

Land Use Recommendations

Specific land use recommendations are shown on the Land Use Map. Some areas have additional policies that apply. Those policies are listed below.

Open Space

Designated open space should be preserved, and preferably increased. Proposals to rezone open space should be evaluated based upon pertinent open space rezoning recommendations of the Jefferson County Zoning Resolution and the Comprehensive Master Plan.

Residential Uses

This rural, mountain area is characterized by expansive views of natural terrain, abundant wildlife, quiet, relatively low levels of traffic, and high levels of privacy. These features, plus proximity to metropolitan Denver, are reasons the North Mountains is a “place of choice” for residents. The natural environment in the area should be respected and enhanced when development occurs.

The recommendations in this section are intended to accommodate future housing needs in a way which is compatible with the unique resources of the North Mountains area. When development is proposed, the characteristics of the site are identified and development impacts are evaluated. It is during the development review process that wildlife and visually sensitive areas are identified, the capacity of the roads to carry additional traffic is determined, the water and sanitation concerns are noted, and the availability of essential services identified.

General Policies

1. Provide for a diversity of housing opportunities consistent with the unique resources and constraints of the North Mountains area. Density recommendations are based on slope, wildfire hazard, wildlife habitat, compatibility and mineral quality.
2. A high level of privacy for existing and future residents should be achieved.
3. New residential development should complement the character of the community, comply with the recommendations in other sections of this Plan, and comply with the applicable criteria in the Mountain Site Design Criteria section.
4. Land that is zoned and platted, or is exempted from platting, should be encouraged to comply with this Plan's recommendations and criteria in the Mountain Site Design Criteria section at the time of building permit application.
5. No transfer of density should be allowed from areas inside the Geologic Hazard Overlay Zone District.
6. In floodplain hazard areas on the Flood Plain Overlay Zone District adopted by the County and shown on the Environmental Constraints map at the back of this Plan, no credit for the transfer of density should be given, and only development which meets the County Floodplain Management regulations would be allowed.

(Recommendations 5 and 6 are based on the premise that the Geologic Hazard Overlay Zone and the Floodplain Overlay Zone District maps adopted by the County currently restrict development and therefore it is not reasonable to give a development transfer credit.)
7. Moderate wildfire hazards should be mitigated to a low hazard level.

8. Housing densities shown in this Plan should not be construed as guarantees of the number of residential units which may be built upon a site. The actual number of units is determined by applying the recommendations in this and other sections of this Plan and by the degree of compliance with criteria in the Mountain Site Design Criteria section.

9. There are areas of good quality sand, gravel, and quarry aggregate (highest level identified in the Mineral Extraction Policy Plan) around Coal Creek Canyon. If these areas are developed for housing, they should remain at low densities (1 du/10 acres) in order to minimize impacts should those resources be extracted.

Specific Land Use Recommendations

Use Area 1: Area of Stability

These areas have already been subdivided, in many cases under previous regulations that allowed for lot sizes smaller than what would currently be allowed. Any redevelopment in these areas should be consistent with the character and typical lot sizes of the area.

Use Area 2: 1 dwelling unit(du)/5 acres with a Forest Management Plan

These areas are shown as Severe Wildfire Hazard Areas, however, they do not correspond with steep slope, therefore, the hazard may be able to be mitigated. To determine whether mitigation is feasible and the 1 du/5 acre lot size can be achieved a Forest Management Plan, as specified in the Land Development Regulations, should be submitted at the time of rezoning. Planning Staff will evaluate that Plan and determine whether the reduced density recommendation is appropriate or if the property should be developed at a density of 1 du/10 acres.

Use Area 3: 1 du/5 acres

Use Area 4: 1 du/10 acres

Use Area 5: 1 du/35 acres