

# Glossary

*These general definitions help further explain concepts and terms found in the Comprehensive Master Plan. They shall not be construed to supersede, overrule or apply to those definitions found in County regulations, such as the Jefferson County Zoning Resolution or Land Development Regulation. If a conflict exists between the term or definition found in this glossary and the County's regulations, the regulation definition shall apply.*

## **Active Living**

An approach to community design that integrates physical activity into daily routines.

## **Active Recreation**

See Recreation, Active

## **Activity Center**

A compact geographic area of the community where a mix of more intense land uses occur. They provide focus for the community and convenient access to employment, goods, and services. Typical uses may include office, light industrial, retail, entertainment, higher density residential, community uses, and public and private open space.

These areas typically have highway or arterial vehicular access or transit station access, offer a full range of services, and are able to absorb the most adverse impacts of higher intensity mixed-use development, without adversely affecting lower density areas. The concentration of these uses promotes the efficient use of land and public services, such as water, sanitation, fire and police protection, recreation and open space, and transportation.

Also referred to as Village Centers, Neighborhood Centers, and Community Centers in existing community plans.

## **Adaptive Reuse**

Adapting a historic building for a new use without damaging historic character and integrity. A property can be used as it was historically, or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

## **Adequate Water Supplies**

A water supply that meets applicable drinking water standards, meets minimum supply quantity, and is sustainable both physically and legally.

## **Adequate Water Supply for Fire Fighting Services**

1. Water readily accessible to emergency equipment, year-round.
2. Storage tanks or other sources, such as water cisterns, ponds and hydrants, that consistently have water available to assist in fire fighting, year-round.
3. A source that is suitable for hookup to the local fire service equipment, with a sufficient flow rate available for effective fire fighting capacity.
4. Source for helicopter dip (bucket work). This should be approved by and coordinated with, the applicable fire district, Colorado State Forest Service, and the Office of the State Engineer.

## **Affordable Housing**

Housing that addresses the housing needs of households that earn less than 80 percent of the Area Median Income (AMI), and where monthly housing costs are not more than 30 percent of the household's monthly income.

## **Agriculture**

Agriculture is typically the use of land for tree farming or growing or producing field crops, livestock, and livestock products.

## **Aircraft**

A vehicle which is able to fly by being supported by the air, or in general, the atmosphere, of a planet. Examples include balloons, airplanes, and helicopters. Objects which fly but which are not supported by the air, such as most rockets and missiles, are not aircraft.

## **Airport Influence Area**

Property within the environs of the airport, where particular land uses are influenced by, or will influence, the operation of the airport in either a positive or negative manner.

## **Area Plan**

Plans that are a part of the Comprehensive Master Plan that contain specific land use recommendations and Policies for a certain geographic area. Existing Community Plans will become Area Plans as they are updated.

## **Archaeological Resource**

Material remains of past human life or activities that include, but are not limited to, pottery, basketry, bottles, weapons, weapon projectiles, tools, structures or portions of structures, pit houses, rock paintings, rock carvings, intaglios, graves, human skeletal materials, or any portion or piece of the foregoing items that are at least 100 years of age.

## **Arterial**

Jefferson County defines two types of arterial roads.

**Principal Arterial:** A principal arterial serves major regional traffic movements and carries high traffic volumes. A principal arterial is planned to have six through lanes in the plains, four through lanes in the mountains. The movement of traffic takes precedence over access. Limited access to major developments may be allowed. Opposing movements are usually separated by a raised, depressed, or painted median. Pedestrians and bicycle traffic may be carried on detached walks and trails.

**Minor Arterial:** A minor arterial serves intracommunity traffic and carries moderate traffic volumes. Minor arterials are planned to have four lanes in the plains. In the mountains, minor arterials are planned to have two lanes, plus turn lanes and passing or climbing lanes where warranted. Neither the movement of traffic nor access takes precedence. Reasonable access is allowed with the exception of private residential driveways. Opposing movements are generally separated by a raised, depressed, or painted median in the plains. Pedestrians and bicycle traffic are usually carried on a detached walk or an adjacent trail.

## **Artifacts**

An object created by humans usually for a practical purpose, remaining from a particular historic period.

## **Automotive**

See Land Use Categories in this Glossary.

## **Bed and Breakfast**

See definition in the Zoning Resolution.

## **Best Management Practices (BMP)**

A technique, method, process, activity, incentive, or reward that is believed to be more effective at delivering a particular outcome than any other technique, method, process, etc. when applied to a particular condition or circumstance. Best Management Practices can also be defined as the most efficient and effective way of accomplishing a task, based on repeatable procedures that have proven themselves over time for large

numbers of people.

### **Capital Improvement Plan**

A plan for major repair or replacement, acquisition and construction costs in the County. Capital Improvements generally represent non-recurring high-dollar investments that have an extended life. Low-dollar recurring expenditures associated with maintaining an asset are planned on an annual basis and are included in the budget as operating capital. There are exceptions for traffic safety, drainage and park development projects that are less than \$50,000 but still considered capital improvements.

### **Centralized Sewer System**

A system for collection and treatment of sewage for multiple service connections that exceed 2000 gallons a day. The system must conform to current regulations of the State of Colorado.

### **Centralized Water System**

A system for collection, treatment, and distribution of potable water to at least 15 service connections, or that regularly services at least 25 individuals daily at least 60 days of the year. The system must be designed as a public water system and subject to regulation by the Colorado Department of Public Health and Environment. Depending on its classification, this system may also be subject to routine inspections by Jefferson County Public Health.

### **Centralized Water and/or Sewer System(s)**

See Centralized Sewer System, and Centralized Water System in this Glossary.

### **Clustering**

A development design technique that concentrates the development buildings, whether on one or multiple lots, within close proximity in specific areas on a site to allow remaining land to be used for recreation, common open space, or the preservation of historically or environmentally sensitive features. The undeveloped, unbuilt area may be owned by either a private or public entity. A reduction in lot area, setbacks, or other site development regulations are incentives provided to allow for the clustering. An increase in the gross density of a property should not be permitted.

(include a graphic that shows the intent)

### **Co-Housing**

A type of collaborative housing in which residents actively participate in the design and operation of their own neighborhoods. Co-Housing residents are consciously committed to living as a community.

### **Collector**

Serves neighborhood traffic movements over short distances. Generally accessing arterials, it has two lanes plus turn lanes in the plains, and two lanes only in the mountains. Access takes precedence over the movement of traffic. Reasonable access is allowed with the exception of private residential driveways. Opposing movements are not physically separated. Pedestrian traffic is handled on attached or detached sidewalks in the plains. No special accommodation is made for bicycle traffic.

### **Commercial (Development)**

Retail, office, or service use, or a combination thereof. (See specific category definitions under Land Use Categories.)

### **Community Uses**

Community facilities, including art, cultural, community, recreation and senior centers; fire stations; foodbanks, golf courses; government offices; libraries; meeting accommodations; post offices; private clubs; religious and

non-religious assemblies and institutions; and schools.

### **Complete Streets**

Streets designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists, and bus riders of all ages and abilities are able to safely move along and across a complete street.

### **Comprehensive Development Plan (CDP)**

In Jefferson County, a Comprehensive Development Plan is a regulatory plan containing specific land uses and design guidelines that are developed with one or more neighboring jurisdictions. The CDP is developed in conjunction with an Intergovernmental Agreement (IGA). Both documents are then adopted by the Jefferson County Board of County Commissioners and the City Council(s)/County Commissioners of the participating city(s)/county(s) to make the CDP and IGA binding documents.

### **Cottage Industry**

**Light:** Typically home workshops, which are limited to low intensity uses that produce or repair a product, but can be operated in such a way that they do not create impacts beyond what would typically be associated with a residential use. Cottage Industry Light may include small low-volume technical and professional office uses such as engineering, accounting, appraisal, or similar uses. This level of Cottage Industry excludes retail sales on the premises. The owner of the business must reside on the property.

**Medium:** Typically home workshops, which are limited to low intensity uses that produce or repair a product, but can be operated in such a way that they do not create impacts beyond what would typically be associated with a residential use. Cottage Industry Medium may include retail sales of arts and crafts produced on the premises; small low-volume technical and professional office uses such as engineering, accounting, appraisal, or similar uses; and businesses for a custom fabrication and repair, such as welding, woodworking, or furniture upholstery shops. The owner of the business does not need to reside on the property.

**Heavy:** Industrial uses, which will serve the needs of mountain residents, such as heavy equipment storage; contractors office for earthwork, snowplowing, or well drilling; manufacturing or LP gas facilities; limited sawmill operations in support of wildfire mitigation or beetle kill; or other similar uses. These uses generally have visual, noise and other impacts that are not appropriate inside mountain activity centers. Work with equipment or processing of materials is generally done on-site. Additionally, uses may include working with hazardous materials.

### **Cultural Resources**

Historical structures, collections and archives, items, objects, cultural landscapes, Archaeological Resources and/or sites, ethnographic resources, and traditional cultural properties.

### **Defensible Space**

An area around a structure where fuels and vegetation are cleared (Zone 1), thinned (Zone 2), and managed (Zone 3) to slow the spread of wildfire toward the structure and/or away from the surrounding forest.

### **Destination Resort**

Destination resorts provide lodging and recreational and leisure time activities for guests. The types of use that should be permitted include camps, campgrounds, cabins, lodges, equestrian centers, fishing, golf, hiking, picnic facilities, swimming, shuffleboard, tennis and similar activities. Destination resorts may include limited retail or dining if it is directly associated with the resort, ancillary to the development, of a scale compatible with the development and the rural mountain environment and only caters to guests of the resort.

### **Differential Settlement**

Unequal settling of material; gradual downward movement of foundations due to compression of soil which can lead to damage if settlement is uneven. (AILSA ALLABY and MICHAEL ALLABY. "differential settlement." *A Dictionary of Earth Sciences*. 1999. *Encyclopedia.com*. (August 21, 2012). <http://www.encyclopedia.com/doc/1O13-differentialsettlement.html> )

### **Dipping Bedrock**

An unusual geologic hazard with the potential for severe differential heaving of bedrock that can result in foundations, roads, buried utilities, and concrete flatwork movement.

### **DRCOG**

Denver Regional Council of Governments (DRCOG). An association of 52 county and municipal governments from throughout the metropolitan area working together to address issues of regional concern.

### **Du/ac**

Dwelling units per acre.

### **Electronic Signs**

Signs that use solid state, electronic technology to produce bright displays that typically involve moving copy, animation, or other graphics.

### **Equestrian Center**

Commercial horse facilities that include more than just boarding stables. Other uses may include riding schools and academies, horse exhibition facilities and pack stations. Associated structures may include barns, stables, corrals, and paddocks for the horses.

### **Event Center**

A commercial facility used for meetings, conferences, seminars, weddings, or other similar business or social gatherings. Events may or may not include food and beverage preparation or service for on-premise consumption.

### **Facilities**

A structure or place which is built, installed, or established to serve a particular purpose.

### **Fire Chimney**

Densely vegetated drainages on slopes greater than 30 percent. Wind, as well as air pre-heated by a fire, tends to funnel up these drainages, rapidly spreading fire upslope. (For a picture see the Elk Creek Fire Protection District's CWPP.)

### **Flood or Flooding**

See Floodplain or Flood-Prone Area definitions in the Zoning Resolution.

### **Floodplain**

See Floodplain or Flood-Prone Area definitions in the Zoning Resolution.

### **Front Range Mountain Backdrop/Foreground**

The Front Range Mountain Backdrop consists of several ecologically and visually important areas identified throughout five counties along Colorado's Front Range, Boulder, Douglas, El Paso, Jefferson, and Larimer Counties. The Front Range Mountain Backdrop/Foreground for Jefferson County is depicted in the Jefferson County Open Space Master Plan. The foreground is included in the depiction on the map and is not a separate area. (This area is also shown on the Visual Resources Map in this Plan.)

## Geologic Constraint

A geologic condition which does not pose a significant threat to life or limb, but which can cause damage to structures.

**Major Geologic Constraint Area:** Those areas as shown on the Geologic Hazards and Constraint areas Map, where geologic conditions are such that extensive geotechnical problems exist and there is a high risk related to intensive land uses.

- 30%-40% slopes
- Highly swelling soils
- Dipping Bedrock

**Moderate Geologic Constraint Area:** Those areas as shown on the Geologic Hazards and Constraint Areas Map, where geologic conditions are such that moderate geotechnical problems exist and there is provisional risk related to intensive land uses

- 20%-30% slopes
- Moderate swelling soils
- Highly erodible soils
- Highly sensitive soils

**Minor Geologic Constraint Area:** Those areas as shown on the Geologic Hazards and Constraint Areas Map where geologic conditions are such that few geotechnical problems exist and there is no risk or nominal risk related to intensive land uses.

- Moderately erodible soils
- Moderately sensitive soils

## Geologic Hazards

A geologic condition or geologic process which poses a significant threat to health, life, limb, or property.

**Major Geologic Hazard Area** shall mean that area, or those areas, as shown on the Geologic Hazards and Constraint Areas Map where geologic conditions are such that extensive geotechnical problems exist and there is high risk related to intensive land uses.

- Rockfall
- Landslide
- Slope failure
- 100-Year floodplains
- Zoned geologic hazards, except Dipping Bedrock
- Subsidence
- Methane

**Moderate Geologic Hazard Area** shall mean that area, or those areas, as shown on the Geologic Hazards and Constraint Areas Map where geologic conditions are such that significant geotechnical problems exist and there is provisional risk related to intensive land uses.

- 40% or greater slopes
- Post-wildfire flooding and mud flow areas

**Glare**

Intense, dazzling, or blinding light. The sensation produced by luminance that causes annoyance, discomfort, or loss in visual perception and visibility.

**Goal**

A broad statement of desired outcomes focused in such a way as to bring a Plan's overall vision of the future to reality.

**Grade-Separated Crossings**

The physical development of structures or intersections that separate motor vehicles from motor vehicles; motor vehicles, pedestrians, and bicyclists from trains; motor vehicles from pedestrians and bicycles, as well as pedestrians from bicycles.

**Greenbelt**

A series of connected open spaces that may follow natural features such as ravines, creeks, or streams.

**Green Roof**

A roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. Container gardens on roof are not generally considered to be a green roof. Green roofs serve many purposes, such as absorbing rainwater, providing insulation, creating a habitat for wildlife, and helping to mitigate the heat island effect.

**Gross Density**

The number of dwelling units per acre on a specific property, calculated by using the acreage of the entire property, including roads, hazard areas, wildlife areas and other areas of constraint and dividing by the total number of units proposed for the parcel.

**Ground Water**

Water that lies beneath the surface of the Earth in water table or artesian conditions.

**Group Quarters**

A group quarters is a place where people live or stay, in a group living arrangement that is owned or managed by an entity or organization providing housing and/or services for the residents. This is not a typical household-type living arrangement. These services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. People living in group quarters are usually not related to each other.

Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories.

**Hazardous Materials**

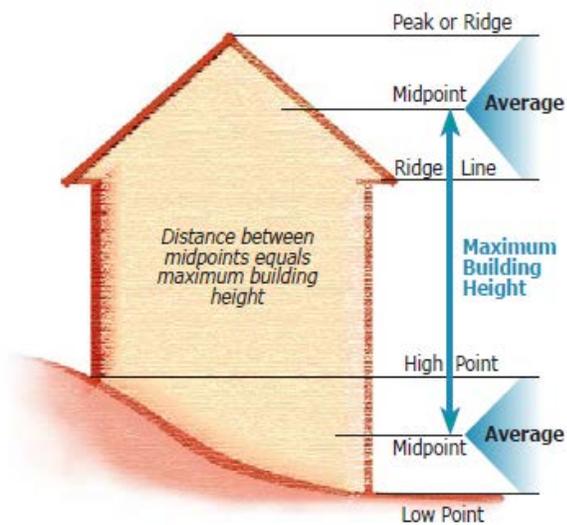
See Hazardous Materials definition in the Land Development Regulation.

**Health Impact Assessment**

A systematic process that uses an array of data sources and analytic methods, and considers input from stakeholders to determine the potential effects of a proposed policy, plan, program, or project on the health of a population and the distribution of those effects within the population. HIA provides recommendations on monitoring and managing those effects.

**Height**

The vertical distance from grade plane to the average height of the highest roof surface.



### Heritage Tourism

Traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present. It includes cultural, historic, and natural resources.

### High Quality Wildlife Areas

See Wildlife Habitat in this Glossary.

### Highly Erodible Soil

Soil that is less resistant to the erosive action of rain and flowing water. Soil erodibility is based upon factors such as soil texture, slope length, and slope steepness. Soil that may be more resistant to erosion can also contain silt and clay that, once eroded and suspended in runoff, can be very difficult to remove from stormwater, even when using sediment control measures. Small suspended soil particles can cause extensive water pollution problems. Soil erosion can increase and create problems for the construction of homes, roads, and utilities.

### Historic District

A significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Cumulative, these can be areas possessing historic value such as the North Fork of the South Platte Historic District.

### Historic Preservation

The use of measures that foster conditions under which modern society and prehistoric/historic resources can exist in harmony.

### Historic Resource

Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places, the state register of historic properties, or the Jefferson County register, including artifacts, records, and material remains related to such a property or resource, 50 years of age or older.

### Historic Sites

The location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value.

## **Home Occupation**

See Home Occupation definition in the Zoning Resolution.

## **Industrial**

See Land Use Categories in this Glossary.

## **Infiltration**

The movement of water into the soil, through a given soil surface. Infiltrating water may become ground water, if it penetrates far enough to reach the water table, i.e., ground water reservoir.

## **Infrastructure**

Roads, multi-modal transportation systems, public water and sanitation, stormwater management, communications network, and solid waste disposal/recycling.

## **Intensity**

For the purposes of this Plan, intensity is the degree to which a development impacts roadways, services, noise levels, wildlife, and other similar features, and the ratio of floor area to lot size. Where a property is between two differing types of intensities of land use, a transition should occur between the two uses.

## **ISDS (Individual Sewage Disposal System)**

A combination of components to treat, neutralize, stabilize, store, or dispose of sewage and that is not a part of, or connected to, a sewage treatment works.

## **Jefferson County Open Space**

Properties or interest in real properties acquired pursuant to identified Jefferson County Open Space Master Plan acquisition values.

## **Land Use Categories**

This Plan identifies several types of non-residential land use categories. General descriptions of each category have been provided. This list may not be all-inclusive. Other non-residential uses, of a similar nature and impact, may also be permitted.

**Automotive:** Typical automotive uses include sales, rental, repair and/or service of motor and recreational vehicles or equipment. Areas designated for automotive uses may also be developed with Neighborhood Commercial and Research and Development uses.

**Industrial:** Industrial uses include uses such as manufacturing, processing or fabrication of commodities, warehousing, repair and servicing of equipment, and sale of commodities manufactured, processed, fabricated or warehoused on the premises. Screened outdoor storage is allowed. Light Industrial, Office, and Research and Development uses are also allowed in areas designated for industrial.

**Large Scale Commercial (LSC):** Commercial uses that may have a regional draw. These include all Neighborhood Commercial uses, retail, office, and light industrial uses of any size, hotels and motels, hospitals, and automobile dealerships.

**Light Industrial:** Light industrial uses are industrial uses that have minimal impacts outside of the building in which the use is contained, such as light manufacturing, processing or fabrication of commodities, warehousing, repair and servicing of equipment, shops for custom work to include electrical plumbing, air conditioning, and similar type shops. Limited screened outdoor storage may be permitted. Office and Research and Development uses are also allowed in areas designated for light industrial.

**Limited Commercial (LC):** Commercial uses that are in close proximity to residential uses and limited in height, size and impacts. These types of uses include professional and medical office uses that serve nearby residents, grocery stores up to 10,000 square feet, small restaurants, including specialty restaurants with

drive-thru and fitness centers, convenience service uses such as beauty salons and cleaners, and retail businesses that are typically less than 5,000 square feet in size. Gas stations, auto repair and service facilities, and fast food restaurants with drive-thru's are discouraged within areas recommended for Limited Commercial.

**Mixed Use Building:** Residential unit(s) located in the same building as non-residential uses.

**Mixed Use Development:** A mixture of residential and non-residential uses planned as a unified complementary whole and are functionally integrated, featuring shared vehicular and pedestrian access and parking areas.

**Mountain Scale Neighborhood Commercial:** Commercial uses that are in close proximity to residential uses and limited in height, size and impacts. These types of uses include professional and medical office uses that serve nearby residents, grocery stores up to 10,000 square feet, small restaurants, including specialty restaurants and fast food restaurants without drive-thru, fitness centers, convenience service uses such as beauty salons and cleaners, neighborhood taverns, automobile repair facilities, gas stations and retail businesses that are typically less than 5,000 square feet in size. Restaurants with drive-thru's are discouraged.

**Neighborhood Commercial (NC):** Commercial uses intended to serve the local neighborhood. These include all Limited Commercial Uses, grocery stores typically up to 75,000 square feet, retail businesses and small theaters typically less than 24,000 square feet, fast food restaurants, neighborhood taverns and nightclubs, and automobile repair facilities and gas stations. May include shops for custom work such as electrical, plumbing, air conditioning and similar type shops, with no outdoor storage.

**Office:** Office uses typically include business and professional offices, medical and dental offices, and banks and financial institutions. Areas designated for office may also be developed for day care centers, preschools or nurseries.

**Research and Development:** Research and Development uses are similar to office uses with the allowance for laboratories, testing facilities, and manufacturing of prototypes. Areas designated for Research and Development may also be developed for office use.

### **Landmark**

Significant historical place located in Jefferson County and designated by the Jefferson County Historical Commission (JCHC) because it meets the criteria as defined in the Landmark Program.

### **Landmark Program**

Properties of exceptional significance to Jefferson County's history will have the opportunity to be listed, with owner consent, on the County Register of Historic Places and be recognized with a Certificate of Designation at the annual Hall of Fame.

### **Landslides/Slope Failure**

See Landslide definition in the Zoning Resolution.

### **Large Scale Commercial (LSC)**

See Land Use Categories in this Glossary.

### **Light Industrial**

See Land Use Categories in this Glossary.

### **Light Pollution**

Any adverse effect of manmade light, including glare, misdirected light, trespass light, avoidable reflected light, light during hours when it is not needed, and excessive brightness levels.

**Limited Commercial (LS)**

See Land Use Categories in this Glossary.

**Livestock**

See Livestock definition in the Zoning Resolution.

**Local Street or Local Road (Public)**

A local street or road serves neighborhood traffic over very short distances to higher class roadways. A local street or road has two travel lanes. It is always paved in the plains and usually paved in the mountains. Access to adjacent land is its primary purpose. All types of access are allowed. Opposing movements are not physically separated. Pedestrian traffic is handled on attached or detached sidewalks in the plains. No special accommodation is made for bicycle traffic.

**Local Trails**

Trails that provide connections between parks, open lands, schools, community centers, and neighborhoods.

**Locally Available Water Resources**

The surface or ground water that is physically on the site of the development, not including water brought in from an outside source, such as truck, pipeline, or other means.

**Low Impact Development (LID)**

An overall land planning and engineering design approach to stormwater runoff that emphasizes conservation and use of on-site natural features to protect water quality. (Urban Storm Drainage Criteria Manual Volume 3)

**Major Geologic Constraint Area**

See Geologic Constraints in this Glossary.

**Major Geologic Hazard Area**

See Geologic Hazards in this Glossary.

**Maximum/Critical Quality Wildlife Areas**

See Wildlife Habitat in this Glossary.

**Methane Gas**

A flammable gas produced by bacteria or thermal alteration of organic material.

**Mineral Extraction**

Mineral extraction is defined as the withdrawal and refinement of minerals (solid, liquid, or gas) that are usable in their natural forms or converted to usable forms. This definition includes sand, gravel, quarry aggregate, oil, natural gas, ore, metals, and coal, but does not include surface or ground water.

**Minor Geologic Constraint Area**

See Geologic Constraints in this Glossary.

**Mitigation (Mitigate or Mitigated)**

Mitigation includes:

- a. Avoiding the impact altogether by not taking a certain action or parts of an action.
- b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- c. Rectifying the impact by repairing, rehabilitating or restoring the affected environment.
- d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.

e. Compensating for the impact by replacing or providing substitute resources or environments.

**Mixed-Use Building**

See Land Use Categories in this Glossary.

**Mixed-Use Development**

See Land Use Categories in this Glossary.

**Moderate Geologic Constraint Area**

See Geologic Constraints in this Glossary.

**Moderate Geologic Hazard Area**

See Geologic Hazards in this Glossary.

**Moderate Wildlife Quality Areas**

See Wildlife Habitat in this Glossary.

**Mountain Areas**

That area of the County lying within the Mountain Groundwater Overlay District.

**Mountain Ground Water Overlay District (M-G)**

That area of the county as defined in the Mountain Ground Water Overlay Map as adopted by the Board of County Commissioners and kept on file with Planning and Zoning. This is generally considered the area of fractured crystalline rock in the County.

**Mountain Scale Neighborhood Commercial**

See Land Use Categories in this Glossary.

**Multi-Modal**

Accommodating various modes of surface transportation, including bicycles, pedestrians, horses, personal vehicles, and public transit vehicles.

**Neighborhood Commercial (NC)**

See Land Use Categories in this Glossary.

**Neighborhood Park(s)**

Small parcels of land (1/4 to 5 acres) with playground equipment intended to service the surrounding neighborhoods and that may be privately owned for the exclusive use of local residents. Parking and auto access are limited.

**New Development**

All new development or redevelopment of non-residential structures, housing developments, and residential construction, including additions of over 400 square feet of habitable space.

**Non-Point Source Pollution**

Water pollution coming from any number of diffuse sources, but not coming from a single defined point, such as the end of a pipe. Pollutants are generally carried off the land by stormwater. Common sources are individual sewage disposal systems, mining, agricultural and household use of fertilizers, pesticides and herbicides, construction, forestry, nutrients, and land disposal.

**Office**

See Land Use Categories in this Glossary.

**Off-Site**

Outside the limits of the area encompassed by the tract area or the parcel on which the activity is conducted.

**On-Site**

Within the limits of the area encompassed by the tract area or parcel on which the activity is conducted.

**Open Area**

Any land area which remains primarily open but upon which minimal structures such as, but not limited to, restrooms, open pavilions, directional signs and impervious areas (such as parking areas and roads) may be located. Such land areas are designed to incorporate natural areas or altered land areas that are revegetated and are intended to serve as extensive buffers between land uses or to create and/or preserve views and vistas. Parking areas and roads are not credited toward any required open area.

**Open Land(s)**

Public and private open spaces, excluding Jefferson County Open Space, and other areas that appear open, but might be held privately by individuals or organizations. The term "open land" also means the amount of undeveloped area within a non-residential project that may be landscaped or left in its natural state.

**Operational Agency**

An entity or agency that is responsible for the operation and maintenance of individual sewage disposal system or centralized sewer system treatment works, and/or centralized water systems.

**Paleontological Resource**

Trackways, footprints, and other trace fossils, in addition to remains of any ancient organism, including fossilized plants, invertebrates (hard or soft bodied animals without skeletal structures such as insects, crabs, clams, and snails) and vertebrates (including dinosaurs, mammals, sharks and fish, or any animal with a skeletal structure).

**Passive Recreation**

See Recreation, Passive

**Plains Areas**

That area of the County lying outside of the Mountain Groundwater Overlay District.

**Planned Development Zone District**

A versatile zoning mechanism allowing for land development of any nature either as a single use or in combination, through total integrated project planning. Development standards are established on a case-by-case basis.

**Platted, Plat, or Platting**

Property that has been through the subdivision plat process. A subdivision plat includes the map, with written provisions, setting forth the location and legal description of individual lots, common spaces, street easements, and other rights-of-way. When prepared in compliance with the Land Development Regulation, it will be approved and recorded by the County.

**Policy(ies)**

A specific, guiding statement that outlines the process for achieving a goal and/or objective.

**Potability**

Safe to drink; water that is safe for human consumption.

## **Potentially Unstable Slopes**

Areas currently stable but susceptible to slope failure, in contrast to landslides where slope failure has taken place.

## **Prehistoric**

Of the period of history in the Plan area that occurred prior to European or Euroamerican contact with the Native Americans; in the Southwest, the date applies to Coronado's expedition in 1540-1541.

## **Preservation**

As it relates to the Historic, Cultural, Archaeological, and Paleontological Resources chapter is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historical property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historical materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

## **Preserve**

Protect from injury, harm, or destruction; maintain, keep intact.

## **Primary Job**

A job that produces goods and/or Services for customers generally residing outside the community. Typically these jobs pay a higher wage and create spin-off jobs in other sectors.

## **Public Open Spaces**

Property that is owned by a public entity for open spaces purposes. This may include entities such as Jefferson County Open Space, Denver Mountain Parks, cities, and park and recreation districts.

## **Private Open Spaces**

Land that is designated as Open Space through zoning or subdivision plat document that is owned privately, such as by a homeowners association. Public access to private open spaces is usually restricted.

## **Public Water and/or Sanitation Districts**

For the purposes of this Plan, public water and/or sanitation districts are those districts that are created under a governmental agency or through the Colorado Revised Statute Title 32 regulations.

## **Recharge**

The replenishing of ground water occurs by infiltration of precipitation, in the form of rain or snow. Return flow from individual sewage disposal systems may provide small amounts of infiltration.

Note: Recharge area is not necessarily at the site where water is being withdrawn from the fractured rock aquifer system. Precipitation and return flow from an individual sewage disposal system on a site does not necessarily reach those fractures that provide water to the producing interval in the well. Also, the ability to recharge an aquifer in a specific area can vary over time, and will be affected by local weather patterns, by disruption of infiltration areas, and other factors.

## **Recreation(al)**

Those passive and active activities undertaken by people of all ages for personal growth, to refresh the spirit, or for enjoyment, relaxation, health, or social interaction.

**Active:** Recreation which requires some constructed facilities such as soccer, softball, and football fields, and organized activities.

**Passive:** Recreation which utilizes existing natural resources, and has a minimal impact. Examples: hiking, horseback riding, cross country skiing, bird watching, kite flying, and bicycling.

### **Regional Trails**

Trails that connect public lands, parks, and other trail systems within a broad geographical area.

### **Rental Cabins**

One or more small dwellings on a property that are not owner occupied, and that are available for use or is used for accommodations or lodging of guests paying a fee or other compensation for a period of less than 30 consecutive days.

### **Research and Development**

See Land Use Categories in this Glossary.

### **Riparian Areas**

The land area on the shorelines of creeks. The riparian area is the stream bank where thick bushes and trees live. Riparian areas include wetlands, streams, rivers, and their associated vegetation and soils. This is very good habitat for many kinds of plants, insects, reptiles, birds, and mammals.

### **Rockfall**

The rapid free-falling bounding, sliding, or rolling of large masses of rock or individual rocks. Rockfalls occur where cliffs and ledges overlie steep slopes.

### **Regional Transportation District (RTD)**

An agency that provides comprehensive public transportation services throughout the Denver metropolitan area and the Front Range.

### **Secondary Wildlife Quality Areas**

See Wildlife Habitat in this Glossary.

### **Sensitive Soils**

Very thin soil with limited rooting depths and organic matter and steep slopes that are prone to erosion. Revegetation attempts on steep, thin soils with little organic matter often fail and can result in long-term erosion and non-point source pollution. The key factors that determine how sensitive a soil is to disturbance include: depth to bedrock, organic matter, and permeability.

### **Service(s)**

Useful labor that does not in itself produce a tangible commodity; i.e., services such as licensing, tax collection, planning and zoning, law enforcement, fire protection, emergency services, etc.

### **Severe Winter Range**

That part of the winter range where 90 percent of the deer and elk are located when the annual snow pack is at its maximum in the two worst winters out of ten.

### **Shaded Fuelbreak**

Fuelbreaks built in timbered areas where the trees on the break are thinned and pruned to reduce the fire potential yet retain enough crown canopy to make a less favorable microclimate for surface fires. (National Wildfire Coordinating Group)

### **Slope Failure**

See Slope Failure Complex definition in the Zoning Resolution.

**Social Trails**

Paths that occur when users go off-trail, a short cut or use in an area that has not had trails constructed by staff to Open Space maintenance and construction standards.

**Special District(s)**

A district created by act, petition, or vote of the residents for a specific purpose with the power to levy taxes.

**Stealth Technology**

Techniques that make utilities or equipment less visible.

**Straight Zone District**

A zone district in the Jefferson County Zoning Resolution with pre-established development standards for things such as uses, lot size, building setbacks, and heights.

**Strip Development**

Non-residential development of small retail, office, industrial, and community use, located along a major roadway, generally shallow in depth, which extends for a considerable distance and has several points of access.

**Subsidence**

The surface collapse of ground over underground mines. Areas of previous mining often contain hazardous conditions such as steep or vertical rock faces of dangerous heights, and open or poorly sealed passageways that constitute a potential location for subsidence.

**Swelling Soil**

Some soil and rock contain clay, such as bentonite, that can shrink when dry and swell or expand when wet. Shrinking and swelling can damage roads, building foundations, and other structures.

**Traffic Calming**

A concept fundamentally concerned with reducing the adverse impact of motor vehicles on built-up areas. Usually involves reducing vehicle speeds, providing more space for pedestrians and cyclists, and improving the local environment.

**Transit Oriented Development (TOD)**

Mixed-use communities within ½ mile of a transit stop and core commercial area. TODs mix residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bicycle, foot, or car.

**Transportation Demand Management (TDM)**

Various strategies that change travel behavior (how, when, and where people travel) in order to increase transport system efficiency and achieve specific planning objectives.

**Transportation Facilities**

Any physical facility that moves or assists in the movement of people or goods. Examples of facilities are highways, rail transit lines, transit stations, bicycle paths, airports, and ports. This term does not include electricity, sewage, or water delivery systems.

**Transportation System**

The network of transportation links, services, and facilities. Examples include highways, rail, public transportation, aviation, bicycle, and pedestrian systems.

**Universal Design**

Design that recognizes that everyone passes through periods in their life, such as childhood, periods of

temporary illness and injury, and old age, when abilities are limited and creates environments, products, and services that will be easier for all people to use, regardless of ability, age, or current state of health.

### **Urban Agriculture**

General farming, including grains, fruit, vegetables, grasses, hay, and the raising of livestock and poultry within moderate to high density areas.

### **Usable Outdoor Space**

Land areas designed and intended for the common use or enjoyment of the public, residents, or occupants of a development. These areas should be readily accessible and provide active or passive amenities such as plazas, picnic areas, walking paths, formal or informal play fields, playgrounds, etc. The areas encourage use, rather than being areas that are open, but not encouraging to use, such as thin landscape strip without any walking path between buildings, steeply sloping detention ponds. Driveways and parking lots are not usable outdoor space.

### **Utilities**

All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication, and telephone cable, and includes facilities for the generation of electricity.

### **Vehicle Miles Traveled (VMT)**

The number of miles driven by vehicles within a given time period and geographic area.

### **Vision**

An overall perspective of how Plan elements will meet the overall focus of the Comprehensive Master Plan.

### **Visitability**

Single-family or owner-occupied housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers. To be visitable, a house should meet three basic requirements: 1) one zero-step entrance, 2) doors with 32 inches of clear passage space, and 3) one bathroom on the main floor you can get into in a wheelchair.

### **Visual Resources**

Include meadows, ridges and peaks, steep slopes, hillsides, waterways, significant vistas, unique vegetation, historic structures, valleys, view corridors, visual foreground along roads, views across fields, views along bodies of water, and rock outcroppings.

### **Walkable**

The extent to which the built environment is friendly to the presence of pedestrians.

### **Water Quality Capture Volume**

The volume of a stormwater treatment facility determined necessary to provide stormwater pollutant removal through physical settling, filtering, biological uptake, and/or infiltration. Jefferson County follows the Urban Drainage and Flood Control District's structure and sizing guidelines.

### **Watershed**

The land area that drains into a common waterway, such as a stream, river, lake, or wetland. Its boundary is delineated by a line that connects the highest points from which the overland flow drains to a common point.

### **Well (Water)**

Any excavation that is drilled, cored, bored, washed, fractured, driven, dug, jetted, or otherwise constructed for the acquisition of groundwater for beneficial use.

## **Wetlands**

Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

## **Wildfire**

Uncontrolled burning of trees, grass, and brush. Severity may be affected by topography, forest conditions, and weather.

## **Wildfire Hazard Areas**

The hazard presented by the uncontrolled burning of trees, brush, and grass. The magnitude of this hazard is affected by vegetation density, slope, atmospheric conditions, and the presence of special terrain conditions such as saddles, gullies, or fire chimneys which cause a draft much like a fireplace flue. This hazard is rated as low, moderate, and high, and is defined as follows:

**Low:** A wildfire in these areas can be controlled by available fire fighting personnel and equipment. Little to no property damage is expected, and there is not a threat to human life. They are typified by light fuel loads on slopes less than 30 percent.

**Moderate:** A wildfire in these areas can be difficult to control by available fire fighting personnel and equipment. There is the potential for destruction of property, and human life is threatened. They are typified by moderate fuel loads on slopes less than 30 percent.

**Severe:** A wildfire in these areas is generally uncontrollable by available firefighting equipment and personnel. Protection of property or lives cannot be provided. They are typified by heavy fuel loads, or areas with moderate or heavy fuel loads on steep slopes, greater than 30 percent, or the presence of special terrain conditions mentioned above.

## **Wildlife**

As defined in Colorado Statute (C.R.S. 33-1-102(51))

Wild vertebrates, mollusks, and crustaceans, whether alive or dead, including any part, product, egg, or offspring thereof, that exists as a species in a natural wild state in their place of origin, presently or historically, except those species determined to be domestic animals by rule or regulation by the commission and the State agricultural commission.

## **Wildlife-Friendly Fencing**

Fencing that allows for the safe movement of wildlife. Colorado Division of Wildlife (CDOW) suggest a three-strand smooth wire fence with a maximum height of 42 inches, with 16 inches between the ground and bottom wire and 12 inches between the top and the second wire. If other types of fencing are proposed the CDOW should be consulted.

## **Wildlife Habitat**

An area with the combination of resources (like food, cover, water) and environmental conditions (temperature, precipitation, presence or absence of predators and competitors) that promotes occupancy by individuals of a given species (or population) and allows those individuals to survive and reproduce. (Morrison et.al. 1992)

**Maximum/Critical Quality Wildlife Areas:** Large contiguous, undisturbed, undeveloped areas, with little or no human influence, that are dominated by native vegetation. These areas are essential to the continued presence of certain species. These areas are:

- Riparian areas, i.e., land along the banks of a stream or other bodies of water
- Wetland habitats not protected within riparian areas

- Important habitats for threatened, endangered, or species of special concern on the CDOW list
- Elk Production Areas
- Bighorn Sheep Production Areas
- Raptor nesting areas

**High Quality Wildlife Areas:** Undeveloped areas that provide habitat for wildlife with native vegetation, and have little or no permanent or constant human presence. These are high impact areas with prime habitat, important habitat features, feeding areas, and shelter.

Primary habitat areas:

- Severe winter range for elk ,deer, and bighorn sheep
- Winter concentration areas for elk and deer
- Elk, deer, and bighorn sheep migration corridors
- Black bear fall concentration areas

Important habitat features:

- Mountain meadows
- Aspen stands
- Major shrub concentrations
- Unusual rock outcrops and the immediate surrounding area with high wildlife value

**Moderate Quality Wildlife Areas:** Areas that provide wildlife habitat but are also subject to moderate levels of human presence and development, and may or may not be dominated by native vegetation. Food, water, and protective cover exist in these areas, and are important transitional and support habitats for maximum and high wildlife quality areas. These areas may include:

- Winter range
- Migration patterns
- Black bear summer concentration areas
- Great blue heron foraging areas
- Deer highway crossings
- Wild turkey winter concentration areas

**Secondary Quality Wildlife Areas:** Areas that are strongly influenced by human development but may also provide some wildlife habitat, and may or may not be dominated by native vegetation.

## Xeric

A landscaping concept that requires less water on vegetation that is suited to soils and climate. The term was developed by Denver Water in 1981. It is derived from the Greek word Xeros, meaning dry. The concept of Xeriscape is based on seven principles: planning and design, limiting turf areas, selecting and zoning plants appropriately, improving the soil, using mulches, irrigating efficiently, and doing appropriate maintenance.

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