

SECTION 9 - RURAL CLUSTER PROCESS

A. Purpose

1. Intent: The purpose of this process is to provide an alternative, and completely voluntary, method of land division that encourages the clustering of single family residential dwellings and the reservation of open areas in the rural portions of the County. (reloc. 7-12-05)
2. Goals: The goals of the Rural Cluster Process are as follows: (reloc. 7-12-05)
 - a. To maintain and enhance rural character by protecting, preserving and conserving existing rural landscapes and viewsapes. (reloc. 7-12-05)
 - b. To maintain or create visual amenities by preserving open areas between development, along scenic view corridors, and to and from visual resources. (reloc. 7-12-05)
 - c. To protect flora and fauna by preserving and conserving wildlife habitats and environmentally sensitive areas. (reloc. 7-12-05)
 - d. To allow for continued or future agricultural or ranching uses by preserving and conserving areas with viable soils and effective land masses. (reloc. 7-12-05)
 - e. To reduce infrastructure costs and impacts emanating from traditional large-lot development by providing greater flexibility and efficiency in the siting and design of services and infrastructure. (reloc. 7-12-05)
 - f. To improve rural planning practices and designs by encouraging appropriate and site-sensitive rural residential development. (reloc. 7-12-05)
 - g. To reduce the risk and threat of danger to life and property by avoiding development in natural hazard areas. (reloc. 7-12-05)
 - h. To implement a simple and streamlined land use process as an alternative to platting, rezoning or 35-acre land division. (reloc. 7-12-05)
 - i. To preserve and conserve water resources. (reloc. 7-12-05)
 - j. To protect historic and cultural resources by preserving and conserving historical buildings and structures and historical or cultural sites and landscapes. (reloc. 7-12-05)

B. General Provisions

1. Qualifying: In order to apply for a rural cluster land division, the applicant must comply with all of the criteria listed below. Compliance with the qualification criteria does not guarantee that an optimal land division solution can be found or that the application will be approved. (reloc. 7-12-05)
 - a. The site shall be a minimum of 70 contiguous acres in area (either in one parcel or in combination with several parcels) at the time of application submittal. For the purposes of this process, contiguous shall be defined as a common or shared boundary or tract wide enough to provide sufficient access. (reloc. 7-12-05)
 - b. The landowner shall reserve at least 2/3rds of the total land area as contiguous open area. For the purposes of this process, contiguous shall be defined as a common or shared boundary or tract wide enough to provide sufficient access. (reloc. 7-12-05)

- c. The open area reservation shall be in perpetuity. (reloc. 7-12-05)
- d. All parcels, tracts, lots or land areas shall be legal. (reloc. 7-12-05)

2. Permitted Uses

- a. Cluster Dwelling Area(s): The following uses only are permitted in the cluster dwelling area(s) provided all buildings and structures are located within identified building envelope(s) and they comply with the design principles. (reloc. 7-12-05)
 - (1) Detached single-family dwelling units. (reloc. 7-12-05)
 - (2) Accessory buildings incidental to the residential use, limited to garages, storage sheds, or workshops provided the combined square footage of all accessory uses (attached or detached) does not exceed the square footage of the residential use. (reloc. 7-12-05)
 - (3) Home occupations, including farm office facilities, pursuant to the requirements and conditions of the County zoning regulations. (reloc. 7-12-05)
 - (4) Agricultural buildings, including roadside stands, provided they conform to the zone district requirements in effect for the particular site. (reloc. 7-12-05)
 - (5) The keeping of birds, rabbits, chinchillas, horses, llamas, cattle, sheep or goats provided they conform to the zone district requirements in effect for the particular site. (reloc. 7-12-05)
- b. Open Area(s): The following uses only are permitted in the open area(s) provided all buildings and structures are located within identified building envelope(s) and they comply with the design principles. (reloc. 7-12-05)
 - (1) Passive recreational uses limited to hiking, bicycling, or equestrian trails provided all of the following conditions are met: (reloc. 7-12-05)
 - (a) The area is primarily left in its undisturbed natural condition. (reloc. 7-12-05)
 - (b) The use is not for profit. (reloc. 7-12-05)
 - (c) The use does not involve motorized equipment or guns. (reloc. 7-12-05)
 - (2) Sanctuary or preserve for wildlife, fishing, forest or natural area. (reloc. 7-12-05)
 - (3) General farming uses restricted to the growing of grains, fruit, vegetables, grasses, and hay. (reloc. 7-12-05)
 - (4) General ranching, livestock and animal raising, not including feed lots. (reloc. 7-12-05)
- c. All Areas: The following uses are permitted in all areas provided they comply with the design principles: (reloc. 7-12-05)
 - (1) Improvements servicing the residences limited to roads, water systems, waste facilities and public utilities. (reloc. 7-12-05)

3. Permitted Density

- a. All Zone Districts: The maximum permitted residential density for a proposed rural cluster land division, except in the A-35 zone district, shall be not greater than one (1) single-family dwelling unit per 17.5 acres. (reloc. 7-12-05)

- b. A-35 Zone District: The maximum permitted residential density for a proposed rural cluster land division within the A-35 zone district shall be not greater than one (1) single-family dwelling unit per 35 acres. (reloc. 7-12-05)
 - c. In all cases, the applicant shall register a deed restriction applicable to all proposed rural cluster land divisions prohibiting any further subdivision beyond the permitted density allowed. (reloc. 7-12-05)
4. Plans and Other Ordinances
- a. Community Plans: The applicant shall consider the relevant community plan recommendations and designations in designing the residential cluster and the open area. (reloc. 7-12-05)
 - b. Zoning Resolution: When the regulations of this process conflict with any provision of the Jefferson County Zoning Resolution, the provisions of this process shall control. Any underlying zone or overlay district shall remain in full force and effect to the extent that its provisions do not conflict with the provisions of this process. Waivers or variances to any zoning standard must be approved by the Board of Adjustment pursuant to Section 13 of the Zoning Resolution. (reloc. 7-12-05)
 - c. Land Development Regulation: A rural cluster land division shall comply with this Regulation. When the regulations of this process conflict with provisions of the Land Development Regulation, the provisions of this process shall control. Waivers or variances to any Land Development Regulation standard shall be approved in accordance with the Waivers Section. (am. 7-12-05)
 - d. Waivers or variances to any standard contained in the rural cluster process shall be approved in accordance with the Waivers Section. (am. 7-12-05)
- 5 Other Permits or Requirements: Approval of a land division under the Rural Cluster process shall not relieve the landowner of the responsibility for securing other permits or approvals required by the Planning and Zoning Division, the Division of Building Safety, or any other department or agency of Jefferson County or other public agency. (am. 7-12-05)
- 6 Public Improvements
- a. As a condition for the approval of the land division, the Board of County Commissioners may require a performance guarantee and warranty for all public improvements proposed. (reloc. 7-12-05)
 - b. The type and amount of the security and the duration of the guarantee and warranty shall be as outlined in the Jefferson County Land Development Regulation and shall be specified in a Land Division Agreement to be submitted by the applicant prior to approval by the Board of County Commissioners. (reloc. 7-12-05)

C. Application Requirements

- 1. Initial Submission Requirements: In order to apply for a rural cluster process, the applicant shall submit: (reloc. 7-12-05)
 - a. A letter of intent, signed by the landowner(s), describing the proposed land division, the proposed uses (including the number of proposed lots) and the proposed density for the site. (reloc. 7-12-05)
 - b. A USGS topographical map indicating the boundary of the parcel and its surrounding neighborhood context. (reloc. 7-12-05)

2. Formal Submission Requirements:

- a. Rural Cluster Map: Prior to consideration by the Board of County Commissioners, the applicant shall submit a Rural Cluster map meeting the requirements of a "Land Survey Plat" pursuant to the Colorado Revised Statutes, as amended. (reloc. 7-12-05)
- b. Form of the Rural Cluster Map: The Rural Cluster map shall be in a form acceptable for recordation by the Jefferson County Clerk and Recorder's Office and shall be on matte finish (both sides), 3 mil mylar no larger than 24x36 inches drawn in black line ink with 12 point text font. It shall be correction free and reproducible on microfilm and blueprint machines. (reloc. 7-12-05)
- c. Content of the Rural Cluster Map: The Rural Cluster map shall include the following information: (reloc. 7-12-05)
 - (1) The location of and setbacks for all existing and proposed wells and septic systems in relation to existing and proposed parcel boundaries, and between all other existing and proposed wells and septic systems. (am. 7-12-05)
 - (2) The proposed location, boundary, size, and dimension of the open area(s), the residential cluster area(s), all proposed parcels, building envelopes, landscaped areas and proposed or existing fencing. (reloc. 7-12-05)
 - (3) The location, alignment and grade for all proposed and adjacent public and private roads, including private driveways. (reloc. 7-12-05)
 - (4) The location of all existing and proposed rights-of-way, easements, or other similar encumbrances on the property. (reloc. 7-12-05)
 - (5) The location of all bodies of water and watercourses, wetlands, floodplains and other hazard areas, significant rock outcroppings, historical buildings, sites or landscapes, threatened or endangered species habitat, and natural or archeological features. (reloc. 7-12-05)
 - (6) A title block, which shall include a development name, the words "Rural Cluster", and the legal description of the site(s). (reloc. 7-12-05)
 - (7) A note section, bolded and sufficiently highlighted to capture attention, which shall include the following notes. (reloc. 7-12-05)

The availability of water and permits for wells on these lots or parcels has not been established.

- (8) A Signature Block for the landowner(s) as follows: (reloc. 7-12-05)

(Individual)
I, _____, as owner of the land affected by this land division, accept and approve all conditions set forth herein.

Owner: _____ Date _____

(Multiple Owners)
We, _____ and _____, as owners of the land affected by this land division, accept and approve all conditions set forth herein.

Owner: _____ Date _____

Owner: _____ Date _____

(Corporation)
 _____, as owner of the land affected by this land division, accept and approve all conditions set forth herein.

_____ as president of _____ Date _____

_____ as secretary of _____ Date _____

NOTARY PUBLIC
 State of Colorado
 County of Jefferson

The foregoing instrument was acknowledged before me this ____ day of _____, 20 ____ by _____.

Witness my hand and seal. My commission expires _____.

Notary Public: _____.

- (9) Acceptance Certificates for the County Clerk, the Board of County Commissioners and the Surveyor as follows: (reloc. mm-dd-yy)

COUNTY COMMISSIONER'S ACCEPTANCE CERTIFICATE

This Rural Cluster, titled _____, was approved the ____ day of _____, 20 _____, and is accepted for filing by the Board of County Commissioners this ____ day of _____, 20 ____.

BOARD OF COUNTY COMMISSIONERS:

_____ Chairman _____ Clerk

CLERK AND RECORDER'S CERTIFICATE

Accepted for recording in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado on this ____ day of _____, 20 ____ at ____ o'clock ____ m.

_____ Jefferson County Clerk & Recorder _____ Deputy Clerk

SURVEYOR'S CERTIFICATE

I, _____, a registered land surveyor in the State of Colorado, do hereby certify that the survey entitled _____, was made by me or directly under my supervision and that the accompanying map accurately and properly shows the land division and the survey thereof.

_____ Registered Colorado Land Surveyor _____ Number _____ Date _____

- d. Additional Documentation: In addition to the Rural Cluster map, the following supplementary documents shall be required prior to consideration by the Board of County Commissioners. (reloc. 7-12-05)
- (1) Proof of Ownership in the form of a deed or a current title commitment or title policy showing the legal status of the tract(s) and the current owner(s). (reloc. 7-12-05)

- (2) Proof of Water in the form of a letter indicating that the necessary water taps will be available if supply is through a special district or servicing authority. (reloc. 7-12-05)
- (3) Proof of Sewer in the form of a letter indicating that service will be available if disposal is through a public sanitation district. (reloc. 7-12-05)
- (4) Proof of Access from a dedicated or maintained County road to the overall site and to each individual building site. (reloc. 7-12-05)
- (5) Proof of Fire Protection in the form of a letter from the local fire protection district indicating their ability to serve the site. (reloc. 7-12-05)
- (6) A Conservation Easement, or similar instrument, specifying all development and land division restrictions, and the duration, maintenance requirements and permitted uses for the open area. (reloc. 7-12-05)
- (7) A Land Division Agreement specifying any conditions related to guarantees and warranties for any and all public improvements. (reloc. 7-12-05)
- (8) A Deed Restriction prohibiting any future subdivision or land division beyond the permitted density. (reloc. 7-12-05)

D. Procedure

1. Initial Inquiry: The initial inquiry involves informal and casual discussions between staff and the landowner and is the point when eligibility criteria are discussed. The landowner(s) shall be made aware of what is expected of them, should they decide to pursue a rural cluster land division. Qualification for this process in no way guarantees that a suitable land division is attainable or that the Board of County Commissioners will approve the application. (reloc. 7-12-05)
2. Initial Application: If qualified to apply, the applicant shall submit an application. (am. 7-12-05)
3. Initial Referral: Upon receipt, staff shall refer the initial application to all adjacent landowners and homeowner's associations, and to all County departments and other government agencies. The purpose of this referral is to collect information in order to determine the issues and concerns related to developing the site in question. (reloc. 7-12-05)
4. Site Visit: Staff shall visit the site to conduct a visual inventory. This site visit should include the landowner or any other agency representative. (reloc. 7-12-05)
5. Site Analysis: Based on the results of the initial referral and the site visit, staff will work with the landowner to produce a rough design schematic that forms the basis of the Rural Cluster map. The site analysis should consider all concerns identified in relation to the proposed land use(s) and the general environment. Nothing in this section precludes the submission of a design schematic or even a formal Rural Cluster map with the initial submission. (reloc. 7-12-05)
6. Public Meeting: Prior to consideration by the Planning Commission or the Board of County Commissioners, the applicant is encouraged to host a public meeting to introduce the proposal to the general community and to solicit input and comments from the general public. (reloc. 7-12-05)
7. Formal Submission: Prior to consideration by the Planning Commission or the Board of County Commissioners, the applicant shall submit a formal application. (am. 7-12-05)

8. Formal Referral: Upon receipt, staff shall refer the formal submission to all adjacent landowners and homeowner's associations, and to all County departments and other government or private agencies pursuant to the County's community notification procedures. The purpose of this referral is to inform the community and general public of the final design, to solicit their input and concerns, and to notify them of the date and time of the Planning Commission and/or Board of County Commission review. The applicant must address all outstanding concerns identified. (reloc. 7-12-05)
9. Staff Report: Staff shall prepare a brief report recommending approval or denial of the application. If the application does not receive staff approval, the applicant may still pursue Planning Commission and Board of County Commission approval. All staff concerns regarding the application shall be summarized in the staff report which report shall be presented to the Planning Commission and subsequently to the Board of County Commissioners for consideration during their respective review of the application. (reloc. 7-12-05)
10. Planning Commission Review: Upon receipt of all formal referral responses, and the adequate mitigation by the applicant of any outstanding issues (if any required), staff shall forward the formal submission to the Planning Commission for review and a public hearing. The Planning Commission may recommend that the Board of County Commissioner's approve, conditionally approve or deny the application. Upon completion of Planning Commission review, staff shall forward the Planning Commission resolution and the formal submission to the Board of County Commissioners for review and a public hearing. (reloc. 7-12-05)

Planning Commission review may be waived by the Director of Planning and Zoning if all of the following conditions have been satisfied: no complaints have been registered or received by the County; staff has recommended approval of the proposed land division; and, the applicant has addressed all outstanding issues resulting from the formal referral responses. If Planning Commission review has been waived, then the formal submission is forwarded directly to the Board of County Commissioners as a consent agenda item. (am. 7-12-05)

11. Board of County Commissioner's Review: The Board of County Commissioners shall consider the Planning Commission recommendation (if any), staff's recommendation, the formal submittal, any public hearing comments and any other information submitted and may decide to approve, conditionally approve or deny the application. (reloc. 7-12-05)
12. Recordation: The Board of County Commissioner's may impose such conditions to recordation of the Rural Cluster map and other documents in order to implement the intent of this process. Such requirements, when they exist, shall be noted on the Rural Cluster map. The applicant shall record the Rural Cluster map and any other documents with the Clerk and Recorder's Office within 30 days of the Board of County Commissioner's approval. If not recorded within 30 days, the approval becomes void and null, unless the Director of Planning and Zoning has approved an extension. (am. 7-12-05)
13. State Engineer Notification: Staff shall notify the State Engineer of the approved rural cluster land division within 10 days of the Board of County Commissioner's approval. (reloc. 7-12-05)

E. Design Principles

1. Purpose: Throughout the Rural Cluster process, both staff and the applicant are governed by the design principles outlined below. These principles exist to facilitate the development of an optimal design solution that meets the goals for which the Rural Cluster process was established. (reloc. 7-12-05)

Each principle is followed by detailed regulations consisting of a combination of standards and guidelines. While the standards outlined are mandatory and required of the applicant, the guidelines are general suggestions that promote and encourage excellent design. Staff may recommend rejection of the proposed land division based on inadequate conformance to the design guidelines if the land division contravenes or conflicts with the goals of this

process.

In all cases, the underlying zoning requirements are in effect unless superseded by either the standards or the guidelines of this process.

2. Domestic Water

a. Standards (reloc. 7-12-05)

- (1) A maximum of one (1) well permit as issued by the State Engineer shall be permitted for every residential unit. (reloc. 7-12-05)
- (2) Water consumption shall be metered and monitored as required by the State Engineer. (reloc. 7-12-05)
- (3) If the withdrawal rate is proposed to exceed or exceeds one (1) acre-foot per 35 acres, the landowner shall submit a water court approved plan for augmentation pursuant to the Colorado Revised Statutes. (reloc. 7-12-05)
- (4) In all cases, wells shall be located a minimum of 200 feet from any sewage disposal system or field. (am. 7-12-05)

b. Guidelines (reloc. mm-dd-yy)

- (1) Residential units should incorporate water conservation devices such as low-flow toilets, tap and showerhead aerators, and other similar devices in an effort to reduce overall household water consumption. (reloc. 7-12-05)
- (2) Water supply may be through individual wells or through any public or private entity. Common, joint or shared water systems, where technically feasible and viable, may be used as an alternative to individual, independent wells. Where shared or public systems are proposed, augmentation plans must be submitted to and approved by the State Engineer. (reloc. 7-12-05)
- (3) Xeriscaping and/or indigenous vegetation is encouraged as much as possible. (reloc. 7-12-05)

3. Neighborhood and Lot Configuration

a. Standards (reloc. 7-12-05)

- (1) Residential clusters shall be located on areas which are free of known geologic hazards including floodplains, wetlands, or landslide/slip areas, and shall be located so as to not adversely impact these areas. (reloc. 7-12-05)
- (2) The minimum size of a proposed residential lot shall be 5 acres where the lot is to be serviced by a well and septic system and one (1) acre where the lot is to be serviced by either a well and sewer system, a water system and septic system, or a water system and sewer system. (reloc. 7-12-05)
- (3) No more than one (1) single-family dwelling shall be located on a residential parcel. (reloc. 7-12-05)
- (4) All inhabitable buildings shall be separated by a minimum of 20 feet. (reloc. 7-12-05)

b. Guidelines (reloc. 7-12-05)

- (1) A proposal may contain one (1) or more residential clusters grouped into compact neighborhoods. The lots should be clustered so as to make efficient use of land resources and infrastructure. (reloc. 7-12-05)
- (2) Views from the road toward the residential cluster should be minimized by the use of natural changes in topography or existing vegetation, except where this may conflict with wildfire standards contained in the Jefferson County Zoning Resolution. (reloc. 7-12-05)
- (3) In all cases, the residential cluster should be located such that impacts with environmental, cultural or open area resources are minimized. (reloc. 7-12-05)

4. Roads

a. Standards (reloc. 7-12-05)

- (1) Rights-of-way for public streets/roads within the boundaries of the application shall comply with Jefferson County's public road standards and be dedicated to Jefferson County as a separate deed document. (reloc. 7-12-05)
- (2) All private streets, private roads, and private or shared driveways shall comply with design and technical criteria for private driveways/roads pursuant to the Jefferson County Roadway Design and Construction Manual. (reloc. 7-12-05)
- (3) Rural cluster developments shall comply with the grading and erosion control regulations of Section 11 of the Jefferson County Zoning Resolution. (reloc. 7-12-05)
- (4) Streets/roads on old plats shall be vacated upon request. (reloc. 7-12-05)
- (5) All buildings shall be setback a minimum of 20 feet from the edge of the street/road right-of-way. (reloc. 7-12-05)

b. Guidelines (reloc. 7-12-05)

- (1) Buildings and structures should be sited so that they are as close to the access road as practicable in an effort to reduce the length of driveways. (reloc. 7-12-05)
- (2) Locate, group and design roads and driveways such that privacy is provided among and between residential units. (reloc. 7-12-05)
- (3) Shared driveways are encouraged as much as possible. (reloc. 7-12-05)
- (4) Orient roads to provide opportunities to maximize residential solar exposure and heat conservation in the winter and maximize shading in the summer. (reloc. 7-12-05)
- (5) Minimize disturbances caused by the introduction of roads by siting roads in accordance to the topography and avoiding sensitive natural environments. (reloc. 7-12-05)
- (6) Revegetate or enhance all road cuts, grading and other earth disturbances with indigenous vegetation. (reloc. 7-12-05)

5. Drainage

a. Standards (reloc. 7-12-05)

- (1) All storm drainage facilities shall be located such that they shall not adversely impact floodplains, water courses, water bodies, or wetlands. (reloc. 7-12-05)

- (2) All storm drainage facilities shall comply with the Jefferson County Storm Drainage Design and Technical Criteria Manual or shall be a viable alternative, as approved by staff. (reloc. 7-12-05)
- b. Guidelines (reloc. 7-12-05)
- (1) Retain natural drainage channels, wetlands and depression areas in their natural state in an effort to minimize erosion. (reloc. 7-12-05)
 - (2) Preserve or enhance ecosystems adjacent to or within streams, wetlands, bodies of water and other riparian habitats. (reloc. 7-12-05)
 - (3) Sound alternatives to detention ponds are encouraged as a means of controlling and managing storm water drainage. (reloc. 7-12-05)
 - (4) Storm water drainage should utilize and be sensitive to natural drainage channels, wetlands and depression areas when possible. (reloc. 7-12-05)
 - (5) All man-made drainage channels and water management facilities should blend and harmonize with the natural environment. Extensive grading, contouring and earthwork should be avoided. (reloc. 7-12-05)
 - (6) Storm water detention basins should be sited, formed and revegetated so that they harmonize with the natural surroundings and complement natural water flows. Excessive grading, clearing and alteration of the site should be avoided and soil erosion should be minimized. (reloc. 7-12-05)

6. Buildings and Structures

- a. Standards (reloc. 7-12-05)
- (1) No signage, either temporary or permanent, is permitted except the following: (reloc. 7-12-05)
 - (a) One (1) entry sign per neighborhood cluster permitted and approved by Jefferson County. Permitted signs shall not be illuminated and shall be constructed of natural materials with a maximum area of 25 square feet, a maximum height of 8 feet, and setback from all property lines a minimum of 10 feet. (reloc. 7-12-05)
 - (b) Signs and advertising devices not requiring permits, directional signs, and temporary construction, real estate or development signs pursuant to the Signs and Outdoor Advertising Devices Section of the Jefferson County Zoning Resolution. (am. 7-12-05)
 - (2) Agricultural buildings and structures shall be permitted to be located in the open area only within specified building envelopes as delineated on the conservation easement and/or the Rural Cluster map. (reloc. 7-12-05)
 - (3) Unless otherwise agreed to by the County, the cost and responsibility of maintaining common facilities (open areas, private roads, shared water systems and shared sewage disposal systems) shall be borne by the property owner or the homeowner's association. (reloc. 7-12-05)
 - (4) All buildings and structures shall be located within predetermined and delineated building envelopes shown on the Rural Cluster map. (reloc. 7-12-05)
 - (5) Only one (1) single-family dwelling unit shall be permitted for each residential parcel proposed. (reloc. 7-12-05)

- (6) Buildings and structures shall be located to avoid a dominant silhouette on the top of the ridge. The ridge silhouette shall consist of natural land forms or vegetation. (reloc. 7-12-05)

b. Guidelines

- (1) Site buildings and structures so that they are as close to the access road as practicable, reducing the length of driveways as much as possible. (reloc. 7-12-05)
- (2) Any pedestrian, equestrian and recreation trail should be soft-paved. Asphalt or hard surface materials should be avoided. (reloc. 7-12-05)
- (3) Group, mass and design buildings such that privacy is provided among and between units. (reloc. 7-12-05)
- (4) Orient residences for maximum solar exposure and heat conservation in the winter and maximum shading in the summer. (reloc. 7-12-05)
- (5) Minimize disturbances caused by the introduction or construction of buildings and structures by being sensitive to the topography and existing natural environment. (reloc. 7-12-05)
- (6) Revegetate or enhance all earth disturbances (building cuts, graded areas) with indigenous vegetation. Technical assistance or advice for revegetation is available from both the Colorado State Forest Service and the Natural Resources Conservation Service. (reloc. 7-12-05)
- (7) Signage should be of a scale and character that is compatible with the development and surrounding environment, emphasizing natural materials. (reloc. 7-12-05)
- (8) Install utilities in a manner that will minimize visible structures, power poles, overhead power lines, tree removal and other site disturbances. Mitigate disturbances with indigenous vegetation. Where possible, utilities should be located underground. (reloc. 7-12-05)
- (9) Lighting should be designed to avoid glare onto neighboring properties or onto roadways. (reloc. 7-12-05)
- (10) Utilize exterior materials, finishes and colors for buildings and structures that integrate with the surrounding natural environment. Buildings and structures should not dominate or overwhelm the site. (reloc. 7-12-05)
- (11) Avoid fences except as needed for wildlife corridors, domestic animal control or livestock containment. When fencing is proposed, it should be open in design so as not to restrict wildlife movement, it should conform to the topography, and should be of a color that integrates with the natural surrounding environment. (reloc. 7-12-05)

7. Sanitation

a. Standards (reloc. 7-12-05)

- (1) Properties located within a sanitation district and within 400 feet of an existing sewer main shall connect to that service. (reloc. 7-12-05)
- (2) In all cases, wells shall be located a minimum of 200 feet from any sewage disposal field or septic system. (reloc. 7-12-05)

- (3) Clustering of individual sewage disposal systems, where proposed, shall be pursuant to the Jefferson County Individual Sewage Disposal System Regulations, as amended. (reloc. 7-12-05)
- b. Guidelines (reloc. 7-12-05)
- (1) Sewage disposal facilities may be located within the open area. (reloc. 7-12-05)
 - (2) Common, joint or shared sewage disposal facilities, where technically feasible and viable, may be used as an alternative to individual or independent septic fields. (reloc. 7-12-05)
 - (3) Tank-type water closets should be designed to flush with a maximum of 1.6 gallons of water while showerheads and faucets should have a maximum flow capacity of 2.5 gallons per minute. (reloc. 7-12-05)
8. Open Area
- a. Standards (reloc. 7-12-05)
- (1) Preservation of the open area shall be through one or some combination of the following instruments: (reloc. 7-12-05)
 - (a) A fee simple dedication to Jefferson County, provided the County accepts the dedication.
 - (b) A conservation easement.
 - (c) Any other legal instrument approved by the Director of Planning and Zoning and County Attorney.
 - (2) The beneficiary of the preservation instrument shall be either a land trust or the County but in no case shall it be the landowner. (reloc. 7-12-05)
 - (3) Ownership and maintenance of the open area shall be by one or some combination of the following entities: (reloc. 7-12-05)
 - (a) A homeowner's association established according to state statute and with the authority to collect a fee to maintain the open area.
 - (b) An established land trust.
 - (c) The original landowner.
 - (d) Owners of the residential parcels.
 - (e) Jefferson County.
 - (4) Infrastructure systems shall not be sited within sensitive or fragile natural areas. All site disturbances for installations shall be revegetated and graded to harmonize with the natural surroundings. (reloc. 7-12-05)
 - (5) Agricultural buildings and structures shall be permitted in the open area provided they are contained within specified building envelopes predetermined and delineated on the Rural Cluster map. (reloc. 7-12-05)
 - (6) The calculation of the open area shall not include already existing public open space. (reloc. 7-12-05)

- b. Guidelines (reloc. 7-12-05)
- (1) Where the following characteristics exist, they should be located within the open area: (reloc. 7-12-05)
 - (a) Significant wildlife habitat or migration routes.
 - (b) Sensitive, rare, endangered or unusual vegetation or ecosystems.
 - (c) Remarkable geologic features such as rock outcrops or formations.
 - (d) Significant views or view corridors.
 - (e) Streams, watercourses, wetlands and other bodies of water.
 - (f) Trail Corridors, such as existing trails, trail easements, or trail connections shown on an official plan.
 - (g) Designated historical or archeological features.
 - (h) Unstable slopes and slopes greater than 30 percent.
 - (i) Geologic and other hazard areas.
 - (j) Candidate lands identified by the Jefferson County Open Space Master Plan.
 - (2) Landscaping within the open area should be minimized. Where proposed, new landscaping should utilize indigenous vegetation. (reloc. 7-12-05)
 - (3) Allow wildlife movement corridors in a size, location, and character that will encourage their continued use and in contiguity with adjacent wildlife corridors. (reloc. 7-12-05)
 - (4) Encourage the preservation of ecosystems adjacent to or within streams, wetlands, bodies of water and other riparian habitats. (reloc. 7-12-05)
 - (5) Natural features should be maintained in their original condition as much as possible but may be modified to improve their function or overall condition provided a management plan has been approved by Jefferson County. Permitted modifications may include reforestation, woodland management, meadow management, buffer area landscaping, streambank protection and wetlands management. (reloc. 7-12-05)
 - (6) The open area should be configured as a single lot unless an existing ditch or road, an existing physical feature or historic site, or sensitive wildlife habitat make this infeasible. (reloc. 7-12-05)
 - (7) Where agricultural or ranching uses are proposed within the open area, a management plan should be submitted to Jefferson County for review. Technical advice for management plans is available from the Natural Resources Conservation Service. (reloc. 7-12-05)