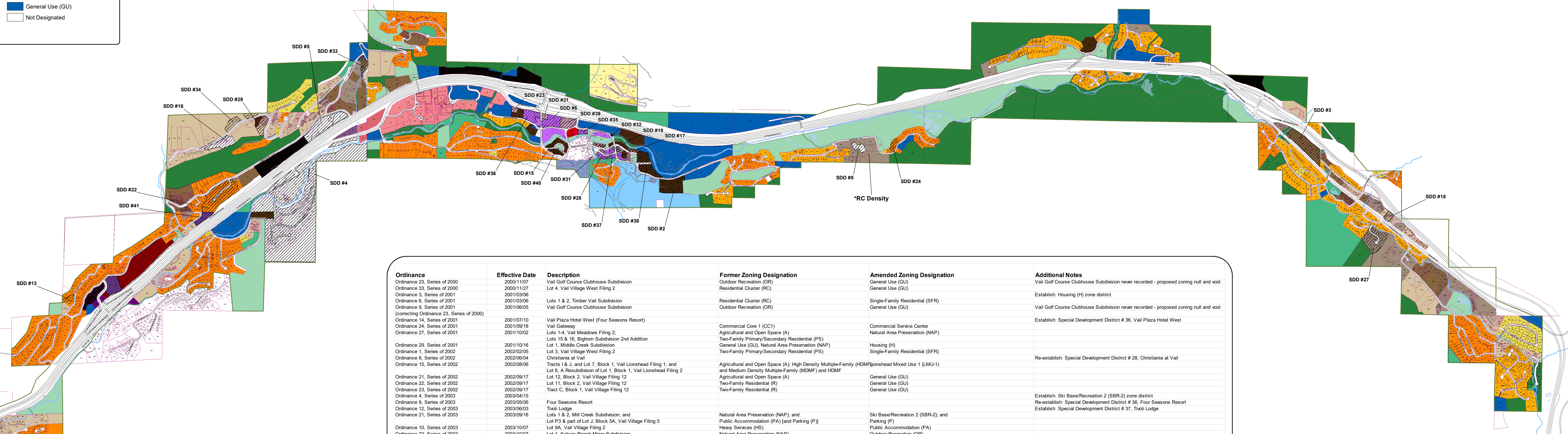
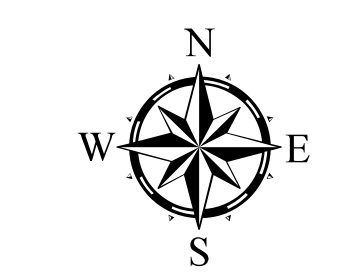


ZONE DISTRICTS

- Hillside Residential (H)
- Single-Family Residential (SFR)
- Two-Family Residential (R)
- Two-Family Primary/Secondary Residential (PS)
- Residential Cluster (RC)
- Low Density Multiple-Family (LDMF)
- Medium Density Multiple-Family (MDMF)
- High Density Multiple-Family (HDMF)
- Vail Village Townhouse (VVT)
- Community Housing 3 (CH-3)
- Public Accommodation (PA)
- Public Accommodation-2 (PA-2)
- Commercial Core 1 (CC1)
- Commercial Core 2 (CC2)
- Active Special Development Districts (SDD)
- Commercial Core 3 (CC3)
- Lionshead Mixed Use 1 (LMU-1)
- Lionshead Mixed Use 2 (LMU-2)
- Commercial Service Center (CSC)
- Arterial Business (ABD)
- Heavy Services (HS)
- Outdoor Recreation (OR)
- Agricultural and Open Space (A)
- Natural Area Preservation (NAP)
- Ski Base/Recreation (SBR)
- Ski Base/Recreation 2 (SBR-2)
- Parking (P)
- General Use (GU)
- Not Designated

Official Zoning Map

Town of Vail, Colorado



Ordinance	Effective Date	Description	Former Zoning Designation	Amended Zoning Designation	Additional Notes
Ordinance 23, Series of 2000	2000/11/07	Vail Golf Course Clubhouse Subdivision	Outdoor Recreation (OR)	General Use (GU)	Vail Golf Course Clubhouse Subdivision never recorded - proposed zoning null and void
Ordinance 33, Series of 2000	2000/11/27	Lot 4, Vail Village West Filing 2	Residential Cluster (RC)	General Use (GU)	
Ordinance 3, Series of 2001	2001/03/06	Lots 1 & 2, Timber Vail Subdivision	Residential Cluster (RC)	Single-Family Residential (SFR)	Establish: Housing (H) zone district
Ordinance 6, Series of 2001	2001/03/06	Vail Golf Course Clubhouse Subdivision	Outdoor Recreation (OR)	General Use (GU)	Vail Golf Course Clubhouse Subdivision never recorded - proposed zoning null and void
Ordinance 9, Series of 2001 (correcting Ordinance 23, Series of 2000)	2001/06/05	Vail Golf Course Clubhouse Subdivision	Outdoor Recreation (OR)	General Use (GU)	
Ordinance 14, Series of 2001	2001/07/10	Vail Plaza Hotel West (Four Seasons Resort)	Commercial Core 1 (CC1)	Commercial Service Center	Establish: Special Development District # 36, Vail Plaza Hotel West
Ordinance 24, Series of 2001	2001/09/18	Vail Gateway	Agricultural and Open Space (A)	Natural Area Preservation (NAP)	
Ordinance 27, Series of 2001	2001/10/02	Lots 1-4, Vail Meadows Filing 2; Lots 15 & 16, Bighorn Subdivision 2nd Addition	Two-Family Primary/Secondary Residential (PS)	Natural Area Preservation (NAP)	
Ordinance 29, Series of 2001	2001/10/16	Lot 1, Middle Creek Subdivision	General Use (GU), Natural Area Preservation (NAP)	Housing (H)	
Ordinance 1, Series of 2002	2002/02/05	Lot 3, Vail Village West Filing 2	Two-Family Primary/Secondary Residential (PS)	Single-Family Residential (SFR)	
Ordinance 8, Series of 2002	2002/06/04	Christiana at Vail	Two-Family Primary/Secondary Residential (PS)	Single-Family Residential (SFR)	Re-establish: Special Development District # 28, Christiana at Vail
Ordinance 15, Series of 2002	2002/08/06	Tracts 1 & J, and Lot 7, Block 1, Vail Lionshead Filing 1; and Lot 6, A Resubdivision of Lot 1, Block 1, Vail Lionshead Filing 2	Agricultural and Open Space (A); High Density Multiple-Family (HDMF) and Medium Density Multiple-Family (MDMF)	Lionshead Mixed Use 1 (LMU-1)	
Ordinance 21, Series of 2002	2002/09/17	Lot 12, Block 2, Vail Village Filing 12	Agricultural and Open Space (A)	General Use (GU)	
Ordinance 22, Series of 2002	2002/09/17	Lot 11, Block 2, Vail Village Filing 12	Two-Family Residential (R)	General Use (GU)	
Ordinance 23, Series of 2002	2002/09/17	Tract C, Block 1, Vail Village Filing 12	Two-Family Residential (R)	General Use (GU)	
Ordinance 4, Series of 2003	2003/04/15	Four Seasons Resort	Commercial Core 1 (CC1)	Commercial Service Center	Establish: Ski Base/Recreation 2 (SBR-2) zone district
Ordinance 9, Series of 2003	2003/05/06	Tivoli Lodge	Natural Area Preservation (NAP); and Public Accommodation (PA) [and Parking (P)]	Public Accommodation (PA)	Establish: Special Development District # 37, Tivoli Lodge
Ordinance 12, Series of 2003	2003/06/03	Lots 1 & 2, Mill Creek Subdivision; and Lots 1 & 2, Vail Village Filing 2	Natural Area Preservation (NAP)	Ski Base/Recreation 2 (SBR-2); and Parking (P)	
Ordinance 21, Series of 2003	2003/09/16	Lot 9A, Vail Village Filing 2	Heavy Services (HS)	Public Accommodation (PA)	
Ordinance 10, Series of 2003	2003/10/07	Lot 1, Katsos Ranch Minor Subdivision	Natural Area Preservation (NAP)	Outdoor Recreation (OR)	
Ordinance 22, Series of 2003	2003/10/07	Lot 1, Katsos Ranch Minor Subdivision	Outdoor Recreation (OR)	General Use (GU)	
Ordinance 34, Series of 2003	2003/12/16	Lot 1, Eagle River Water and Sanitation District	Outdoor Recreation (OR) and Lionshead Mixed Use 2 (LMU-2) [and General Use (GU)]	General Use (GU)	
Ordinance 35, Series of 2003	2003/12/16	Lionshead Tennis Court Site; Lionshead Ski-Way	Agricultural and Open Space (A); Agricultural and Open Space (A)	Two-Family Primary/Secondary Residential (PS); Outdoor Recreation (OR)	Establish: Special Development District # 38, Manor Vail Lodge
Ordinance 24, Series of 2004	2004/12/07	Manor Vail Lodge	High Density Multiple-Family (HDMF)	Lionshead Mixed Use 1 (LMU-1)	
Ordinance 30, Series of 2005	2005/12/20	Evergreen Lodge (Lot 2, Block 1, Vail Lionshead 2nd Filing)	High Density Multiple-Family (HDMF) w/ SDD # 14, Doubletree Hotel	Lionshead Mixed Use 1 (LMU-1)	Establish: Public Accommodation-2 (PA-2) zone district
Ordinance 2, Series of 2006	2006/02/07	Roost Lodge; AKA Timberline Lodge (Lots 9-12, Buffehr Creek Resub.)	Public Accommodation (PA)	Public Accommodation-2 (PA-2)	Establish: Public Accommodation-2 (PA-2) zone district
Ordinance 3, Series of 2006	2006/02/07	Roost Lodge; AKA Timberline Lodge (Lots 9-12, Buffehr Creek Resub.)	Public Accommodation (PA)	Public Accommodation-2 (PA-2)	Establish: Public Accommodation-2 (PA-2) zone district
Ordinance 5, Series of 2006	2006/03/21	Crossroads	High Density Multiple-Family (HDMF)	Lionshead Mixed Use 1 (LMU-1)	Establish: Special Development District # 39, Crossroads
Ordinance 12, Series of 2006	2006/06/06	Front Door USFS Land Exchange Parcel	High Density Multiple-Family (HDMF)	Lionshead Mixed Use 1 (LMU-1)	
Ordinance 30, Series of 2006	2006/12/05	The Willows	High Density Multiple-Family (HDMF)	Lionshead Mixed Use 1 (LMU-1)	Establish: Special Development District # 40, The Willows
Ordinance 5, Series of 2007	2007/02/06	Vail International (Lot 4, Block 1, Vail Lionshead 2nd Filing)	High Density Multiple-Family (HDMF)	Lionshead Mixed Use 1 (LMU-1)	
Ordinance 15, Series of 2007	2007/06/19	Capstone Condominiums (Lot 21, Buffehr Creek Sub.)	Two-Family Primary/Secondary Residential (PS)	Low Density Multiple-Family (LDMF)	
Ordinance 17, Series of 2007	2007/07/03	Timber Ridge Apartments (Lots C1-C5, Lions Ridge 1st Filing)	Non-designated w/ SDD # 10, Timber Ridge Village Apartments	Housing (H)	
Ordinance 34, Series of 2007	2007/12/04	Solar Vail Condos (Lot 8B, Block 2, Vail Potato Patch)	High Density Multiple-Family (HDMF)	Housing (H)	
Ordinance 16, Series of 2008	2008/10/21	Tract A and a 430 square foot portion of Tract A, Vail Village 7th Filing	No Zoning and High Density Multiple-Family (HDMF)	General Use (GU)	
Ordinance 26, Series of 2008	2008/11/18	Parcel A, a Re-Subdivision of Tract D, Vail Das Schone Filing 1	Commercial Core 3 (CC3)	General Use (GU)	A.K.A. the former Wendy's site
Ordinance 27, Series of 2008	2008/11/18	Parcel B, a Re-Subdivision of Tract D, Vail Das Schone Filing 1	Two-Family Primary/Secondary Residential (PS)	Housing (H)	A.K.A. the Chamonic Parcel (formerly known as the Hud Wirth site)
Ordinance 18, Series of 2011	2011/08/16	Ruter Cemetery (Vail Intermountain Development Subdivision, Block 9, Lot 1) Red Sandstone Park Parking Lot (Vail Potato Patch, Block 2, Lot 9)	Two-Family Primary/Secondary Residential (PS) Medium Density Multiple-Family (MDMF)	Outdoor Recreation (OR)	
		Residences at Briar Patch Subdivision, Lot G	Residential Cluster (RC)	Natural Area Preservation (NAP)	Effective upon adoption of ordinance and recording of associated Fifth Amendment to the Residences at Briar Patch final plat (Sept. 1, 2011)
Ordinance 1, Series of 2012	2012/03/06	Change zone boundary for part of Tract B, Vail Village Filing 7	Ski Base/Recreation (SBR)	Ski Base/Recreation 2 (SBR-2)	
Ordinance 22, Series of 2012	2012/05/21	Golf Course parking lot	General Use (GU)	Outdoor Recreation (OR)	
Ordinance 2, Series of 2012	2012/08/21	ROW Houses and Texas Townhomes	High Density Multiple-Family (HDMF)	Vail Village Townhouse (VVT)	Establish: Vail Village Townhouse (VVT) District
Ordinance 9, Series of 2014	2014/04/01	Mariott Residence Inn (formerly The Roost Lodge property)	High Density Multiple-Family (HDMF)	Vail Village Townhouse (VVT)	303 & 483 Gore Creek Drive
Ordinance 35, Series of 2016	2017/02/21	Golden Peak Ski Base and Recreation District Parcel, Parcel 1 (Ski Club Vail)	Partially Ski Base/Recreation (SBR) & partially Ski Base/Recreation 2 (SBR-2)	Ski Base/Recreation 2 (SBR-2)	Establish: Special Development District # 41, Mariott Residence Inn
Ordinance 11, Series of 2017	2017/10/02	Golden Peak Ski Base and Recreation District Parcel, Parcel 1 (Ski Club Vail)	Partially Ski Base/Recreation (SBR) & partially Ski Base/Recreation 2 (SBR-2)	Ski Base/Recreation 2 (SBR-2)	598 Vail Valley Drive
Ordinance 13, Series of 2017	2017/10/13	East Vail Workforce Housing Subdivision	Two-Family Residential (R)	Housing (H) & Natural Area Preservation (NAP)	3700 N Frontage Rd E
Ordinance 6, Series of 2017	2017/12/29	Vail Health / Evergreen Lodge	Lionshead Mixed Use 1 (LMU-1) & General Use (GU)	Lionshead Mixed Use 1 (LMU-1) & General Use (GU)	180 & 290 South Frontage Road West

This is to certify that this is the Official Zoning Map referred to in Section 12-5-1 of the Zoning Title, Town of Vail, Colorado, together with the date of the adoption of the ordinance codified in the Zoning Title and the date of the most recent change in district boundaries shown thereon.

Richard J. ...
Loree ...
 Mayor, Town Clerk, Town of Vail

Official Town of Vail Zoning Map
 Adopted by Town Council Resolution No. 13, Series of 2000 October 17, 2000
 Map Updated: June 21, 2024

This map was produced by the Town of Vail GIS Team. Use of this map should be for general purposes only. The Town of Vail does not warrant the accuracy of the information contained herein. (where shown, parcel line work is approximate)

For a comprehensive list of zoning changes before and after those represented above, please visit the town's interactive web maps (maps.vail.gov), or contact the Community Development Department.

