

- A. Purpose. The purpose of the Residential Zone District is to accommodate higher density residential use in developed and developing areas, such as Rural Centers,³ and to provide for residential neighborhoods comprised of detached, single-family dwellings at relatively low density.
- B. Special Notes.
1. The Residential Zone District is intended for application to areas designated as appropriate for more intensive or higher density residential development by the Park County Strategic Master Plan.
 2. It is the intent of Park County to encourage the orderly and logical expansion of recognized Rural Centers and to discourage the creation of higher density development in areas located outside of Rural Centers. In accordance with the Strategic Master Plan, the rezoning of property to the Residential Zone District is unlikely to be authorized by the Board of County Commissioners within areas outside of Rural Centers.
 3. Nothing in this Section is intended to prevent the Board of County Commissioners from expanding existing Rural Centers or creating new areas designated as Rural Centers. Similarly, it is not the intent of this Section to prohibit a person from applying for a rezoning or from seeking the expansion or creation of a Rural Center.
 4. See Section 5-701 for standards and requirements for keeping of Domestic Animals, large and small livestock in the Residential Zone District.
 5. Owners of Residential zoned property where the mineral rights have been severed from the property should be aware that mining activity may possibly be permitted by the owner of the mineral rights.

TABLE 5-304
Schedule of Uses – Residential Zone District

USE See Article IV for Definitions	SPECIAL REGULATIONS	USE AUTHORIZED AS:		
		Permitted	Conditional See Division 5, Article V	Temporary See Division 6, Article V
Bed & Breakfast			X	
Church In-home Neighborhood Scale		X	X	
Community Center			X	
Community Waste Water System		X		
Construction Dwelling	See Section 5-705	X		
County Facility			X	
Craft Studio		X		
Crisis Center			X	
Day Care, Home		X		
Dwelling Units, Duplex	See Table Footnote 6		X	

³ See Division 4 of this Article V for Rural Center Overlay Areas.

USE See Article IV for Definitions	SPECIAL REGULATIONS	USE AUTHORIZED AS:		
		Permitted	Conditional See Division 5, Article V	Temporary See Division 6, Article V
** Educational Facility, Primary		X		
** Educational Facility, Secondary (or Primary and Secondary)			X	
** Educational Facility, Post-Secondary			X	
** Educational Facility, Trade/Business School			X	
*** Emergency Services Facility			X	
Golf Course			X	
Group Home, Residential			X	
Guest House			X	
Model Home (associated with 25 Lot or larger Subdivision)				X
Professional Office			X	
Religious Institution			X	
Single Family Dwelling Unit & Accessory Structures	See Table Footnote 5	X		
Accessory Structures: Not more than 2				
Home Occupation, Minor		X		
Home Occupation, Major			X	
Livestock	See Table Footnote 1	X		