

RATON/COLFAX COUNTY EXTRATERRITORIAL ZONE DEPARTMENT OF PLANNING AND ZONING

TABLE SUMMARIZING MINIMUM ETZ ZONING REQUIREMENTS AND FEE SCHEDULE

ETZ ZONING PERMIT APPLICATION	\$10.00
ETZ SPECIAL EXCEPTION APPLICATION	\$75.00 (for use allowances, etc.)
ETZ VARIANCE APPLICATION	\$75.00 (for setback, lot coverage, bldg. height, etc.)
ETZ REZONE APPLICATION AND PROCESS	\$250.00 (for change of zoning district designation)

ZONING DISTRICT	LOT AREA	LOT WIDTH	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	LOT COVERAGE	BUILDING HEIGHT
R-HZ Rural Holding Zone	2 1/2 acres	150'	50'	50'	50'	15%	35'
R-1 Residential	1 acre	150'	25'	10'	25'	30%	35'
R-4 Residential	10,000 sq. ft.	70'	25'	10'	15'	30%	35'
R-5 Residential	SINGLE FAMILY 6,000 sq. ft. TWO FAMILY 12,000 sq. ft. min.	60'	25'	8'	15'	30%	35'
RM-1 Residentail Multi-Family	SINGLE FAMILY 8,000 sq. ft. TWO FAMILY 4,000 sq. ft./unit MULTI FAMILY 3,000 sq. ft./unit	60'	10'	8'	10'	50%	35'
MHP Mobile Home Park	4,000 sq. ft.	*	*	*	*	*	35'
MHS Mobile Home Subdivision	6,000 sq. ft.	60'	25'	10'	15'	30%	*
R-O-I Residential, Office & Institutional	SINGLE FAMILY 6,000 sq. ft. MULTI FAMILY 4,000 sq. ft./unit	60'	25'	8'	15'	SINGLE FAMILY 30%. MULTI FAMILY 50%.	35'
C-2 General Commercial	*	*	25'	*	*	60%	35'
C-3 General & Hwy Service	*	60'	25'	15'	25'	*	35'
C-4 Rural Commercial	4 acres	100'	25'	25'	25'	40%	35'
L-I Light Industrial	1 acre	100'	50**	15'	25'	30%	35'
H-I Heavy Industrial	1 acre	100'	50**	15'	25'	30%	35'
H-2 Junkyard Zone	1 acre	100'	50**	15'	25'	30%	35'
SC Planned Shopping Cntr.	3 acres	*	*	*	*	*	35'
G Governmental Use	*	*	15'	8'	10'	60%	35'
CARPORTS & GARAGES	MAXIMUM ALLOWABLE SQ. FT. FOR ACCESSORY BUILDING 1,600 SQ. FT. (IN ZONES R-1, R-4, R-5, RM-1, MHS, MHP)	N/A	dependant on zoning designation	3'	5'	NO ACCESSORY BUILDING SHALL OCCUPY MORE THAN 30% OF THE REAR YARD	16'
SHEDS, PORTABLE BLDGS, GREENHOUSES, GAZEBOS, ETC. <small>Accessory building may not be nearer than 10' to main structure.</small>		N/A	60'	3'	5'		16'

***See Zoning Ordinance for Requirements or Additional Information**

In any residential district, the side yard requirements for corner lots along the side street Right-of-Way shall be the same as the front yard setback requirements.