

A. Key to types of use

Permitted (“P”)	Special Use Review	Temporary Use (“TU”)	Blank Cell
“P”	“S”	“TU”	Not Allowed

1. Permitted

A “P” indicates that a use is allowed by right. Such uses are subject to all other applicable regulations of this LUDC.

2. Special use review

An “S” indicates that a use is allowed only if approved by a special use permit by the board of county commissioners in accordance with the procedures of Section 8.8. Special uses are subject to any applicable requirement of this LUDC, including, but not limited to, the specific use standards contained in Article 3.

3. Temporary use

A “TU” indicates that a use is temporarily allowed by a temporary use permit. Temporary uses may be subject to other applicable requirements of the LUDC, including, but not limited to, the procedures of Section 8.8 or any other applicable provision set forth in this LUDC.

See Section 8.9 Temporary Uses and See 3.8.1 General Requirements

4. Uses not allowed

A blank cell indicates that a use is not allowed.

5. Specific use standards

Specific Use standards may be applicable to all uses allowed by permitted use, special use permit and temporary use permits. These Specific Use Standards shall be used as determined by the specific use standards section.

6. Grouping of Uses

The administrator shall use Section 2.4 – Grouping of Uses to determine how an unlisted use should be treated.

B. Permitted uses

The following table lists the principal uses permitted by this LUDC for base districts.

Group	Specific Uses	RU	RE	RH	RL	RM	RMH	C	I	
Residential Uses	P= Permitted S=Special use									
	Single-family detached	P	P	P	P	P	P	S		
	Single-family attached	P	P	P	P	P	P	S		
	Manufactured home, single-wide	S				S	P	S		3.2.1
	Manufactured home, double-wide	P	P	P	P	P	P	S		3.2.1
	Two-family house (duplex)			P		P	P	S		
	Zero lot line house			P		P		S		
	Townhouse	S		P		P	P	S		
	Multifamily			P		P	P	S		3.2.2
	Upper-story residential	S		P		P		P		3.2.3
	Manufactured home park			S			S	S		3.2.4

Group	Specific Uses	RU	RE	RH	RL	RM	RM	C	I	
	Manufactured home subdivision	S		S		S	S			3.2.5
	Group home	S		S		S				
	Nursing home or assisted living center	S		P		P	S	P		
	Fraternity, sorority or dormitory			S		S				
	Rooming house	S				S		P		
Civic Uses										
	Airport	S							S	
	Helipoint	S						S	S	
	Day care center (5 or more)		S		S	S	S	P		
	Civic club							P		
	Hospital	S						P		
	Museum, library	S		S				P		
	Park, open area	P	P	P	P	P	P	P	P	
	Place of worship	S	S		S	S	S	P	S	
	Public facility	P	P	P	P	P	P	P	P	
	RV parks and campgrounds	S						S		3.2.6
	School (public or private)	P	P		P	P	P	P		
	Technical, trade, business school	S						P		
	Utility, minor	P	P	P	P	P	P	P	P	
	Utility, major **	S							S	3.3.1
	Wireless telecommunications facility	S						S	P	3.3.2
Commercial Uses										
	Adult-oriented business								S	3.4.2
	Agriculture, general	P	S					P	P	
	Agriculture, limited	P	S					P	P	3.4.11
	Agritourism	S	S				S	P	P	
	Banks and financial institutions							P		
	Business and professional offices	S						P	P	
	Bed and breakfast	P	S	S	S	S		P		3.4.3
	Contractor's office							P	P	
	Cottage Foods	P	P	P	P	P	P			3.4.9
	Flea market	S						S	S	3.4.4
	Funeral home					S		S		
	Gas station with convenience retail							P	P	3.4.5
	Greenhouse, commercial	S						S	P	
	Hotel, motel	S		S		S		P		3.4.6
	Industrial Hemp	P	S					P	P	3.4.10
	Indoor recreation	S	S	S	S	S	S	P	P	
	Kennels and animal hospitals	S						S	P	3.4.7
	Lumberyard, wholesale							S	P	
	Medical Marijuana-Infused Product Manufacturer*							S	S	
	Medical Marijuana Dispensary*							S	S	
	Medical Marijuana Optional Premise Cultivation Operation*	S						S	S	3.4.1
	Office, general	S	S	S	S	S	S	P	P	
	Office, medical			S	S	S		P		
	Outdoor recreation	S	S	S	S	S	S	S	S	
	Parking lots and garages	S	S	S	S	S	S	P	P	
	Personal services	S	S	S	S	S	S	P		
	Recreational club or lodge, private	S	S	S		S	S	P		
	Repair, general	S						P	P	
Group	Specific Uses	RU	RE	RH	RL	RM	RM	C	I	
	Restaurant	S	S	S	S	S		P		
	Restaurant, drive-thru							P	S	
	Retail, general	S						P		
	Retail, neighborhood	S	S	S	S	S	S	P		
	Self-storage facility	S						S	P	3.4.8
	Service, general							S	P	

Service, neighborhood	S	S	S	S	S	S	P	P	
Vehicle sales	S						P	P	
Vehicle repair	S						P	P	
Vehicle service	S						P	P	
Warehouse/freight movement							S	P	
Wholesale storage and/or sales	S						S	P	
Industrial Uses									
Energy generation facilities**	S						S	S	3.5.1
Feed lots, animal waste treatment facilities, and animal waste collection facilities	S							S	3.5.2
Hazardous waste disposal	S								3.5.3
Industrial hemp processing	S							S	
Main line railroad facility, shed, yard	S							P	
Manufacturing, general	S							P	
Manufacturing, heavy	S							P	3.5.4
Manufacturing, limited	S							P	3.5.5
Oil and gas wells	S							S	3.5.6
Research & development	S					S		P	
Waste service	S							S	3.5.7

*Subject to Alamosa County Ordinances

** Indicates that a use may be allowed subject to review and approval by the board of county commissioners; unless otherwise set forth herein, such uses shall be subject to all other applicable regulations of this LUDC. All uses that consist of an Energy Generation Facility or a Utility, Major, shall comply with the submittal and review requirements contained in the Alamosa County Guidelines and Regulations for Areas and Activities of State Interest, whether such use is proposed by a regulated public utility or by a commercial developer.

Section 2.4 Grouping of Uses

2.4.1 Grouping of uses

As set forth in the permitted use table (see Section 2.3) certain uses are grouped together based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers, how goods or services are sold or delivered, and likely impact on surrounding properties, and site conditions. Grouping uses provides a systematic basis for assigning uses to appropriate base zoning districts. Any use not specifically set forth in this LUDC is expressly prohibited, unless determined otherwise as set forth in Section 9.4.

2.4.2 Uses not grouped

As set forth in the permitted use table, due to their specific nature and characteristics, certain uses have not been grouped. Individual uses may be defined in Article 11, Definitions.

2.4.3 Public and civic use groups

- A. Parks and open areas:** Uses focusing on natural areas consisting mostly of open vegetation, passive or active outdoor recreation areas, or community gardens, and having few structures. Parks and open areas shall include the following: agricultural lands, rangeland, wildlife habitat, undeveloped floodplain and river corridor lands, tot lot and playgrounds; mini-parks; plazas; squares; greens; neighborhood parks; botanical gardens; nature preserves and recreation trails; golf courses; cemeteries or any similar use.
- B. Utility, major:** A large-scale utility such as water or wastewater treatment plant; water tower; electrical generation plant; solar or wind energy farms; experimental, demonstration or commercial energy generation facilities; or transmission facility or