

**Article 13.0: Supplemental Regulations for the Estes Valley**

13.4 Residential Zoning Districts – Permitted Uses and Standards | 13.4.2 Density/Dimensional Standards

Table 13-1: Residential Zoning Districts Zoning Table									
USE CLASSIFICATION	SPECIFIC USE	ZONING DISTRICTS						ADDITIONAL REGULATIONS (APPLY IN ALL DISTRICTS UNLESS OTHERWISE STATED)	
		EV RE-1	EV RE	EV E-1	EV E	EV R	EV RM		
Without Repairs									
<b>ACCOMMODATION USES</b>									
<b>Low Intensity Accommodation</b>	Bed and Breakfast: 10 or fewer occupants	AS	AS	AS	AS	AS	AS	\$3.3.5.A	
	Bed and Breakfast: more than 10 occupants	AS	AS	AS	AS	AS	AS	\$3.3.5.A	
	Vacation/Short-Term Rental: 10 or fewer occupants	AS	AS	AS	AS	AS	AS	§§13.6.1.C and 3.3.5.B.	
	Vacation/Short-Term Rental: 11 or more occupants	AS	AS	AS	AS	AS	AS	§§13.6.1.C and 3.3.5.B.	
	Preexisting Lodging Facility	-	-	-	-	-	-	-	\$13.6.1.D
<b>COMMERCIAL/ RETAIL USES</b>									
<b>Wireless Communications Facilities</b>	Attached Facility on Existing Structure	SP	SP	SP	SP	SP	SP	See Article 9.0	
	Small Cell Facility	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	See Article 9.0
		Alternative Tower Structure (concealed)	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	
	AS ≤60 feet high		AS ≤60 feet high	AS ≤60 feet high	AS ≤60 feet high	AS ≤60 feet high	AS ≤60 feet high		
	Tower (non-concealed)		-	-	-	-	-	-	See Article 9.0
Golf Course	R	S	S	S	S	-			
Accessory Uses								\$13.6.2	
Temporary Uses								\$13.6.3	

**13.4.2. Density/Dimensional Standards**

**A. Density Calculation**

**1. Net land area**

Net land area shall be determined by subtracting from the gross land area the following:

- a. 80 percent of lands located in the 100-year floodplain;
- b. 80 percent of lands located above the elevation serviceable by the Town of Estes Park water system;
- c. All lands within private streets or dedicated public rights-of-way; and