

No. 30-2014

**RESOLUTION OF THE  
MONTROSE COUNTY BOARD OF COUNTY COMMISSIONERS CONCERNING AN  
AMENDMENT TO THE MONTROSE COUNTY ZONING RESOLUTION, TO AMEND  
THE FOLLOWING SECTIONS; GENERAL AGRICULTURAL DISTRICT: SECTION A.4  
- PROHIBITED USES; GENERAL RESIDENTIAL DISTRICT: SECTION B.4 -  
PROHIBITED USES; MANUFACTURED HOME PARK RESIDENTIAL DISTRICT:  
SECTION C.4 - PROHIBITED USES; MULTIPLE FAMILY RESIDENTIAL DISTRICT  
SECTION D.4 – PROHIBITED USES AND GENERAL AGRICULTURAL DISTRICT:  
SECTION A.5.H (1-7) DESIGN GUIDELINES FOR DEVELOPMENT WHICH AFFECTS  
AGRICULTURAL LANDS**

**WHEREAS**, the Montrose County Zoning Resolution needs to be amended from time to time to address needed changes to provide clarity and reduce confusion ; and

**WHEREAS**, the current language in the code makes reference to prohibited uses in the Agricultural and Residential Zoning Districts. This language is in conflict with the uses allowed by right (which do not require Board Approval) and by Special Use Permit (which require Board Approval). There are numerous uses listing in these districts that are commercial and industrial in nature. The prohibited uses language is in conflict with these types of uses that are allowed by right in the Zoning Regulations; and

**WHEREAS**, The Agricultural District regarding Design Guidelines for Development Which Affects Agricultural Land are very difficult to enforce by the County and should be addressed as a private property issues, and Montrose County does not enforce protective covenants or deed restrictions to address the issue with pets interfering with livestock or snow removal on private roads and driveways and does not have jurisdiction over irrigation ditches, culverts, historical ditch easements; and

**WHEREAS**, the new language for Prohibited Uses is proposed to read, (a) Any use not listed in Section A.2&3 or Section B.2&3, or Section C.2&3 or Section D.2&3, and (b) Home Occupations that do not meet the definition as outlined in Section III; and

**WHEREAS**, the amendment would removal of General Agricultural District: Section A.5.h (1-7) Design Guidelines for Development Which Affects Agricultural Lands.

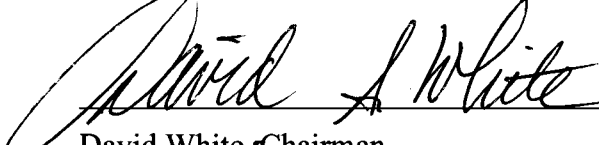
**NOW THEREFORE BE IT RESOLVED**, in accordance with the procedures of Title 30 (30-28-116) and Section VI. C.1 of the Montrose County Zoning Resolution, the undersigned Board of County Commissioners of Montrose County, Colorado, does hereby amend the Montrose County Zoning Resoluion, by amending the language in the sections: General Agricultural District: Section A.4 - Prohibited Uses; General Residential District: Section B.4 - Prohibited Uses; Manufactured Home Park Residential District: Section C.4 - Prohibited Uses; Multiple Family Residential District Section D.4 – Prohibited Uses and amend these sections to read as follows:

Prohibited Uses:


- (a) Any use not listed in Section A.2&3 or Section B.2&3, or Section C.2&3 or Section D.2&3,
- (b) Home Occupations that do not meet the definition as outlined in Section III. and removal of General Agricultural District: Section A.5.h (1-7) Design Guidelines for Development Which Affects Agricultural Lands.

ADOPTED AND EFFECTIVE this 4<sup>th</sup> day of August, 2014.


BOARD OF COUNTY COMMISSIONERS,

  
\_\_\_\_\_  
David White, Chairman

  
\_\_\_\_\_  
Ron Henderson, Vice-Chairman

  
\_\_\_\_\_  
Gary Ellis Commissioner

ATTEST:

  
\_\_\_\_\_  
Clerk/Deputy Clerk to the Board

Date 8/4/2014

