



Land Use Regulations for Estate Residential (E-R) Zoning in Costilla County

I have compiled for you a detailed document outlining the land use regulations for Estate Residential (E-R) zoning in Costilla County, including permitted and prohibited uses, as well as infrastructure requirements.

Definition of E-R (Estate Residential) Zoning

The Estate Residential (E-R) zoning designation in Costilla County is intended to provide areas for **low-density residential living** while maintaining a **rural character**.

This zoning allows for **limited agricultural and recreational uses**, ensuring a balance between residential comfort and open space preservation.

Permitted Uses in E-R Zoning

1. Residential Use

- **Single-family homes:** A single residential home is allowed per parcel.
- **Accessory structures:** Small buildings such as **sheds, garages, and greenhouses** are permitted if they support the primary residence.
- **Mobile homes:** Allowed **only with a special permit** if located outside a designated mobile home park.

2. Limited Commercial & Recreational Use

- **Parks, playgrounds, and recreation centers** may be developed with proper permits.
- **Small agricultural or gardening shops** may be allowed with a special permit.
- **Home-based businesses** are permitted if they do not significantly alter the residential nature of the area.

3. Limited Agricultural Use

- **Private gardens** for personal use are allowed.
 - **Small livestock** such as chickens or rabbits may be kept, but large-scale farming operations are prohibited.
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Prohibited Uses in E-R Zoning

- **Multi-unit housing** (e.g., apartment buildings or duplexes) without a special review.
 - **Large-scale commercial or industrial buildings.**
 - **Large agricultural operations** such as commercial farms, dairy farms, or industrial greenhouses.
 - **Storage containers (shipping containers)** unless specifically approved.
 - **Permanent RV or camping sites** without a special permit.
 - **Mobile home parks** are not allowed.
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Utility and Infrastructure Requirements

1. Water Supply

- Homeowners must **install a well** (requires a permit from the Colorado Division of Water Resources) or use a **cistern system**.
- Cisterns must be at least **500 gallons** and installed below ground to prevent freezing.

2. Wastewater & Sewer

- **Septic systems** are required unless the property is served by a municipal sewage system.
- Septic tanks must have a minimum capacity of **1,250 gallons** and be professionally installed.
- Proper permits must be obtained before installation.

3. Electrical & Power Supply



- Connection to the electrical grid is permitted through local utility providers.
- Off-grid power sources, such as **solar panels**, are allowed.

4. Road Access & Addressing

- A **road access permit** is required for properties without an existing driveway.
- Physical addresses are assigned only after an **Occupancy Permit** is issued.

Why Choose E-R Zoning?

- **Privacy & Low-Density Living:** Protects homeowners from high-density developments.
- **Investment Security:** Prevents commercial encroachment that could reduce property values.
- **Natural and Rural Atmosphere:** Encourages sustainable land use and environmental protection.

For additional details, contact the **Costilla County Planning & Zoning Department** at (719) 937-7668 Ext. 4.

Please feel free to reach out if you have any questions or need further assistance. I'd be happy to help.

Best regards,
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