

Saguache County Land Development Code  
effective August 21, 2018

ARTICLE XVI  
CRESTONE / BACA SUB-AREA

**XVI.1. Title**

This section of the Land Development Code and the affected lands shall herein be referred to as the Crestone/Baca Sub-Area Code and the Crestone/Baca Sub-Area.

**XVI.2. Authority**

The authority to enable this body of regulation is provided for in the Colorado Revised Statutes 30-28-1.08 and 1.09.

**XVI.3. Purpose**

In the interest of protecting the public health, safety and welfare and preserving a certain quality of life that has been considered by the local residents and property owners to be desirable, these regulations have been developed. Their purpose is to protect that quality of life, preserve the natural rugged beauty of the area, protect the environment and wildlife, maintain the archeological, historical and cultural elements of the area, and the ranching/agricultural character, reduce potential density and provide for the regulated development of the lands affected.

These goals are to be gained by the establishment of growth boundaries, overlay areas, which set specific limits on the types of development and means of development, and incorporating various activity districts.

**XVI.4. Application**

The regulations described herein shall affect those unincorporated areas of the county described in the paragraph below and in the Crestone/Baca Sub-Area map which is to be kept on file in the Land Use Office. Those incorporated areas within the boundary of the Crestone/Baca Sub-Area are not affected by these regulations. The Town of Crestone has its own zoning ordinances and regulations.

The area regulated by the provisions set herein is approximately a 40,000-acre area.

**XVI.5. Districting**

The Crestone/Baca Sub-Area Code designates several districts or zones to accommodate various types of use. In addition, there are one or more Overlay Districts, which may apply additional restrictions to use in certain areas. For the designation of any specific property refer to the current Crestone/Baca Sub-Area Zone Map. The designated districts and their uses are as follows.

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XVI.5.1. AGRICULTURAL

Those areas not otherwise designated shall be considered to carry the Agricultural designation. The permitted uses for this designation shall be as described in Article IV.

XVI.5.2. RESIDENTIAL

This includes all areas where the primary use is residential, with different sub-zone designations based on different features of the various residential areas. Home occupations may be allowed provided they meet the restrictions set forth in Article VI, titled HOME OCCUPATIONS.

XVI.5.2.1. Rural Residential 1 - (RR1)

Includes Casita Park. This designation covers all properties sized less than one-half acre, and within a centralized water and sewer district. Density shall be a maximum of one residential unit per lot. Mobile or modular homes may be placed within this designation.

XVI.5.2.2. Rural Residential 2 - (RR2)

Includes Baca Grande Chalets. This designation covers all properties sized at a minimum of one-third acre, and within a centralized water and sewer district. Density shall be a maximum of one residential unit per lot.

XVI.5.2.3. Rural Residential 3 - (RR3)

Includes Baca Grande Grants. These properties are sized between one acre and thirty-five acres and are not within a centralized water and sewer district. Density is set at a maximum of one residential unit per lot.

XIV.5.2.4. Multi-Unit Residential (MUR)

Density per acre will be determined on a site-specific basis through the Conditional Use process.

XVI.5.3. INSTITUTIONAL

This designation includes educational facilities and religious retreat/project areas. Sub-zone designation of these areas will be on a review basis.

XVI.5.3.1. Institutional (I1)

This designation covers institutions, and their related support operations, which do not cause a major impact upon the environment or community. Large gatherings on a

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periodic basis are allowable; however, activities requiring significant numbers of people for extended periods must be handled through a Conditional Use Permit. All operations must provide on-site parking. Additional sanitary facilities must be provided to accommodate use greater than the sizing of the existing sewage-disposal facility.

XVI.5.3.2. Institutional (I2)

This designation may accommodate activities, which require significant infrastructure and substantial numbers of people on a regular basis. Religious projects/activities, adult education, specialized training facilities, conference centers, schools and libraries, and related support operations are allowable uses. Impact assessment and mitigation will be required. All operations must provide on-site parking, and, sanitary facilities to accommodate peak use.

XVI.5.4. COMMERCIAL / INDUSTRIAL

This designation covers areas with various levels of commercial operations and activity.

XVI.5.4.1. Commercial 1 - (C1)

Commercial 1 - (C-1) Business in this zone must be of a non-intrusive nature, which may have limited outdoor element. No activity, which may be deemed as a nuisance, no outside warehousing or open storage, is allowed. Business will provide on site parking. On street parking is also permitted. Appropriate mixed use is permissible through the Conditional Use application and review process, which can allow uses that are included in the less restrictive commercial districts.

XVI.5.4.1.1. Permitted Uses

Video Store  
Art Galleries  
Cafes with or without outdoor patio  
Professional Office (Realty, Attorney, Engineering, Doctors etc.)  
Drug Store  
Gift Shop  
Clothing Store  
Health Food Store  
Personal Beauty (Beauty/Barber Shop/ Shoe repair, Tailor)  
Computer Store  
Book Store

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XVI.5.4.1.2. Conditional Uses

Those uses included in the Commercial 2 and 3 areas as are deemed necessary or appropriate to provide the range of goods and services for the area.

XVI.5.4.1.3. Prohibited Uses

Equipment or vehicle sales  
Drive-in Theaters  
Heavy Equipment rental, sales or repair  
Large Animal Hospitals  
Lumber Yards  
Commercial Residential dwellings except as incidental to a permitted use  
Storage Yard for vehicles or equipment

XVI.5.4.1.4. Use Limitations

Facilities for storage fabrication processing or assembly of products directly related to the retail activity shall be permitted if incidental or accessory to a permitted or approved conditional use.

XVI.5.4.1.4.1. All impact generating uses shall be operated primarily within enclosed structure;

XVI.5.4.1.4.2. Dust fumes, odors, refuse matter, smoke, vapor, noise, lights and vibrations shall be confined primarily to the premises of the lot on which such use is located.

XVI.5.4.1.4.3. Outdoor storage areas shall be concealed from abutting streets and highways and from adjoining residential properties.

XVI.5.4.1.4.4. Such activity does not create any substantial danger to safety in surrounding areas and does not cause water pollution.

XVI.5.4.1.4.5. All business, service, repair, storage or merchandise display on property abutting a lot in a residential/commercial 2 or 3 districts shall be conducted wholly within an enclosed structure unless screened from the residential/commercial 2 or 3 by a sight obscuring fence permanently or subsequent owners.

XVI.5.4.1.4.6. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light on any adjacent property or on any public right-of-way, except to the extent permitted under any sign ordinance or conditional use permit.

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XVI.5.4.1.5. Lot Size and Setbacks, and structure Height

XVI.5.4.1.5.1. Minimum Lot Area

- for all land not provided with central sewer facilities, the minimum lot area shall be one (1) acre.
- for all land provided with central sewer facilities, the minimum lot area shall be ten thousand (10,000) square feet for interior lots and ten thousand five hundred (10,500) square feet for corner lots.

XVI.5.4.1.5.2. Minimum Lot Width

- All lots one (1) acre or larger, One hundred fifty (150) feet
- All lots less than one (1) acre; One hundred (100) feet

XVI.5.4.1.5.3. Minimum Setback Requirements

- Minimum front setbacks (includes awnings, canopies, roofs and any permanent fixtures): Twenty-five feet (25).
- Minimum side setbacks: Twenty-five (25) feet, on corner lots where the setback for all buildings shall be a minimum of that required on front setbacks of the applicable street.
- Minimum rear setback: Twenty-five (25) feet.

XVI.5.4.1.5.4. Height of Buildings and Sign Size

- Maximum height for all uses: Sixteen (16) feet
- No sign shall be bigger than 32 square feet.

XVI.5.4.2. Commercial 2 - (C2)

This designation covers operations, which are separated from other commercial or residential facilities. These operations may take place in or out of doors. These areas may be used for purposes, which may cause a limited nuisance, which must be mitigated as practicable. On site parking is required. Effects upon transportation must be addressed.

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XVI.5.4.2.1. Permitted Uses

Pet Store  
Hardware Store  
Printing & Publishing Shop  
Commercial Laundry May/Dry Cleaning  
Movie Theater  
Bank  
Convenience Store  
Health Spa  
Retail Furniture Store  
Retail Sporting Goods  
Day Care Center  
Auto Parts Store

XVI.5.4.2.2. Conditional Uses

Those uses included in the Commercial 1 and 3 areas as are seemed necessary or appropriate to provide the range of goods and services for the area.

XVI.5.4.2.3. Prohibited Uses

Equipment or vehicle sales  
Drive in Theaters  
Heavy Equipment rental, sale or repair  
Large Animal Hospitals  
Lumber Yards  
Commercial Residential dwellings except as incidental to a permitted use  
Storage yard for vehicles or equipment

XVI.5.4.2.4. Use Limitations

- XVI.5.4.2.4.1. Facilities for storage fabrication processing or assembly of products directly related to the retail activity shall be permitted if incidental or accessory to a permitted or approved condition use.
- XVI.5.4.2.4.2. All impact generating use shall be operated primarily within enclosed structure
- XVI.5.4.2.4.3. Dust fumes, odors, refuse matter, smoke, vapor, noise, lights, vibrations shall be confined primarily to the premises of the lot on which such use is located.

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XVI.5.4.2.4.4. Outdoors storage areas shall be concealed from abutting streets and highways, and from adjoining residential properties.

XVI.5.4.2.4.3. Such activity does not create any substantial danger to safety in surrounding areas and does not cause water pollution.

XVI.5.4.2.4.4. All business, service, repair, storage or merchandise display on property abutting a lot in a residential/commercial 1 or 3 districts shall be conducted wholly within an enclosed structure unless screened from the residential/commercial 1 or 3 by a sight obscuring fence permanently maintained at least six (6) feet in height, upon the request of the adjoining property owner or subsequent owners.

XVI.5.4.2.4.5. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light on any adjacent residential property or on any public right-of-way, except to the extent permitted under any sign ordinance or conditional use permit.

XVI.5.4.2.5. Lot Size and Setbacks and Structure Height

XVI.5.4.2.5.1. Minimum Lot Area

For all land not provided with central sewer facilities, the minimum lot area shall be one (1) acre.

For all land provided with central sewer facilities, the minimum lot area shall be ten thousand (10,000) square feet for interior lots and ten thousand five hundred (10,500) square feet for corner lots.

XVI.5.4.2.5.2. Minimum Lot Width

- For all lots one (1) acre or larger: One hundred fifty (150) feet.
- For all lots less than (1) acre; One hundred (100) feet.

XVI.5.4.2.5.3. Setback Requirements

- Minimum front setbacks (includes awnings, canopies, roofs and any permanent fixtures): Twenty-five (25) feet).
- Minimum side setbacks: Twenty-five (25) feet except on corner lots where the setback for all buildings shall be a minimum of that required on front setbacks of the applicable street.

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- Minimum rear setback: Twenty-five (25) feet.

XVI.5.4.2.5.4. Height of Buildings

- Maximum height for all uses: Sixteen (16) feet
- No sign shall be bigger than 32 square feet.

XVI.5.4.3. Commercial 3 - (C3)

This designation covers operations, which are separated from other commercial and residential operations. These operations may have a substantial transportation factor as well as noise and other elements commonly considered to be a nuisance. On site parking is required. Activities may include assembly, packaging and light manufacturing. Any operations with potential damaging effects upon the environment must undergo conditional use review to assure reasonable mitigation.

XVI.5.4.3.1. Permitted Uses

Pet Kennels  
Mini Storages  
Woodworking (cabinets, furniture etc.)  
Mechanic Garage  
Welding Shop  
Equipment Rental

XVI.5.4.3.2. Conditional Uses

Those uses included in the Commercial 1 and 2 areas as are deemed necessary or appropriate to provide the range of goods and services for the area.

XVI.5.4.3.3. Prohibited Uses

Drive in Theater  
Heavy Equipment rental, sale or repair  
Large Animal Hospitals  
Lumber Yards  
Commercial Residential dwellings except as incidental to a permitted use  
Storage yard for vehicles or equipment



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XVI.5.4.3.4. Limitations

- XVI.5.4.3.4.1. Facilities for storage, fabrication, processing or assembly of products directly related to the real activity shall be permitted if incidental or accessory to a permitted or approved conditional use.
- XVI.5.4.3.4.2. All impact generating uses shall be operated primarily within enclosed structure; though incidental storage of equipment outside is permitted.
- XVI.5.4.3.4.3. Dust fumes, odors, refuse matter, smoke vapor, noise, lights and vibrations shall not be allowed to enter any Residential or Commercial 1 and 2 zoned properties.
- XVI.5.4.3.4.4. Outdoors storage areas shall be concealed from abutting streets and highways, and from adjoining residential properties.
- XVI.5.4.3.4.5. Such activity does not create any substantial danger to safety in surrounding areas and does not cause water pollution.
- XVI.5.4.3.4.6. All business, service, repair, storage or merchandise display on property abutting a lot in a residential/commercial 1 or 2 districts shall be conducted wholly within an enclosed structure unless screened from the residential/commercial 1 or 2 area by a sight obscuring fence permanently maintained a least six (6) feet in height, upon the request of the adjoining property owner or subsequent owners.
- XVI.5.4.3.4.7. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light on any adjacent residential or commercial 1 or 2 area property or on any public right-of-way, except to the extent permitted under any sign ordinance or conditional use permit.

XVI.5.4.3.5. Lot Size and Setbacks and structure Height

XVI.5.4.3.5.1. Minimum Lot Area

- For all land not provided with central sewer facilities, the minimum lot area shall be one (1) acre.
- For all land provided with central sewer facilities, the minimum lot area shall be ten thousand (10,000) square feet for interior lots and ten thousand five hundred (10,500) square fee for corner lots.

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XVI.5.4.3.5.2. Minimum Lot Width

- For all lots one (1) acre or larger: One hundred fifty (150) feet.
- For all lots less than on (1) acre; One hundred (100) feet.

XVI.5.4.3.5.3. Setback Requirements

- Minimum front setbacks (includes awnings, canopies, roofs, and any permanent fixtures): Twenty-five (25) feet.
- Minimum side setbacks: Twenty-five (25) feet, except on corner lots where the setback for all buildings shall be minimum of that required on front setbacks of the applicable street.
- Minimum rear setback Twenty-five (25) feet.

XVI.5.4.3.5.4. Height of Buildings

- Maximum height for all uses: Twenty (20) feet.
- No sign shall be bigger than 32 square feet.

XVI.5.4.4. Commercial 4 (C-4)

This designation covers operations, which are separated from other commercial and residential operations. These operations may have a substantial transportation factor as well as noise and other elements commonly considered to be a nuisance. Any operations with potential damaging effects upon the environment must undergo conditional use review to assure reasonable mitigation.

XVI.5.4.4.1. Permitted Uses

Gas Station  
Convenience Store  
Car Wash  
Mini Storage  
Indoor Automobile Repair

XVI.5.4.4.2. Conditional Uses

Those uses included in the Commercial 1, 2 and 3 areas as are deemed necessary or appropriate to provide the range of goods and services for the area.

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XVI.5.4.4.3. Prohibited Uses

- Drive in Theaters
- Large Animal Hospitals
- Lumber Yards
- Commercial Residential dwellings except as incidental to permitted use
- Storage yard for vehicles or equipment

XVI.5.4.4.4. Limitations

XVI.5.4.4.4.1. Facilities for storage, fabrication, processing or assembly of products directly related to the real activity shall be permitted if incidental or accessory to a permitted or approved conditional use.

XVI.5.4.4.4.2. All impact generating uses shall be operated primarily within enclosed structure, though incidental storage of equipment outside is permitted

XVI.5.4.4.4.3. Dust fumes, odors, refuse matter, smoke vapor, noise, lights and vibrations shall not be allowed to enter any Residential or Commercial 1 and 2 zoned properties.

XVI.5.4.4.4.4. Outdoor storage areas shall be concealed from abutting streets and

XVI.5.4.4.4.5. Highways and from adjoining residential properties.

XVI.5.4.4.4.6. Such activity does not create any substantial danger to safety in surrounding areas and does not cause water pollution.

XVI.5.4.4.4.7. All business, service, repair, storage or merchandise display on property abutting a lot in a residential/commercial 1, 2 and 3 districts shall be conducted wholly within an enclosed structure unless screened from the residential/commercial 1 or 2 area by a sight obscuring fence permanently maintained a least six (6) feet in height, upon the request of the adjoining property owner or subsequent owners.

XVI.5.4.4.4.8. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light on any adjacent residential or commercial 1 or 2 area property or on any public right-of-way, except to the extent permitted under any sign ordinance or conditional use permit.

XVI.5.4.4.5. Lot Size and Setbacks, and structure Height

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XVI.5.4.4.5.1. Minimum Lot Area

- For all land not provided with central sewer facilities, the minimum lot area shall be one (1) acre.
- For all land provided with central sewer facilities, the minimum lot area shall be ten thousand (10,000) square feet for interior lots and ten thousand five hundred (10,500) square feet for corner lots.

XVI.5.4.4.5.2. Minimum Lot Width

- For all lots one (1) acre or larger: One hundred fifty (150) feet.
- For all lots less than one (1) acre; One hundred (100) feet.

XVI.5.4.4.5.3. Setback Requirements

- Minimum front setbacks (includes awnings, canopies, roofs, and any permanent fixtures): Twenty-five (25) feet.
- Minimum side setbacks: Twenty-five (25) feet, except on corner lots where the setback for all buildings shall be minimum of that required on front setbacks of the applicable street.

Minimum rear setback Twenty-five (25) feet.

XVI.5.4.4.5.4. Height of Buildings

- Maximum height of all principal uses is Twenty (20) feet.
- No sign shall be bigger than 32 square feet.

XVI.5.5. Light Industrial - (LI)

Applications for this designation must be handled on a Conditional Use basis. Conditional Uses may include Public Utility facilities and Public Transit operations, heavy equipment repair and sales, warehousing and processing. (See Article IV for more information on Conditional Uses.) Any application for this designation must identify and mitigate, as far as practicable, any hazards and nuisances to the community and the environment.

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XVI.5.6. COMMUNITY SERVICES (CS)

These areas are for activities providing for the use and service of the community at large. This designation covers operations of benefit to the general community. Activities of a non-profit nature that provide a service to the public may be situated here. Recreational Centers, Local and State government offices and extensions, libraries, postal centers, playgrounds, public galleries and educational facilities are allowable uses. All impacts upon traffic and the environment must be addressed. Appropriate mixed use is permissible, through Conditional Use application and review process.

XVI.5.7. RECREATION AND OPEN SPACE

XVI.5.7.1. Recreational Facilities- (REC)

This designation shall cover activities, both private and public, which provide for recreation. These facilities shall require minimal infrastructure and facilities. This may include parks, playgrounds, ball fields, lakes, golf courses and shooting ranges.

XVI.5.7.2. Open Space - (OS)

This designation shall cover those areas set aside as undisturbed land; such as natural preserves, wetlands, buffer areas, greenbelts, and animal migratory areas. Any use of this land shall cause little or no impact. In addition, some agricultural and recreational lands may acquire Open Space designation. Nature trails, equestrian trails and non-motorized access are allowed so long as impact is kept to a minimum. Application to change Open Space designations to those of greater impact are discouraged. Conservation Easements may carry this designation, although their use may vary according to the stipulations of their instrument.

XVI.5.8. SCOPE OF AUTHORITY

Nothing in these zoning regulations shall be construed as to the ceding of mineral or water rights. The described uses shall in no way be construed as to relieve the landowner from complying with all County, State and Federal regulations. Any development must meet the requirements of the County Land Development Code, as well as any applicable State and Federal restrictions.

XVI.5.9. MAPPING

The County shall maintain a current map indicating zone status within the Crestone/Baca Sub-Area. This map shall be available for viewing at the County Courthouse during regular business hours.

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XVI.6. SCENIC RESOURCE OVERLAY (SRO)

The SRO shall extend from the south-east corner of Section 12, Township 41 North, and Range 11 East of the N. M. P. M. to the entrance of Casita Park.

XVI.6.1. Authority

The Scenic Resource Overlay (SRO) District is adopted pursuant to the authority of the County to prevent scenic degradation, and to preserve and protect scenic views as seen from public places within the County. Authority for this regulation is given in Section 3-28-101, and Section 29-20-101, Colorado Revised Statutes.

XVI.6.2. Purpose

- The SRO District for the Crestone/Baca SAMP is adopted for the following purposes.
- Preserve and protect aesthetic values and scenic views from County Road T.
- Minimize the adverse visual effects of development within the SRO District by regulating the use and location of future development within that district.
- Preserve and protect existing agricultural and recreational uses presently in existence within the SRO District.
- Provide for a system of graduated restrictions in three areas within the SRO District, each successively further from the centerline of County Road T, such that the impact of the SRO district regulations is similarly graduated.
- Protect the wilderness environment of the Crestone/Baca Sub-Area as it is affected by development within the SRO District, and which is a significant resource to the local economic base.
- Preserve the historical open space and rural character of the Entrance to the Crestone/Baca community.

XVI.6.3. Description and Restrictions

The Scenic Resource Overlay District shall follow the centerline of County Road T. A strip 2,000 feet wide (1,000 feet to the North of the centerline and 1,000 feet to the South of the centerline of the roadway) from a beginning boundary located at the midpoint of the intersection of the entrance to Casita Park and County Road T and extending to an ending boundary 400 feet East of the intersection of County Road T and the entrance to the Baca Grande Chalets.

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XVI.6.3.1. SRO Area 1

SRO Area 1 is comprised of the area extending along the centerline of County Road T to 350 feet to the North and to the South of that centerline, from a beginning boundary located at the midpoint of the intersection of the entrance to Casita Park and County Road T and extending to an ending boundary 400 feet East of the intersection of County Road T and the entrance to the Baca Grande Chalets. No new structures shall be erected other than fencing for livestock, and sprinkler equipment.

Permitted uses include-raising of livestock, grains, fruits, vegetables, grasses, hay; management of natural wildlife habitats, migration corridors and reserves, both public and private; light recreational uses such as playing fields and hiking, biking, equestrian trails.

XVI.6.3.1.1. Lighting

Outdoor lighting is to be directed downward and shielded. High or low-pressure sodium bulbs may be a maximum 75 watts. Mercury vapor lamps are prohibited. Mast-mounted lights must be kept to a minimum number and maximum height of 20 feet.

XVI.6.3.2. SRO Area 2

SRO Area 2 is comprised of the area extending along the centerline of County Road T and located between 350 feet and 700 feet to the North and to the South of that centerline, and from a beginning boundary located at the midpoint of the entrance to Casita Park and County Road T and extending to an ending boundary 400 feet East of the intersection of County Road T and the entrance to the Baca Grande Chalets.

In this zone all buildings must meet the following restrictions:

XVI.6.3.2.1. No structures higher than 24 feet.

XVI.6.3.2.2. Footprint of any buildings not to exceed 4000 sq. ft. per structure.

XVI.6.3.2.3. All exterior colors used shall be muted native earth tones, which blend with the immediate environment.

XVI.6.3.2.4. No reflective surfaces except glass.

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XVI.6.3.3. SRO Area 3

SRO Area 3 is comprised of the area extending along the centerline of County Road T and located between 700 feet and 1,000 feet to the North and to the South of that centerline, and from a beginning boundary located at the midpoint of the intersection of the entrance to Casita Park and County Road T and extending to an ending boundary 400 feet East of the intersection of County Road T and the entrance to the Baca Grande Chalets.

In this zone all buildings must meet the following restrictions.

XVI.6.3.3.1. No structure higher than 30 ft.

XVI.6.3.3.2. Square footage of buildings not to exceed 5,000 sq. ft.; low-profile design that blends with the terrain is encouraged.

XVI.6.3.3.3. All exterior colors used shall be muted native earth tones, which blend with the immediate environment.

XVI.6.3.3.4. No reflective surfaces except glass.

XVI.6.4. Supplementary Restrictions

The following restrictions shall apply throughout the SRO, unless more stringent regulations are described for specific areas.

XVI.6.4.1. Lighting

Outdoor lighting is to be directed downward and shielded. High or low-pressure sodium bulbs may be a maximum 75 watts. Mercury vapor lamps are prohibited. Mast-mounted lights must be kept to a minimum number and maximum height of 20 feet.

XVI.6.4.2. Signs and Graphics

Signs and graphics on buildings and along County Road T must conform to the following criteria.

XVI.6.4.2.1. No interior lighted signs.

XVI.6.4.2.2. No billboards.

XVI.6.4.2.3. A single directory sign at entrance to Elk Park Subdivision or a commercial area where there are one or more businesses.



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XVI.6.4.2.4. A single exterior sign permitted per business/owner on premises.  
Signs not to exceed 4 square feet.

XVI.6.4.2.5. No animated or illuminated signs.

XVI.6.4.2.6. Signs are not to extend over six feet above the ground.

XVI.6.4.2.7. Materials are to be of wood, stone or other natural materials.

XVI.6.4.2.8. No reflective surfaces except glass.

XVI.6.4.3. Landscaping

XVI.6.4.3.1. Landscaping and berming are encouraged to blend construction  
with the environment.

XVI.6.4.3.2. Land disturbed by construction must be reclaimed, within three  
years after the building permit is issued, to no less than pre-  
construction condition to preserve the environmental integrity of  
the view corridor.

XVI.6.4.3.3. Sharing of driveways to the extent possible is encouraged.

**XVI.7. HOME OCCUPATIONS**

Home Occupations are allowed provided they meet the criteria given in Article VI.

~~XVI.8. CRESTONE/BACA SUB-AREA PLANNING COMMISSION~~

~~The Crestone/Baca Sub-Area Planning Commission shall have all the powers granted and shall perform all of the duties imposed by Title 30, Article 28, Colorado Revised Statutes, 1973, as amended, within the jurisdiction of this Sub-Area.~~

~~XVI.8.1. Purpose~~

~~The purpose of having Sub-Area Planning Commissions is to ensure the Board of County Commissioners has the best advice possible for land use decisions in each locale. Because of the diversity of communities in the County, the local inhabitants are in the best position to review applications.~~

~~XVI.8.2. Members~~

~~The Board of County Commissioners shall appoint members of the Crestone/Baca Sub-Area Planning Commission. The Commission shall consist of five regular members plus~~

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~~three alternate members, all of whom shall be bona fide residents and property owners of the Sub Area. If any member ceases to reside in the Sub Area, his membership on the Commission shall immediately terminate.~~

~~There shall be one regular member who represents the Baca Grande Property Owners' Association, one who represents the Town of Crestone, one alternate member to represent the Town of Crestone, all of which will be up for re appointment each year. Terms will expire on December 31<sup>st</sup> of each year. And one who represents owners of unincorporated land, which is neither in the Town of Crestone nor within Baca Grande, and two at large members.~~

~~At Large Alternate members shall be members at large and may be from the Baca Grande Subdivision, Town of Crestone or any landowner within the Crestone/Baca Sub Area. Alternate members will be eligible to vote only when they are seated to replace a regular member who is unable to act.~~

~~Members shall serve for a term of three years, except that the appointments of the first board shall be staggered such that two regular members shall be appointed to serve a three year term, two regular members shall be appointed to serve a two year term, and one regular member and the at large alternate member shall be appointed to serve a one year term.~~

~~Vacancies shall be filled for unexpired terms in the same manner as in the case of original appointments.~~

~~XVI.8.3. — Officers~~

~~At the first regular meeting of each year, the Planning Commission shall elect a chairman, vice chairman, secretary, representative to act as liaison with the County Planning Commission, and such other officers as the Commission may deem necessary. The term of each office shall be one year with eligibility for re election.~~

~~XVI.8.4. — Meetings~~

~~The Crestone/Baca Sub Area Planning Commission shall meet monthly at a regularly scheduled time and location. When there is no business to come before the Commission, the meeting may be canceled. Special meetings may be called from time to time by the chairman.~~

~~All meetings are subject to "sunshine" laws, and must be announced in a manner and timeframe to give the public adequate notice.~~

~~The Commission shall conduct its business in an orderly fashion, adopting such standing rules as it deems necessary.~~

Saguache County Land Development Code  
effective August 21, 2018

~~XVI.8.5. — Quorum~~

~~A quorum of the Crestone/Baca Sub Area Planning Commission shall be three out of five members. If a quorum is not present, alternate members may be seated to achieve a quorum.~~

~~XVI.8.6. — Budget~~

~~The members of the Commission shall serve with compensation of mileage and Workers' Compensation Insurance while on County business as established by the Board of County Commissioners, who shall also set the budget of the Crestone/Baca Sub Area Planning Commission each year at the time of the adoption of the County budget.~~

~~XVI.8.7. — Reconsideration/Appeal of Decision~~

~~Because the Crestone/Baca Sub Area Planning Commission is an advisory body to the Board of County Commissioners, appeal of a decision is before the Board of County Commissioners. Applicants may not request reconsideration of a Planning Commission recommendation unless there is substantial change in the circumstances or the application.~~