

List of Future Land Use Map (FLUM) Classifications

Please reference FLUM's

Note: Densities are relative to Mid-Valley area

MODERATE DENSITY RESIDENTIAL (MDR)

Applied to lands where moderately higher density residential neighborhoods exist or would be appropriate. (Up to 7 du/acre)

LOW DENSITY RESIDENTIAL (LDR)

Applied to lands where low density residential neighborhoods exist or would be appropriate. (Up to 4 du/acre)

LARGE LOT RESIDENTIAL (LLR)

Applied to lands where larger lot, lower density residential neighborhoods exist or would be appropriate. (Up to 1 du/acre)

OUTLYING RURAL SUBDIVISION (ORS)

Applied to lands in rural areas having previously been subdivided through an adopted County subdivision process. (Various densities; discourages further subdivision /expansion)

MIXED USE (MU)

Applied to lands where a higher density/intensity mix of residential, retail, commercial, service and light industrial uses exist or would be appropriate. (Up to 7 du/acre – residential component)

RURAL AGRICULTURAL (RA)

Applied to lands where agricultural or rural/low density residential uses exist or would be appropriate. (Up to 1 du/10 acres)

RECREATION/OPEN SPACE (ROS)

Applied to lands intended to support recreation and/or open space uses.

WATER AND RIPARIAN (WR)

Applied to lands within/adjacent to streams, rivers, lakes and ponds supporting riparian vegetation and/or aquatic and terrestrial wildlife habitat.

PUBLIC LANDS (PL)

Applied to lands owned and administered by Federal or State government agencies. (Limited residential component/justification)

PUBLIC SERVICES (PS)

Applied to lands accommodating state, county, public utility or special district offices, facilities and/or operations. (Limited residential component/justification)

Land Use Map Classification Descriptions

MODERATE DENSITY RESIDENTIAL (MDR)

Density range: Up to 7 du/acre

Intent	<p>A. Retain the design and density of existing subdivisions and mobile home parks.</p> <p>B. Retain and work to enhance existing parks, trails, open spaces and historic features within areas of moderate density and intensity relative to the Valley area; more dense residential particularly (relative).</p> <p>C. Encourage/maintain an appropriate mix of housing types and price points; and provide affordable housing opportunities.</p> <p>D. For new development proposals (in higher end of MDR range) the following items should be considered:</p> <ul style="list-style-type: none"> ▪ Will be served by domestic water and wastewater services. ▪ Will be clustered to enhance service efficiencies, preserve open space and protect sensitive lands; perform at the more dense spectrum of transitional residential land use scale.* ▪ Minimize impacts to infrastructure service and public safety, by utilizing existing infrastructure service, or expand such service in order to achieve an appropriate land use transition from more dense/intensive, to less dense/intensive residential uses. ▪ Improve connectivity to existing trails, roads, and/or intersections; by incorporation and linking such features with appropriate facilities and extensions. ▪ Will be compatible with and transition appropriately to land uses associated with adjacent properties. ▪ Include or enhance public benefits and unique area character.
Character	<p>A. A variety of relatively more dense residential neighborhood environments, including a range of housing as mobile homes, multifamily homes, traditional single family homes and/or duplex homes.</p> <p>B. Architectural styles, building material and exterior treatments are compatible with adjacent developments, the natural landscape and the mountain environment/vernacular.</p> <p>C. Roads are paved, curb and sidewalks are common, facilities incorporated into designs such as child care, playgrounds, unique features associated with development themes, to accommodate moderate density populations; and vehicle speeds designated at a “neighborhood” level – encouraging multi-modal traffic circulation while making such linkages with such adjacent and nearby facilities.</p> <p>D. Landscaping provides screening, shade and visual enhancements; as well as reflects the natural palate of the landscape context/location of neighborhood/s.</p>
Location Criteria	<p>A. Limited to the Highway 82 Character Area.</p>
Land Uses	<p>A. Residential</p> <p>B. Neighborhood recreation (parks, fields, trails and open space)</p> <p>C. Neighborhood maintenance facilities</p> <p>D. Schools</p> <p>E. Child Care Services</p> <p>F. Smaller scale agriculture***</p>

*sensitive lands include natural hazard areas, critical/wildlife habitat, riparian zones, areas containing rare or endangered species, or lands supporting significant stands of native vegetation

**public benefits include but are not limited to affordable housing, senior housing, child care, public parks and trails, opportunities/accommodations for local food production, access to streams, rivers and public lands, and opportunities for educational programs.

***Smaller Scale agriculture refers to community gardens or other non-industrial food or crop production located within a moderate residential growth hub setting.

LOW DENSITY RESIDENTIAL (LDR)

Density range: Up to 4 du/acre

<p>Intent</p>	<p>A. Retain the design and density of existing subdivisions; compatible with neighboring properties.</p> <p>B. Retain and work to enhance existing parks, trails, open spaces and historic features within areas of low to moderate density and intensity relative to the Valley area.</p> <p>C. For new development proposals (for higher end of LDR range) the following items should be considered:</p> <ul style="list-style-type: none"> ▪ Will be served by domestic water and wastewater services; perform at the low to moderate density spectrum of transitional residential development scale. ▪ Will be clustered to enhance service efficiencies, preserve open space and protect sensitive lands.* ▪ Minimize impacts to infrastructure service and public safety, by utilizing existing infrastructure service, or expand such service in order to achieve an appropriate land use transition from more dense/intensive, to less dense/intensive development. ▪ Improve connectivity to existing trails, roads, and/or intersections; by incorporation and linking such features with appropriate facilities and/or features and extensions. ▪ Will be compatible with and transition appropriately to land uses associated with adjacent properties. ▪ Include or enhance public benefits and unique area character.
<p>Character</p>	<p>A. A variety of low to moderate density residential neighborhood environments, including a range of housing, primarily single family homes, but may include mobile, multifamily and/or duplex homes.</p> <p>B. Architectural styles, building material and exterior treatments are compatible with adjacent developments, the natural landscape and the mountain environment/vernacular.</p> <p>C. Roads are paved, curb and sidewalks are common, facilities incorporated into designs such as child care, playgrounds, unique features associated with development themes, to accommodate low to moderate density populations; and vehicle speeds designed at a “neighborhood” level – encouraging multi-modal traffic circulation while making such linkages with such adjacent and nearby facilities.</p>

	D. Landscaping provides screening, shade and visual enhancements; as well as reflects the natural palate of the landscape context/location of neighborhood/s.
Location Criteria	A. Limited to the Highway 82 Character Area.
Land Uses	A. Residential B. Neighborhood recreation (parks, fields, trails and open space) C. Neighborhood maintenance facilities D. Child Care Services E. Small-scale agriculture***

*Sensitive lands include natural hazard areas, critical/ wildlife habitat, riparian zones, areas containing rare or endangered species, or lands supporting significant stands of native vegetation

**Public benefits include but are not limited to affordable housing, senior housing, child care, public parks and trails, opportunities/accommodations for local food production, access to streams, rivers and public lands, and opportunities for educational programs.

***Small-scale agriculture refers to community gardens or other non-industrial small scale food or crop production located within a moderately low residential growth hub setting.

LARGE LOT RESIDENTIAL (LLR)

Density range: Up to 1 du/acre

Intent	<p>A. Preserve the location and layout of existing lower density (1+ acre lot size) subdivisions.</p> <p>B. Promote appropriately scaled agricultural-oriented/affiliated uses for larger residential (primary use) lots.</p> <p>C. For new development proposals, low densities may be considered for projects that:</p> <ul style="list-style-type: none"> ▪ Will be served by domestic water and wastewater services; perform at the lower density spectrum of transitional residential development scale. ▪ Will be clustered to enhance service efficiencies, preserve open space and protect sensitive lands.* ▪ Minimize impacts to infrastructure service and public safety, by utilizing existing infrastructure service, or expand such service in order to achieve an appropriate land use transition from more dense/intensive, to less dense/intensive development. ▪ Improve connectivity to existing trails, roads, and/or intersections; by incorporation and linking such features with appropriate facilities and/or features and extensions. ▪ Will be compatible with and transition appropriately to land uses associated with adjacent properties. ▪ Include or enhance public benefits and unique area character; and more significantly with higher densities in the specified range.
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Character	<ul style="list-style-type: none"> A. Residential neighborhoods, clustered or larger-lot home sites in a lower density setting. B. Architectural styles, building material and exterior treatments are compatible with adjacent developments, the natural landscape and the mountain environment/vernacular. C. Agricultural uses may be present but should be incorporated as secondary/incidental to primary residential uses. D. Roads may be paved or gravel, may or may not have curbs or sidewalks, vehicle speeds are low, indicative of a residential neighborhood within a transitioning rural setting. E. Landscaping provides screening and visual enhancement; as well as reflects the natural palate of the landscape context/location of neighborhoods or relatively nearby rural environment. F. Elements of local history are preserved, by design, or actual preservation efforts. G. Fugitive light is minimized.
Location Criteria	<ul style="list-style-type: none"> A. Limited to the Highway 82 Character Area. B. Located in transitional areas near (relative) the perimeter of more dense/intense lower density development. C. Access to major collector roads is available.
Land Uses	<ul style="list-style-type: none"> A. Residential B. Agricultural

*public benefits include but are not limited to affordable housing, senior housing, child care, parks and trails, local food production, access to streams, rivers and public lands, and educational programs.

**sensitive lands include natural hazard areas, critical wildlife habitat, riparian zones, areas containing rare or endangered species, or lands supporting significant stands of native vegetation.

RURAL AGRICULTURAL (RA)

*Density range: Up to 1 du/ 10 acres**

Intent	<ul style="list-style-type: none">A. Preserve ranching and agricultural land uses and activities.B. Maintain rural residential densities. Where new residential uses are contemplated, encourage clustering per Eagle County Land Use Regulations.C. Provide a sustainable agricultural component for the local economy.D. Preserve the quality of natural resources including riparian areas, wildlife habitats, significant or unique vegetative communities and other sensitive lands.E. Where appropriate, support alternative energy production designed to minimize impacts to natural resources and rural character.F. Preserve and showcase local history and heritage.
Character	<ul style="list-style-type: none">A. Open vistas with ranch buildings, pastures, isolated single family homes and/or undeveloped natural landscapes.B. Fences, livestock, and elements of local history are common.C. Roads may be paved or gravel.D. High quality views are abundant.E. There is a dark night sky.
Location Criteria	<ul style="list-style-type: none">A. Located on the perimeter of higher density developments, and in outlying areas. Often bordered by public lands.
Land Uses	<ul style="list-style-type: none">A. AgriculturalB. Residential

*Clustering per Eagle County Land Use Regulations could consider increased density in exchange for a high volume, multiple public benefits, as well as highly efficient site design and open space preservation.

OUTLYING RURAL SUBDIVISION (ORS)

Density varies as function of site design/zoning (Existing subdivisions/discourages further subdivision)

<p>Intent</p>	<p>A. Maintain existing densities and intensities of use. B. Maintain quality views, residential character and rural character. C. On larger lots where irrigation water is available, encourage sustainable agricultural activities. D. Preserve the quality of natural resources including riparian areas, wildlife habitats, significant or unique vegetative communities and other sensitive lands. E. Support public access to streams, rivers and other public lands where practicable and appropriate. F. Preserve and showcase local history and heritage.</p> <p><i>*NOTE: Lands with this designation were approved for previously subdivided and developed using adopted subdivision requirements at the time they were recorded. Consistent with the purposes and intents of this Plan, no undeveloped areas have been identified where new outlying rural subdivisions would be appropriate.</i></p>
<p>Character</p>	<p>A. Residential neighborhoods, large lot residential subdivisions, including properties supporting agricultural uses, or pockets of small lot residential properties surrounded by agricultural land uses and/or natural areas and public lands. B. A variety of home sizes and architectural styles exist. C. Access roads may be paved or unpaved. D. High quality views are abundant. E. Remnants of local history are preserved. F. There is a dark night sky.</p>
<p>Location Criteria</p>	<p>A. Lands within subdivisions approved by the Board of County Commissioners in the Missouri Heights Character Area have been labeled ORS. B. Outlying rural subdivisions are also found along the Frying Pan River, north of Ruedi Reservoir and near the Hooks Spur entrance to the Emma Character Area.</p>
<p>Land Uses</p>	<p>A. Residential B. Agricultural</p>

MIXED USE (MU)*Residential density up to 7 du/acre*

Intent	<ul style="list-style-type: none"> A. Provide opportunity for a mix of retail, office, service and residential uses (performed up to the moderate density/intensity spectrum of the transitional land use scale) vertically mixed or separated horizontally in single-use clusters. B. Provide an opportunity for low impact light industrial uses. C. Provide opportunities for vibrant, high quality pedestrian oriented shopping and/or entertainment experiences. D. Promote a compact, walkable, transit-oriented development pattern. E. Provide space for community facilities, offices, events and the display of public art. F. Support energy efficient layouts and building designs. G. Where appropriate, support alternative energy production. H. Encourage site designs resulting in compatible land use (incorporating transitional design considerations with adjacent land uses) and minimize the potential for user group conflicts (via mitigating design features such as additional buffer, screening, etc).
Character	<ul style="list-style-type: none"> A. Architecture and landscaping that is compatible with and complimentary of the Basalt/El Jebel area growth hubs/vernacular. B. Development provides an appropriate mix of auto oriented and pedestrian scaled amenities. C. Light fixtures are directed and/or shielded to protect the dark night sky, minimizing light pollution. D. Residential neighborhood environments range from multifamily townhomes to traditional growth hub single family and duplex developments to vertically stacked mixed use structures; walkable mix of uses within more compact designs. E. Outdoor storage areas and delivery bays are screened from public view; aesthetically considerate of the small town, yet service-oriented growth hub.
Location Criteria	<ul style="list-style-type: none"> A. Located immediately adjacent to and served by existing intersections on State Highway 82; these particular opportunities may produce cultural amenity and service area enhancements.
Land Uses	<ul style="list-style-type: none"> A. Residential B. Commercial/service/retail /lodging C. Restaurant/Bar/Entertainment D. Light industrial/manufacturing E. Civic services and government offices F. Parks, playgrounds, trails and open space G. Small-scale agriculture* H. Community events

*Small-scale agriculture refers to community gardens or other small scale food or crop production sites located within a higher density/intensity setting.

RECREATION OPEN SPACE (ROS)

No residential use

<p>Intent</p>	<ul style="list-style-type: none"> A. Provide opportunity for indoor and outdoor recreational facilities and programs. B. Provide opportunities for the preservation of natural areas managed for hiking, sightseeing, fishing, wildlife viewing and other dispersed recreational uses. C. Preserve the quality of natural resources including riparian areas, wildlife habitats, significant or unique vegetative communities and other sensitive lands. D. Provide opportunity for educational programs and community events. E. Provide space for community and government facilities and offices, as determined necessary and appropriate. F. Where appropriate, support alternative energy production designed to minimize impacts to recreational activities, natural resources and/or community character. G. Preserve and/or showcase elements of Eagle County’s history and heritage. <p><i>*NOTE* This designation applies to Crown Mountain Park and to a property located along the Roaring Fork River close to the Town of Basalt for which a number of public uses are being considered. It is possible that the property on the river will be annexed by the Town as development plans are finalized</i></p>
<p>Character</p>	<ul style="list-style-type: none"> A. Character varies considerably, ranging from developed play fields, courts, parks, buildings, trails, parking areas and other recreation oriented amenities to significant natural areas providing quiet and solitude. B. Activity levels, traffic and parking associated with developed recreational facilities may be significant. C. A sense of openness, with high quality views of surrounding landscapes and mountains. D. Architecture and landscaping that is compatible with and complimentary of the Basalt/El Jebel area.
<p>Location Criteria</p>	<ul style="list-style-type: none"> A. Limited to the Highway 82 character area. B. Located in proximity to major and minor collector roads.
<p>Land Uses</p>	<ul style="list-style-type: none"> A. Developed recreation with attendant structures and facilities B. Dispersed recreation C. Sporting events, community events, public gatherings D. Educational/institutional facilities and programs

PUBLIC LANDS (PL)

No residential uses anticipated, with the possible exception of housing for federal employees; limited, not to exceed justified accommodation.*

<p>Intent</p>	<ul style="list-style-type: none"> A. Retain the quality and contribution of natural resources located on lands administered by the Bureau of Land Management, the United States Forest Service, and the State of Colorado B. Provide opportunities for dispersed recreation where appropriate. C. Limit resource extraction activities to those deemed necessary to assure forest health and public safety. D. Encourage appropriate resource management activities E. Preserve archeological and cultural artifacts, and protect elements of Eagle County’s history and heritage. F. Support grazing permits where appropriate.
<p>Character</p>	<ul style="list-style-type: none"> A. Open, undeveloped and expansive forests, meadows and rangelands, with undisturbed streams, lakes and rivers. B. Dispersed travel routes and public access points. C. Rustic campgrounds and boat docks D. Rustic signs, fences and other structures. E. Well preserved remnants of local history.
<p>Location Criteria</p>	<ul style="list-style-type: none"> A. Public lands are widespread, and reflect early settlement and land privatization patterns of the region.
<p>Land Uses</p>	<ul style="list-style-type: none"> A. Dispersed recreation (backcountry camping, fishing, hiking, etc.) B. Motorized recreation where permitted C. Trails and trailheads with parking areas D. Developed campgrounds, boat docks E. Backcountry huts F. Government services, maintenance centers G. Land management activities/programs H. Grazing under lease agreements I. Resource extraction where permitted <p>*Security, or specialty employee limited residential accommodations (with appropriate justification).</p>

WATER and RIPARIAN (WR)

No residential uses

Intent	A. Preserve the integrity and function of lands supporting riparian vegetation and associated critical wildlife habitats next to streams, rivers and lakes. B. Limit or preclude land disturbances to sensitive lands and habitats. C. Minimize impacts to sensitive lands and habitats from utility, road and path crossings. D. Preserve the quality of views associated with streams, rivers, lakes and other water features. E. Manage public access consistent with the overriding goal of preserving the quality of riparian vegetation, aquatic ecosystems and wildlife habitats.
Character	A. Undisturbed and healthy bands of native riparian trees, shrubs and groundcovers covering banks of rivers, streams and lakes. B. Forces of nature/seasonal changes provide variability in character. C. High quality views of natural landscapes. D. Wildlife common. Eagles, Herons, Kingfishers and other riparian bird species frequently observed. E. Human activities are limited to designated access areas, or are dispersed along primitive paths and trails. Larger waterways support boating activities.
Location Criteria	A. Riparian corridors are adjacent to the Roaring Fork River, the Frying Pan River, all tributary streams and all reservoirs, lakes and ponds. While a 75 foot buffer on either side of the stream or river channel and/or the 100 year floodplain of any stream or river channel is generally protected by Eagle County Land Use Regulations, it is important to note that the functional zone of a riparian corridor can vary in width. Preservation and management strategies should be determined on a case by case basis. In some instances, the riparian corridor includes upland vegetation in immediate proximity that should also be preserved in order to fully meet the intent of this designation.
Land Uses	A. Open space B. Wildlife habitat (human access and activities may be restricted) C. Boat ramps and managed access points D. Foot paths and dispersed recreation E. Irrigation structures/improvements F. Utility and road crossings

PUBLIC SERVICES (PS)

*Limited Residential, not to exceed justified accommodation***

Intent	<ul style="list-style-type: none">A. Provide appropriate locations for state, county, public utility or special district services.B. Accommodate the land uses and activities associated with public service operations (see below).C. Provide a limited number of employee dwelling units, as determined appropriate and/or compatible on a case by case basis.D. Where appropriate, support alternative energy production.E. Adequate setbacks or buffers should be employed to minimize land use conflicts.
Character	<ul style="list-style-type: none">A. Character varies from institutional to service to industrial. Storage areas, maintenance yards, equipment parking areas, and treatment facility areas are appropriately screened from public view.
Location Criteria	<ul style="list-style-type: none">A. Located within or adjacent to community center areas, or in outlying areas in association with power transmission lines.
Land Uses	<ul style="list-style-type: none">A. Office space*B. Community meeting space*C. Maintenance shops*D. Water treatment facilitiesE. Public transit facilities*F. Utility distribution and telecommunication facilitiesG. Storage and parking areas*H. Employee housing (may or may not be appropriate)*I. Alternative energy production facilities.J. Other public service uses **Security, or specialty employee limited residential accommodations (with appropriate justification)K. Schools

*These uses would not be appropriate in rural settings surrounded by agricultural areas.