.T
	Antenna towers, microcells	P/S	P/S	P/S	P/S	-	-	P/S	P/S	§5.1.T
RECREATION USES										
Golf Course		P	S	S	S	-	-	-	-	§5.1.C
ACCESSORY USES:	SEE §5.2, “ACCESSORY USES AND ACCESSORY STRUCTURES.”									
TEMPORARY USES:	SEE §5.3, “TEMPORARY USES AND STRUCTURES.”									

C. Density/Dimensional Standards.

1. *Density Calculation.* (See also Chapter 1, §1.9.C.)
 - a. Net land area. Net land area shall be determined by subtracting from the gross land area the following:
 - (1) Eighty percent (80%) of lands located in the 100-year floodplain;
 - (2) Eighty percent (80%) of lands located above the elevation serviceable by the Town of Estes Park water system;
 - (3) All lands within private streets or dedicated public rights-of-way; and
 - (4) All lands subject to a ground lease that, because of the lease terms, would not be available for development of the proposed land use(s) on the subject property.
 - b. Net density. Net density shall be calculated by dividing the net land area by the minimum lot area or land area required for each unit.
 - c. When applying a density standard to a parcel's net land area, all resulting fractions shall be rounded down to the next lower whole number.
 - d. The number of dwelling or accommodations units allowed on a site is based on the presumption that all other applicable standards shall be met. The maximum density established for a zoning district (See Table 4-2 below) is not a guarantee that such densities may be obtained, nor a valid justification for varying other dimensional or development standards.
2. *Table of Density and Dimensional Standards by Zoning District.* Table 4-2 below lists the density and dimensional standards that apply within the residential zoning districts. These are "base" standards and are not guarantees that stated minimums or maximums can be achieved on every site. Other regulations of this Code or site-specific conditions may further limit development on a specific site.
3. *Maximum Number of Principal Uses Permitted Per Lot or Development Parcel.* Except in the RM zoning district, only one (1) principal use shall be permitted per lot or development parcel.
4. *Maximum Number of Town Home Units per Structure.* There shall be no more than eight (8) attached town home units per single structure or building.
5. *Table 4-2: Base Density and Dimensional Standards Residential Zoning Districts.*

**Table 4-2
Base Density and Dimensional Standards Residential Zoning Districts**

Zoning District	Max. Net Density (units/acre)	Minimum Lot Standards [1] [5] (Ord. 25-07 §1)		Minimum Building/Structure Property Line Setbacks [2] [4] [9] (Ord. 25-07 §1)			Max. Building Height (ft.) [10]	Min. Building Width (ft.)
		Area (sq ft.)	Width (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)		
RE-1	1/10 Ac.	10 Ac.	200	50	50	50	30	20
RE	1/2.5 Ac.	2.5 Ac.	200	50	50	50	30	20
E-1	1	1 Ac. [3]	100	25	25	25	30	20
E	2	½ Ac. [3]	75	25-arterials; 15-other streets	10	15	30	20
R	4	¼ Ac.	60	25-arterials; 15-other streets	10	15	30	20
R-1	8	5,000	50	15	10	15	30	20
R-2	4	Single-family = 18,000; Duplex = 27,000	60	25-arterials; 15-other streets	10	10	30	20
RM (Ord. 18-01 #14)	Residential Uses: Max = 8 and Min = 3 Senior Institutional Living Uses: Max = 24	40,000, 5,400 sq. ft./unit [4] [8] (Ord. 25-07 §1) Senior Institutional Living Uses: ½ Ac.	60; Lots Greater than 100,000 sq. ft.: 200	25-arterials; 15-other streets	10 [6]	10	30	20 [7]

Notes to Table 4-2:

- [1] (a) See Chapter 4, §4.3.D, which allows a reduction in minimum lot size (area) for single-family residential subdivisions that are required to set aside private open areas per Chapter 4, §4.3.D.1.
- (b) See Chapter 11, §11.3, which allows a reduction in minimum lot size (area) for clustered lots in open space developments.
- (c) See Chapter 11, §11.4, which allows a reduction in minimum lot size (area) for attainable housing.
- (d) See Chapter 7, §7.1, which requires an increase in minimum lot size (area) for development on steep slopes. (Ord. 2-02 §1)
- [2] See Chapter 7, §7.6, for required setbacks from stream/river corridors and wetlands. (Ord. 2-02 #5; Ord. 11-02 §1)
- [3] If private wells or septic systems are used, the minimum lot area shall be 2 acres. See also the regulations set forth in §7.12, "Adequate Public Facilities."
- [4] Townhome developments shall be developed on parcels no smaller than 40,000 square feet; however, each individual townhome unit may be constructed on a minimum 2,000 square foot lot at a maximum density of 8 dwelling units per acre.
- [5] All development, except development of one single-family dwelling on a single lot, shall also be subject to a maximum floor area ratio (FAR) of .30 and a maximum lot coverage of 50%. (Ord. 25-07 §1)
- [6] Zero side yard setbacks (known as "zero lot line development") are allowed for townhome developments.
- [7] Minimum building width requirements shall not apply to mobile homes located in a mobile home park.
- [8] Single-family and duplex developments shall have minimum lot areas of 18,000 s.f. and 27,000 s.f., respectively. (Ord 18-01 #14)
- [9] All structures shall be set back from public or private roads that serve more than four adjacent or off-site dwellings or lots. The setback shall be measured from the edge of public or private roads, the edge of the dedicated right-of-way or recorded easement or the property line, whichever produces a greater setback. The setback shall be the same as the applicable minimum building/structure setback. (Ord. 11-02 §1; Ord. 25-07 §1)
- [10] See Chapter 1, §1.9.E, which allows an increase in the maximum height of buildings on slopes. (Ord. 18-02 #3)

D. Additional Zoning District Standards.

1. *Private Open Areas; Applicability and Minimum Set-Aside Required.* All residential developments and subdivisions containing five (5) or more units shall set aside a minimum percentage of total gross land area for the purpose of private open areas in the amount shown in Table 4-3 below. See §7.4 for additional private open area standards. (Ord. 18-01 #15; Ord. 2-02 #4)

**Table 4-3
Minimum Private Open Areas**

Zoning District	Minimum Private Open Areas (% of Gross Land Area)	Adjusted Minimum Lot Size/Area (Ord. 2-02 #4)
RE-1	30	7.00 acres
RE	30	1.75 acres
E-1	15	0.85 acres
E	15	0.43 acres
R	15	0.21 acres
R-1	15	4,250 square feet
R-2	15	Single-Family = 15,300 square feet; Duplex = 22,950 square feet
RM	15	No Reduction in Minimum Lot Size

(Ord. 2-02 #4)

2. *Lot Size.*
 - a. General Rule. Subject to the exceptions listed below, the minimum lot sizes for lots within single-family residential subdivisions that are required to set aside private open areas shall be as shown in Table 4-3 above. (Ord. 2-02 #4)
 - b. Exception for Lots with Private Water/Sewer. The minimum lot size for lots serviced by private wells or private septic systems shall be two (2) acres in all districts, except the RE-1 zoning district. (Ord. 2-02 #4)
 - c. Exception for Development on Steep Slopes. Lots with an average slope of greater than twelve percent (12%) shall be subject to the lot area adjustment set forth in §7.1.A of this Code. The minimum lot areas set forth in this subsection shall be used as the base for any required increase in lot area due to steep slopes. (Ord. 2-02 #4)

3. *Pedestrian Amenities and Linkage Requirements.*
 - a. Provision shall be made for pedestrian amenities and linkages in the residential zoning districts, including but not limited to sidewalks, pathways and bikeways.
 - b. To the maximum extent feasible, provision shall be made in the design of developments for interconnections with existing or planned streets and pedestrian or bikeway systems on adjoining properties, unless the Estes Valley Planning Commission determines that such interconnections would have adverse impacts on open spaces, wetlands, sensitive environmental areas or other significant natural areas.
 - c. Sidewalks shall be provided as set forth in §10.5.D, "Sidewalks, Pedestrian Connections and Trails."
4. *Homeowner Association Required.* All new townhome developments containing five (5) or more dwelling units shall be required to establish a mandatory Homeowner Association for the maintenance of common property (including private open areas) within the development.
5. *Attainable Housing.* All developments in the R-1 District shall be subject to the attainable housing limitations for rental and owner occupancy set forth in §11.4.C.

(Ord. 13-99 §D, 11/3/99; Ord. 18-01 ##13—15, 10/23/01; Ord. 2-02 §1, 2/12/02; Ord. 11-02 §1, 8/13/02; Ord. 18-02 #3, 12/10/02; Ord. 6-06 §1, 9/26/06; Ord. 25-07 §1, 11/27/07)