

Section 14 - Lot And Tract Standards

A. Planning Standards

1. Lot Standards: Each lot shall be designed utilizing available report information, when applicable, in accordance with the following: (reloc. 7-12-05)
 - a. All lots shall have sufficient buildable area to contain the planned structures. All buildable areas shall be excluded from easements unless otherwise approved by the applicable easement authority, and shall not encroach into hazardous areas unless the hazards are abated as specified in the appropriate required document/plans. All buildable areas shall have ingress and egress in compliance with the driveway standards as specified in this Regulation and the Transportation Design and Construction Manual. (am. 7-12-05; am. 11-24-15)
 - b. All lots shall have provision for legal access in compliance with the Zoning Resolution. (reloc. 7-12-05)
 - c. All lots shall be designed in compliance with the standards of this Regulation. (am. 7-12-05)
 - d. All lot lines shall be located at the top of slopes, along benches and/or the flow lines of drainage courses as deemed necessary by Planning and Zoning. (am. 7-12-05; am. 12-21-10)
 - e. Residential lots shall not have direct access onto collector or arterial streets. (reloc. 7-12-05)
 - f. Single family residential lots shall not have double frontage on local streets/roads, except corner lots and lots with extreme topographic constraints. (reloc. 7-12-05)
 - g. Lots shall have suitable locations for individual wells and/or septic systems when utilized in accordance with Colorado Department Public Health and Environment and Public Health regulations. (reloc. 7-12-05; am. 12-21-10)
 - h. All lots using individual sewage disposal systems and individual wells shall have a minimum lot size of 5 acres unless a minimum lot size of 3.5 acres is approved by the Public Health. (am. 7-12-05; am. 12-21-10)
 - i. Multifamily residential lots shall be serviced by a central sewage collection system which provides treatment and disposal at a remote site. (reloc. 7-12-05)
 - j. All lots shall be in compliance with the Zoning Resolution. (reloc. 7-12-05)
 - k. No lot shall be divided by the boundary line of a County, city or zone district. (reloc. 7-12-05)
2. Non-Buildable Areas: Non-buildable areas shall include the following unless otherwise approved by Planning and Zoning and shall be identified on site plans, supplemental plans, Preliminary Plats and Final Plats as required. Tracts are non-buildable unless otherwise noted on the plat. (am. 7-12-05; am. 12-21-10)
 - a. The proposed 100-year floodplain. (reloc. 7-12-05)
 - b. Those areas deemed by a Geologic Report as "non-disturb" or "non-build." (reloc. 7-12-05)
 - c. Rock outcrops. (reloc. 7-12-05)
 - d. Easements. (reloc. 7-12-05)

- e. All front, rear and side setbacks as set forth by the applicable zone district classification. Note, setbacks are not required on the Final Plat. (reloc. 7-12-05)
3. Tract Standards
- a. Tracts shall be designed in compliance with the standards of this Regulation. (am. 7-12-05)
 - b. Tract lines shall be located, when practicable, at the top of slopes, along benches and/or the flow lines of drainage courses as deemed necessary by Planning and Zoning. (am. 7-12-05; am. 12-21-10)
 - c. Buildable tracts shall have suitable locations for individual wells and septic systems when utilized in accordance with Colorado Department of Public Health and Environment and Public Health regulations. (reloc. 7-12-05; am. 12-21-10)
 - d. Detention ponds in the Plains for single-family detached or attached developments shall be in separate tracts. (am. 7-12-05)
 - e. Floodplains shall be in separate tracts unless otherwise approved by Planning and Zoning. (reloc. 7-12-05; am. 12-21-10)
 - f. All tracts using individual sewage disposal systems and individual wells shall have a minimum lot size of 5 acres unless a minimum lot size of 3.5 acres is approved by the Public Health. (reloc. 7-12-05; am. 12-21-10)
 - g. All tracts shall be in compliance with the Zoning Resolution. (reloc. 7-12-05)
 - h. No tract shall be divided by the boundary line of a County, city or zone district. (reloc. 7-12-05)
4. Tracts for Schools and Parks: The land dedication requirement for Schools and Parks shall be in accordance with the School and Park Requirements Section. (am. 7-12-05)
- a. Tracts for schools shall have sufficient buildable area to contain the planned structures. All buildable areas shall be excluded from easements unless otherwise approved by the applicable easement authority, and shall not encroach into hazardous areas unless the hazards are abated as specified in the appropriate document/plans as required. All buildable areas shall have ingress and egress in compliance with the driveway standards as specified in this Regulation and the Transportation Design and Construction Manual. (am. 7-12-05; am. 11-24-15)
 - b. Tracts for parks and schools shall have suitable areas for active and/or passive recreation facilities. (reloc. 7-12-05)
 - c. A letter from the R-1 School District or the applicable park district, as appropriate, indicating acceptance of the school or park tract must be submitted. (am. 7-12-05)

B. Construction Specifications

1. Construction Standards: Construction shall be in accordance with the approved plans as required in this Regulation, the Transportation Design and Construction Manual, the Storm Drainage Design and Technical Criteria, and the following: (am. 7-12-05; am. 11-24-15)
- a. Permits: A permit shall be secured from Transportation and Engineering. (am. 7-12-05; am. 12-21-10)
 - b. Bonds: A license or permit bond, in an amount determined by the Board of County Commissioners, shall be provided by the contractor performing the work and shall be on file in the office of Transportation and Engineering. (am. 7-12-05; am. 12-21-10)

- c. Fees: A fee, in an amount determined by the Board of County Commissioners, shall be paid by the contractor performing the work at the time of obtaining the permit. (am. 7-12-05)

C. Superlot Plat

- 1. Any land zoned commercial or industrial with public water and sewer service shall comply with the following conditions and provisions: (reloc. 7-12-05)
 - a. Plans in accordance with the Final Plat Section shall be required except those waived by the Case Manager. (am. 7-12-05)
 - b. Proof of adequate public water and sewer must be demonstrated or a plat restriction shall be placed on the plat which guarantees water availability prior to sale or issuance of a building permit in a form acceptable to the County Attorney's Office. (reloc. 7-12-05)
 - c. All superlots shall be designated as "NON-BUILDABLE UNTIL FURTHER PLAT OR EXEMPTION AND/OR SITE DEVELOPMENT PLAN APPROVAL." (reloc. 7-12-05)
 - d. The final plat shall contain the following plat restriction: (reloc. 7-12-05)

The county shall not issue any building permits and shall not be liable for the failure to issue any building permits on any lots, tracts or parcels contained within this plat which are designated as "NON-BUILDABLE UNTIL FURTHER PLAT OR EXEMPTION, AND/OR SITE DEVELOPMENT PLAN APPROVAL" until such time as said lot, tract or parcel is platted in accordance with the Jefferson County Land Development Regulation or an Exemption from Platting and/or Site Development Plan approval is granted. This restriction shall run with the land and be binding on the heirs, executors, legal representatives, and assigns of the Subdividers.

- e. All arterial and collector streets/roads adjoining and necessary to serve the superlots in the final plat are dedicated to the County and shown on the plat. (reloc. 7-12-05)
 - f. The total impervious area planned within the entire plat and within each lot, tract or parcel in the Final Plat is shown on the plat or an equivalent calculation is shown acceptable to the Case Manager. (am. 7-12-05)
 - g. The total gross leasable area planned within the entire plat and within each lot, tract or parcel is set forth on the plat. (reloc. 7-12-05)
 - h. Interior lot lines need not be drawn on the final plat unless the developer desires to sell a portion of the platted property prior to further platting or exemption approval. (reloc. 7-12-05)
 - i. A regional drainage study that provides for site detention in accordance with the Storm Drainage Design and Technical Criteria. (reloc. 7-12-05)
- 2. Any lots, tracts or parcels platted and designated as non-buildable pursuant to C.1 of this Section (hereinafter "superlots") shall be required to be platted in accordance with all provisions and requirements of this Regulation or obtain an Exemption from Platting prior to issuance of any building permits. Any application for subsequent platting or Exemption from Platting shall require the fees set forth for commercial or industrial plats or exemptions. (am. 7-12-05)