MAJOR LAND USE PERMITS FOR LA PLATA COUNTY COMPARED TO ANIMAS VALLEY LAND USE PERMIT REQUIREMENTS

La Plata County Sec 66-7 Examples	Rest of County LPLUC Sec. 66-7 (Major Land Use Permits)	Animas Valley LPLUC Sec. 65 (Minor Land Use Permits)
Multi-Family Residential (4+ Units):		
Apartments, Condos, Townhomes	MAJOR	MINOR
Manufactured Home Parks	MAJOR	MINOR
Tiny Home Parks (As Manufactured Home Parks)	MAJOR	MINOR
High-Density Single-Family Residential/PUD:		
Single Family (4+Units)	MAJOR	MINOR
Golf courses and supporting facilities	MAJOR	MINOR
General Commercial Uses		
Over 10k SF or 3 acre gross site disturbance	MAJOR	MINOR
Commercial Storage	MAJOR	MINOR
Marijuana Facilities & Centers	MAJOR	MINOR
Restaurants (over 10K sq ft)	MAJOR	MINOR
Motels	MAJOR	MINOR
Office Buildings (over 10K sq ft)	MAJOR	MINOR
Outdoor Entertainment	MAJOR	MINOR
Recreational Vehicle Parks/Campgrounds	MAJOR	MINOR
Marijuana Facilities	MAJOR	MINOR
Industrial Uses:		
Sand and Gravel Yards	MAJOR	MINOR

Low intensity tourist oriented recreational uses are currently allowed as **"special uses"** within the Animas Valley Land Use Plan. This use classification Includes golf courses, driving ranges, RV Parks, riding stables, fishing ponds, campgrounds, glider ports of no more than six (6) planes (maximum of two (2) fixed wings, four (4) gliders). This use classification shall not include amusement parks, shooting ranges, miniature golf courses, bowling alleys, video arcade amusements, or drive-in theaters.

Special use permit (as currently defined in the LUC) a use permitted in a land use planning area within the Animas Valley Land Use Plan subject to discretionary review and approval by the County. Special use permit uses are typically uses that may have a unique or widely varying operating characteristics, may have potential operational or other impacts on nearby properties, or may have unusual site development demands.

A 2017 "Administrative Amendment" to the La Plata County Land Use Code effectively eradicated all requirements for Major Land Use Permits in the Animas Valley. Special Uses were all changed from Major to Minor. Major Uses are approved by the Board of County Commissioners while Minor Uses are approved by the Planning Commission.