

ARTICLE 1

GENERAL ADMINISTRATION

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ARTICLE 1 GENERAL ADMINISTRATION

DIVISION 1 GENERAL PROVISIONS

Section 1-101 Title and Short Title. These regulations, and all future amendments, shall be known as the [*title of county land use code*], and are also referred to herein as “Land Use Code,” “Code” or “Regulations.”

Section 1-102 Authority. It is the intention of the Board of County Commissioners in adopting the [*title of County land use code*] to fully exercise all relevant powers conferred by the laws of the State of Colorado, including but not limited to:

- A. Colorado Constitution.** All of the powers reserved to the County by the Colorado Constitution.
- B. State Enabling Legislation.** All of the powers granted to the County by:
 - 1. Title 16, Article 13, Part 3, C.R.S., *Restraint and Abatement of Nuisances*;**
 - 2. Title 24, Article 65.1, C.R.S., *Areas and Activities of State Interest (1041 regulations)*;**
 - 3. Title 24, Article 67, C.R.S., *Planned Unit Development Act*;**
 - 4. Title 24, Article 68, C.R.S., *Vested Property Rights Act*;**
 - 5. Title 29, Article 20, C.R.S., *Local Government Land Use Control Enabling Act*;**
 - 6. Title 30, Article 11, C.R.S., *County Powers and Functions*;**
 - 7. Title 30, Article 15, C.R.S., *County Regulations Under Police Powers*;**
 - 8. Title 30, Article 28, C.R.S., *County Planning Act*;**
 - 9. Title 34, Article 1 Part 3, C.R.S., *Preservation of Commercial Mineral Deposits*;**
 - 10. Title 38, Article 30.5, C.R.S., *Conservation Easements*; and**

11. **Title 43, Article 2, C.R.S., State, County, Municipal and Public Roads.**

Section 1-103 Purpose and Intent.

A. General Purposes. The general purposes of this Land Use Code are:

1. **Protect Quality of Life.** To protect and promote the health, safety and general welfare of the present and future residents of [County].
2. **Protect the Environment and Environmental Resources.** To ensure the use of land does not degrade or threaten the quality of the environment and environmental resources.
3. **Regulate Land Use Based On Impacts.** To regulate the use of land based on impacts to the surrounding areas and the community and to eliminate, minimize or mitigate conflicts between different land uses.
4. **Simplify Land Use Planning and the Regulatory Review Process.** To simplify, expedite and provide uniform application of the land use planning and regulatory review process.
5. **Encourage Innovations.** To encourage innovations in residential, commercial and industrial development to meet the growing demands of the population through a greater variety in type, design and layout of development.
6. **Promote the Economic Well-Being of the Community.** To encourage economic diversity in the County and to protect and enhance the County's economic strength and well-being.
7. **Provide for Orderly Development of the County.** To manage development in a manner that provides for balanced and orderly growth patterns and to provide efficient, phased government services to accommodate existing and future residents.
8. **Protect Property Rights.** To preserve and promote the value of property, to protect the tax base of the County and to respect the property rights of citizens.

- 9. Protect and Enhance Agriculture and Rural Character.** To protect and enhance agricultural uses, traditional agricultural practices, and the rural characteristics of the County.

Section 1-104 Jurisdiction. This Land Use Code shall apply to all land within the unincorporated areas of [County].

Section 1-105 Building Permits. No building permit will be issued unless the plans for the proposed erection, construction, reconstruction, alteration, or use fully conform to all applicable provisions of this Land Use Code.

Section 1-106 Repealer, Enactment and Effective Date.

A. Enactment. This Land Use Code shall be enacted upon its approval by the Board of County Commissioners, after review and recommendation by the [County] Planning Commission, following public hearings.

B. Effective Date. This Land Use Code, including any future amendments, shall take effect thirty (30) days following the date of its adoption by the Board of County Commissioners unless otherwise set forth in the Board's motion of approval.

[OR, if the Board determines that adoption at the earliest possible moment is essential to the promotion of public health, safety and welfare of the citizens of the County:]

B. Effective Date. This Land Use Code, including any future amendments, shall take effect immediately upon adoption by the Board of County Commissioners, unless otherwise set forth in the Board's motion of approval.

C. Repeal of County's Prior Land Use Regulations. The [title of County land use code to be repealed], and amendments thereto, are hereby repealed on the date of the County's adoption of this Land Use Code.

Section 1-107 Saving Provisions.

A. Permit Applications Pending Review. The enactment or amendment of this Land Use Code shall not apply to any permits that the County has approved under prior land use regulations or pending applications that the County has determined to be complete under prior land use regulations.

B. Penalties Accruing or About to Accrue. The enactment or amendment of this Land Use Code shall not be construed as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue.

C. Waiver of Rights by County. The enactment or amendment of this Land Use Code shall not be construed as waiving any right of the County under any provision existing prior to the adoption of this Land Use Code.

D. Vacation or Annulment of Rights Obtained by Individual. The enactment or amendment of this Land Use Code shall not be construed as vacating or annulling any rights obtained by any person by lawful action of the County.

Section 1-108 Implementation of [Comprehensive Plan / Master Plan], Intergovernmental Agreements, and Other Master Plans for Land Use.

A. Implementation of [Comprehensive Plan / Master Plan]. Enactment, amendment and administration of this Land Use Code shall be in accordance with and shall serve to implement the goals and policies of the [Comprehensive Plan / Master Plan].

B. Implementation of Intergovernmental Agreements and Other Master Plans for Land Use. Enactment, amendment and administration of this Land Use Code shall be in accordance with, and shall serve to implement, the goals and policies of any jointly adopted intergovernmental agreement, memorandum of understanding, or master plan governing the use and development of land of mutual concern to the County and another governmental entity or special district.

Section 1-109 Interpretation, Rules of Construction of Language and Computation of Time.

A. Interpretation of the Provisions of This Land Use Code.

- 1. Minimum Required.** The provisions of this Land Use Code shall be regarded as the minimum requirements for the protection of the public health, safety, and general welfare.
- 2. Liberal Construction.** This Land Use Code shall be liberally construed to further its underlying purposes.

Section 1-109 Interpretation, Rules of Construction of Language and Computation of Time

3. **Conflict.** If a conflict occurs between provisions of this Land Use Code, or between provisions of this Land Use Code and a state statute or other applicable codes and regulations, the more restrictive provision controls unless otherwise specified in these Regulations.
4. **Application of Requirements of the Land Use Code.** Unless otherwise specified in these Regulations, the requirements of this Land Use Code are presumed to apply to actions related to a change in land use as defined by this Code.

B. Rules of Construction of Language.

1. Words and phrases shall be read in context and construed according to common usage. Words and phrases that have acquired a technical or particular meaning, by legislative definition or otherwise, shall be construed accordingly.
2. The particular controls the general.
3. The word “shall” is always mandatory. The words “may” and “should” are permissive.
4. Unless the context clearly indicates otherwise, words used in the singular number include the plural and words used in the plural number include the singular.
5. If there is a conflict between figures and words expressing a number, the words govern.
6. The phrase “used for” includes “arranged for,” “designed for,” “intended for,” “maintained for,” and “occupied for.”

C. Computation of Time. In computing a period of days, the first day is excluded and the last day is included unless the last day of any period is a Saturday, Sunday or legal holiday, in which case the last day shall be the next working day.

1. Unless otherwise specified in these Regulations, the term “days” shall refer to calendar days.

Section 1-110 Incorporation and Interpretation of Maps.

A. Official Zone District Maps. The location and boundaries of the zone districts established by this Land Use Code are shown on the [*Zone District Map(s)*] and incorporated into this Land Use Code. The [*Zone District Map(s)*] shall be maintained by the [*Administrator/Director*] and shall be located in the [*office/department*]. It is the expressed intent of the Board of County Commissioners that all unincorporated areas within [*County*] be located within a zone district.

B. Overlay District Maps. The location and boundaries of each Overlay District established by this Land Use Code are shown on an Overlay District Map and incorporated into this Land Use Code.

[For example]:

- 1. The Floodplain Overlay District Maps.** The following reports and maps designate the location and boundaries of the Floodplain Overlay District. The Floodplain Overlay District Map shall be maintained by the [*responsible individual*] and shall be located in the [*office/department*]:
 - a.** County-specific flood insurance studies and reports.
 - b.** Flood Insurance Rate Maps (FIRM) [prepared for the County by FEMA].
 - c.** U.S. Geological Survey Flood-prone Area Maps.
 - d.** Any further floodplain studies that have been approved by the Board of County Commissioners with the prior concurrence of the Colorado Water Conservation Board.
- 2. Public Airport/Heliport Influence Area Overlay Map.** The Public Airport Influence Area Overlay District Map shall be maintained by the [*responsible individual*] and shall be located in the [*office/department*]: [*Reports and maps used to designate the overlay boundaries and intended to be incorporated in the Code by reference should be referenced here.*]

C. County Road Map. The [*County Road Maps*] are maintained by the *responsible individual*, and located in the [*office/department*].

D. Interpretation of Zone District Boundaries. If for any reason the location of a zone district boundary line is not readily determinable from the *Zone District Map(s)*, the location of the zone district boundary line shall be determined by the [*Administrator/Director*] in accordance with the following provisions. Where more than one of the following provisions is applicable in any given situation, the first stated and applicable provision shall prevail over all other provisions:

1. Where a zone district boundary line is given a position within or abutting a highway, road, street or alley right-of-way which does not appear to be located within any zone district (other than an overlay zone district), the zone district boundary line shall be deemed to be in the center of such right-of-way.
2. Where a zone district boundary line is shown as closely and approximately following subdivision plat lot lines, municipal boundary or County boundary lines, the zone district boundary line shall be deemed to coincide with such known lot lines or boundaries.
3. Where a parcel within a zone district has a boundary line shown by a specific dimension, that dimension shall control.
4. Where a zone district boundary line is located with reference to a fixture, monument, or natural feature, the location of the boundary with respect to the attribute shall control.
 - a. The location of a zone district boundary line located with reference to a natural feature shall be at the outer edge or boundary of the natural feature.
5. In all other circumstances, the location of the zone district boundary line shall be determined by scaling from the [*Zone District Map(s)*].

E. Interpretation of Floodplain Overlay District Boundaries. If interpretation is needed as to the exact location of the boundaries of the Floodplain Overlay, or there appears to be a conflict between a mapped boundary and actual field conditions based upon an engineering study by the

applicant, the [Administrator/Director] shall make the necessary interpretation, referring to the following sources:

1. The engineering study upon which the maps and elevations are based.
2. The professional engineers who prepared the study.
3. The Colorado Water Conservation Board, and/or the Federal Emergency Management Agency. The base flood elevations, as shown on the flood profiles and in the floodway tables of the Flood Insurance Study prepared by the Federal Emergency Management Agency, shall be the governing factor in determining accurate boundaries.

F. Public Inspection of Maps. Copies of the maps and reports incorporated by this Section shall be kept on file and available for public inspection at the location specified.

Section 1-111 Amendment to Text of This Land Use Code. The process for amendments to text of this Land Use Code is set forth in Article 4, Section 4-302, *Land Use Code Text Amendment*.

Section 1-112 Severability.

A. Provision Declared Invalid. If any provision of this Land Use Code is declared invalid by a decision of any court of competent jurisdiction, the effect of such decision shall be limited to that provision which is expressly declared invalid and shall not affect any other provision of this Land Use Code.

B. Application to Tract of Land Declared Invalid. If the application of this Land Use Code to any tract of land is declared to be invalid by a decision of any court of competent jurisdiction, then the effect of such decision shall be limited to the tract of land involved. Such decision shall not affect this Land Use Code or the application of any provision thereof to any other tract or land.

DIVISION 2 VESTED PROPERTY RIGHTS

Section 1-201 Purpose. The purpose of this Division is to establish a system of vested property rights for this Land Use Code as authorized by Title 24, Article 68, C.R.S., as amended.

Section 1-202 Establishment of Vested Property Rights.

A. General. Pursuant to this Land Use Code, a vested property right shall be deemed established for a period of three (3) years with the approval of a Site Specific Development Plan as defined in Section 1-202 B of this Article. When a Site Specific Development Plan is approved with a Land Use Change Permit, the permit shall confer upon the landowner the right to undertake and complete the development and use of the property under the terms and conditions of the Site Specific Development Plan. If the term of approval for the Site Specific Development Plan is extended pursuant to these Regulations, the term of vested property rights is extended to conform to the extended approval term.

B. Site Specific Development Plan. For the purposes of this Section, the following documents shall constitute a Site Specific Development Plan establishing a vested property right.

1. A Final Plat for Subdivision; a Subdivision Exemption Plat; a Cluster Subdivision Exemption Plat; or a Final PUD Plan.
2. The document that triggers a vested property right shall be so identified at the time of its approval.

[NOTE: The County shall designate what constitutes a Site Specific Development Plan that would trigger a vested property right pursuant to Section 24-68-102(4)(a), C.R.S. Section 24-68-102(4)(b), C.R.S. provides that the following shall not constitute a Site Specific Development Plan: variance; preliminary plan; sketch plan, final architectural plan; public utility filings; or final construction drawings and related documents.]

C. Development Agreement and Extension of Vested Property Rights.

The Board of County Commissioners may enter into a development agreement with the landowner for the extension of vested property rights where, in the discretion of the Board, an extension is warranted due to project size and/or phasing of the development. The Board may also consider an extension of vested property rights for economic cycles and/or market conditions.

D. Approval and Effective Date. A Site Specific Development Plan shall be deemed approved upon the effective date of the Board of County Commissioners' approval action, following a public hearing conducted in accordance with these Regulations. The Board's approval of a Site Specific Development Plan may include such terms and conditions as may be reasonably

necessary to protect the public health, safety and general welfare. The approval shall result in a vested property right, although failure to abide by such terms and conditions will result in forfeiture of the vested property right.

1. Within fourteen (14) days of approval of the Site Specific Development Plan by the Board of County Commissioners, the [County/Permittee] shall publish a notice of Site Specific Development Plan approval and creation of a vested property right in a newspaper of general circulation in [County]. The period of time for exercise of vested property rights shall not begin to run until the date of publication of the notice.

E. Exceptions to Vesting of Property Rights. Once established pursuant to these Regulations, a vested property right precludes any zoning or land use action by the County during the period of time that the property right is established to be vested that would alter, impair, prevent, diminish, or otherwise delay the development or use of the land subject to the Site Specific Development Plan consistent with the terms and conditions of the Site Specific Development Plan, except under one or more of the following conditions.

1. **Landowner's Consent.** With the consent of the affected landowner.
2. **Just Compensation Paid to Landowner.** The affected landowner receives just compensation for all costs, expenses, and liabilities incurred by the landowner, including but not limited to all fees paid in consideration for financing and all architectural, planning, marketing, legal and other consultants' fees incurred after approval of the Site Specific Development Plan by the County, together with interest at the current market rate until paid. Just compensation shall not include any diminution in the value of the property which is caused by such action.
3. **Hazards.** Upon the discovery of natural or man-made hazards on or in the immediate vicinity of the subject property, which hazards could not reasonably have been discovered at the time of the approval of the Site Specific Development Plan, and which hazards, if uncorrected, would pose a serious threat to the public health, safety and welfare.
4. **General Ordinances and Regulations.** The establishment of a vested property right shall not preclude the application of

ordinances, resolutions or regulations which are general in nature and are applicable to all property subject to land use regulations by the County, including but not limited to building, fire, plumbing, electrical and mechanical codes.

DIVISION 3 DUTIES AND RESPONSIBILITIES OF REVIEW AND DECISION-MAKING BODIES

Section 1-301 Board of County Commissioners.

A. Membership and Term. Colorado state statutes at Section 1-4-205, C.R.S. describe the membership requirements and term of office for members of the Board of County Commissioners.

B. Powers and Duties.

- 1. Powers and Duties Authorized by State Statute.** The authority granted to the Board of County Commissioners under state statute includes, but is not limited to:
 - a. Adoption and Amendment of Zoning and Subdivision Regulations.** Authority to adopt and amend zoning and subdivision regulations, including regulations for planned unit developments and areas and activities of state interest.
 - b. Regulations for Removal of Weeds and Rubbish.** Authority to enact regulations compelling the removal of weeds and rubbish.
 - c. Adoption of Building Code.** Authority to adopt a building code.
 - d. Review of Service Plans for Special Districts.** Authority to review service plans for proposed special districts.
 - e. Intergovernmental Agreements for Land Use and Development.** Authority to enter into intergovernmental agreements to plan for and control land uses and development.

2. Powers and Duties Under Provisions of This Land Use Code.

- a. **Implementation of Comprehensive Plan / Master Plan.** In addition to authority granted to the Board of County Commissioners by general or special law, the Board has authority to take such other action not delegated to the Planning Commission, the Board of Adjustment or the [Administrator/Director], as the Board of County Commissioners may deem desirable and necessary to implement the provisions of the [Comprehensive Plan/Master Plan] and this Land Use Code.

Section 1-302 Planning Commission.

A. Membership and Term.

1. **Appointment.** The Board of County Commissioners shall appoint [3-9] regular Planning Commission members. The Board may appoint [number] associate members for the purpose of filling a vacancy on the Commission in the event that any regular member is temporarily unable to fulfill his or her responsibilities as a member of the Commission.
2. **Qualifications.** All members must be residents of the County. No member of the Board of County Commissioners shall serve on the [County] Planning Commission. ***[Exception: in counties with population of 15,000 or less, Board of County Commissioners may serve as the Planning Commission. Section 30-28-103, C.R.S.]***
3. **Term of Office.** The term of members shall be three (3) years, and until their respective successors have been appointed. The terms of office shall be staggered by making the appointments so that approximately one-third of the members' terms expire each year.
4. **Removal from Office.** Any member of the [County] Planning Commission may be removed for cause (misconduct or nonperformance of duty) by the Board of County Commissioners upon written charges and after a public hearing.

5. **Vacancy.** Whenever a vacancy occurs on the [County] Planning Commission, the member's or associate member's position shall remain vacant until a new member or associate member can be appointed by the Board of County Commissioners. The vacancy shall be filled for the unexpired term in the same manner as the original appointment.
6. **Compensation.** *[NOTE: Section 30-28-103, C.R.S. provides that members of the Planning Commission shall receive compensation as determined by the Board. The Board shall provide for reimbursement of actual expenses incurred, for example:]* The members of the Planning Commission shall serve without compensation, but shall be reimbursed for travel, mileage and continuing education expenses authorized by the Board of County Commissioners.

B. Powers and Duties.

1. **Development of Comprehensive Plan.** The Planning Commission is responsible for the development and adoption of the [Comprehensive Plan/Master Plan] and any amendments to that Plan.
2. **Advisory Body.** The Planning Commission is an advisory body on matters including rezoning requests and certain land use change permit applications.
3. **Public Meetings.**
 - a. The Planning Commission shall hold regularly scheduled public meetings to take official action on the matters before the Commission. The meetings shall be noticed in compliance with the requirements for public notice set forth in this Code.
 - b. [Number] members of the Planning Commission shall constitute a quorum necessary for official action.
 - c. The Planning Commission shall keep a record of its proceedings, and the record shall be open to inspection by the public during the normal business hours for County offices.

4. **Rules of Conduct and Procedure.** The procedures followed by the Planning Commission shall be set forth in the official bylaws adopted by the Planning Commission, and pursuant to Title 30, Article 28, C.R.S., as amended

Section 1-303 Board of Adjustment

A. Membership and Term

1. **Appointment.** The Board of County Commissioners shall appoint [3-5] regular Board of Adjustment members. The Board of County Commissioners may appoint [number] associate members for the purpose of filling a vacancy on the Board of Adjustment in the event that any regular member is temporarily unable to fulfill his or her responsibilities as a member of the Board of Adjustment.
2. **Qualifications.** All members must be residents of the County. The Board of Adjustment membership shall consist of [number] member(s) of the Planning Commission. **[NOTE:** Section 30-28-117, C.R.S. requires that not more than half of the members of the Board of Adjustment may at any time be members of the Planning Commission.]
3. **Term of Office.** The term of regular members shall be [number] years, and until their respective successors have been appointed. The terms of office shall be staggered so that the term of at least one member will expire each year. **[NOTE:** Section 30-28-117, C.R.S. provides that the Board of County Commissioners shall establish the terms for members, and that the terms shall be of such length and so arranged that the term of at least one member will expire each year.]
4. **Removal from Office.** Any member of the Board of Adjustment may be removed for cause by the Board of County Commissioners, upon written charges and after a public hearing.
5. **Vacancy.** Whenever a vacancy occurs on the Board of Adjustment, the member's or associate member's position shall remain vacant until a new member or associate member can be appointed by the Board of County Commissioners. The vacancy shall be filled for the unexpired term in the same manner as the original appointment.

6. **Compensation.** *[NOTE: Section 30-28-117, C.R.S. provides that members of the Board of Adjustment shall receive per diem compensation as determined by the Board. For example:]* The members of the Board of Adjustment shall serve without compensation, but shall be reimbursed for travel, mileage and continuing education expenses authorized by the Board of County Commissioners.

B. Powers and Duties.

1. **Variance.** The Board of Adjustment is the decision-making body for requests for variance from certain zoning dimensional requirements of this Land Use Code.
- a. The Board of Adjustment shall consider a request for variance based on the procedure set forth in Article 4, Section 4-501, *Request for Variance*. In order for the Board of Adjustment to grant a variance, at least [number] members of the Board of Adjustment must vote in favor of the applicant.
- b. The Board of Adjustment does *not* have the authority to grant the following.
- (1) Variance from uses allowed in a zone district.
- (2) Variance from any definition.
- (3) Variance from the minimum or maximum density allowed in a zone district.
2. **Appeal of Administrative Interpretation.** The Board of Adjustment may consider an appeal by any person aggrieved by a final written administrative interpretation or decision based upon or made in the course of the administration or enforcement of the zoning regulations of this Code. *[Section 30-28-118, C.R.S.]* The appeal process is set forth in Article 4, Section 4-502, *Appeal of Administrative Interpretation*.
- a. Appeal to the Board of Adjustment shall not be allowed for building use violations that may be prosecuted by the court pursuant to Section 30-28-124 (1)(b), C.R.S.

- b. In order for the Board of Adjustment to grant an appeal which overturns an administrative interpretation or decision, at least [3] members of the Board of Adjustment must vote in favor of the appellant. **[NOTE:** *3 members of a 3-member Board or 4 members of a 5-member Board. See Section 30-28-118 (3), C.R.S.]*

3. Public Meetings.

- a. The Board of Adjustment shall meet as called by the Chairman to take official action on the matters before the Board of Adjustment. The meetings shall be open to the public, noticed in compliance with the applicable requirements for public notice set forth in this Code.
- b. [Number] members of the Board of Adjustment shall constitute a quorum necessary for official action.
- c. The Board of Adjustment shall keep a record of its proceedings, and the record shall be open to inspection by the public during the normal business hours for County offices.

- 4. **Rules of Conduct and Procedure.** The procedures followed by the Board of Adjustment shall be set forth in the official bylaws adopted by the Board of Adjustment, and pursuant to Title 30, Article 28, C.R.S., as amended.

DIVISION 4 RIGHT TO FARM

It is the policy of the Board of County Commissioners that ranching, farming, and all manner of agricultural activities and operations throughout [County] are integral elements of and necessary for the continued vitality of the County's history, economy, landscape, lifestyle and culture. Given their importance to the County and the state, agricultural lands and operations are worthy of recognition and protection.

Section 1-401 Agricultural Activities and Operations Within the County Shall Not Be Considered To Be Nuisances. Colorado is a "Right to Farm State" pursuant to Section 35-3.5-101, *et seq.*, C.R.S. Landowners, residents,

and visitors must be prepared to accept the activities, sights, sounds and smells of [County] agricultural operations as a normal and necessary aspect of living in a county with a strong rural character and a healthy agricultural sector. Those with an urban sensitivity may perceive such activities, sights, sounds and smells as inconveniences, eyesores, noises and odors. However, state law and County policy provides that ranching, farming or other agricultural activities and operations within the County shall not be considered to be nuisances so long as they are operated in conformance with the law and in a non-negligent manner. Therefore, all landowners, residents and visitors must be prepared to encounter sounds, smells, lights, mud, dust, smoke, chemicals, machinery on public roads, livestock on public roads, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides, any one or more of which may naturally occur as a part of legal and non-negligent agricultural operations.

Section 1-402 Rights and Responsibilities of All Landowners. All owners of land, regardless of use, have obligations under state law and County regulations with regard to maintenance of fences. Irrigators have the right to maintain irrigation ditches through established easements that transport water for their use, and said irrigation ditches are not to be used for the dumping of refuse. Landowners are responsible for controlling weeds, keeping pets under control, and other aspects of using and maintaining property in accordance with County regulations. Residents and landowners are encouraged to learn about these rights and responsibilities and to act as good neighbors and citizens of the county.