

Z O N I N G

RESOLUTION

Originally adopted by the
Board of
County Commissioners
of Jefferson County, Colorado
on May 6, 1946



this edition published December 13, 2016

TABLE OF CONTENTS

Introduction to the Zoning Resolution	
Administrative Provisions	Section 1
General Provisions and Regulations	Section 2
Enforcement and Administrative Exceptions	Section 3
Board of Adjustment	Section 4
Accessory Uses	Section 5
Nonconforming Buildings, Structures And Uses	Section 6
Telecommunication Uses	Section 7
Alternative Energy Resources	Section 8
Home Occupations	Section 9
Special Events	Section 10
Signs And Outdoor Advertising Devices	Section 11
Lighting	Section 12
Architecture	Section 13
Off-Street Parking and Loading	Section 14
Landscaping	Section 15
Land Disturbance	Section 16
Permanent Stormwater Quality Structure Maintenance	Section 17
P-D Planned Development District	Section 18
CD Corridor District	Section 19
MU Mixed Use District	Section 20
R Residential District	Section 21
M-H Mobile Home Park District	Section 22
MR Mountain Residential District	Section 23
SR Suburban Residential District	Section 24
A Agricultural District	Section 25
C Commercial District	Section 26
I Industrial District	Section 27
C-O Conservation Zone District	Section 28
M-C Mineral Conservation District	Section 29
F-P Flood Plain Overlay District	Section 30
G-H Geologic Hazard Overlay District	Section 31
W-H Wildfire Hazard Overlay District	Section 32
D-B Dipping Bedrock Overlay District	Section 33
M-G Mountain Ground Water Overlay District	Section 34
Drilling And Production Of Oil And Gas	Section 35
County Gravel Mining, Crushing And Stockpiling	Section 36
Definitions	

INTRODUCTION TO THE ZONING RESOLUTION OF JEFFERSON COUNTY, COLORADO

Zoning provides for the orderly growth of communities through the designation of areas for each type of development such as residential, agricultural, commercial and industrial. All four types of activity are essential to the economy of an area, and yet it is not desirable for the enterprises which produce odors, noise, dust or smoke to be located in the midst of a heavily populated residential district. Zoning allows ample area for all activities while maintaining property values through the designation of specific areas for each.

The Jefferson County Planning Commission recognizes that community development is not a static matter. Therefore, in 1945, they undertook a complete revision of the Zoning Resolution and Map which was adopted in 1941. In cooperation with the Tri-County Planning Commission, the Jefferson County Planning Commission worked for eighteen months to rezone the County in a manner which recognized the changes which were occurring and to protect the owners of property in the County. The work was completed in the Spring of 1946; and on May 6, 1946, the Board of County Commissioners adopted the revised Zoning Resolution and Maps. To meet changing conditions, the Zoning Resolution of May 6, 1946, was amended on such numerous occasions as to require the adoption of a revised Zoning Resolution on June 2, 1958. The Zoning Resolution of June 2, 1958 has since been amended on the following dates.

July 7, 1958	July 28, 1958	August 25, 1958
October 6, 1958	December 29, 1958	March 9, 1959
May 11, 1959	May 18, 1959	March 17, 1960
July 18, 1960	August 2, 1960	January 23, 1961
May 1, 1961	May 23, 1961	January 29, 1962
February 27, 1962	May 21, 1962	June 25, 1962
December 6, 1962	December 26, 1962	February 18, 1963
April 8, 1963	May 20, 1963	November 12, 1963
December 2, 1963	February 3, 1964	February 24, 1964
March 2, 1964	March 9, 1964	March 23, 1964
November 9, 1964	January 4, 1965	February 1, 1965
May 3, 1965	May 24, 1965	November 15, 1965
June 20, 1966	July 11, 1966	September 5, 1967
August 26, 1968	October 7, 1968	April 7, 1969
September 8, 1969	September 15, 1969	December 6, 1971
February 7, 1972	March 6, 1972	April 10, 1972

April 24, 1972	May 1, 1972	May 15, 1972
July 24, 1972	January 3, 1973	February 27, 1973
July 2, 1973	August 7, 1973	August 7, 1974
December 17, 1974	January 10, 1975	January 13, 1975
January 20, 1976	January 27, 1976	March 9, 1976
March 23, 1976	June 15, 1976	July 13, 1976
July 21, 1976	June 20, 1977	August 8, 1977
September 6, 1977	July 27, 1978	August 1, 1978
December 11, 1978	December 12, 1978	May 1, 1979
May 20, 1979	June 26, 1979	July 10, 1979
October 30, 1979	November 6, 1979	December 17, 1979
February 11, 1980	February 19, 1980	February 20, 1980
June 16, 1980	August 6, 1980	May 12, 1981
June 23, 1981	July 20, 1981	July 21, 1981
November 3, 1981	November 9, 1981	March 8, 1982
March 15, 1982	May 10, 1982	August 30, 1982
September 7, 1982	December 6, 1982	December 28, 1982
June 13, 1983	September 12, 1983	October 17, 1983
January 17, 1984	February 6, 1984 Ratified	September 16, 1985
August 25, 1986	May 12, 1987	May 31, 1988
June 14, 1988	August 2, 1988	January 31, 1989
April 18, 1989	September 19, 1989	September 11, 1990
December 18, 1990	September 24, 1991	November 19, 1991
January 7, 1992	May 5, 1992	August 18, 1992
May 11, 1993	June 1, 1993	June 30, 1993
August 31, 1993	December 14, 1993	May 3, 1994
June 7, 1994	July 12, 1994	April 11, 1995
July 11, 1995	August 8, 1995	December 5, 1995
November 12, 1996	July 2, 1997	July 8, 1997

July 22, 1997	May 12, 1998	October 13, 1998
March 23, 1999	August 17, 1999	February 1, 2000
February 22, 2000	March 28, 2000	February 13, 2001
February 5, 2002	June 18, 2002	July 23, 2002
October 15, 2002	November 12, 2002	December 17, 2002
February 11, 2003	May 27, 2003	July 1, 2003
November 4, 2003	April 27, 2004	May 25, 2004
June 15, 2004	June 29, 2004	July 6, 2004
October 12, 2004	December 14, 2004	July 12, 2005
October 25, 2005	April 4, 2006	June 27, 2006
July 11, 2006	October 31, 2006	December 5, 2006
July 11, 2007	May 20, 2008	September 15, 2009
October 13, 2009	April 20, 2010	December 21, 2010
February 8, 2011	August 23, 2011	September 27, 2011
October 25, 2011	November 22, 2011- effective January 1, 2012	June 12, 2012
November 20, 2012	February 26, 2013	March 26, 2013*
April 30, 2013	May 21, 2013	June 18, 2013
August 27, 2013	September 24, 2013	January 14, 2014
February 11, 2014	April 1, 2014 ¹	April 14, 2014
September 16, 2014	December 9, 2014	February 3, 2015 effective – April 8, 2015
March 3, 2015	November 24, 2015	December 8, 2015
March 29, 2016	September 13, 2016	December 13, 2016

¹ April 1, 2014, expiration of a temporary amendment CC13-371

* On March 26, 2013, the Jefferson County Commissioners adopted revisions to the Zoning Resolution that significantly consolidated zone districts and reformatted uses and lot and building standards into charts. Because of the extent of changes, the following districts will not retain past amendment dates. The date of each chapter will start with "orig. 3-26-13."

