

**TELLER COUNTY LAND USE REGULATIONS  
CONSOLIDATED TABLES OF CONTENTS**

**CHAPTER 1: GENERAL PROVISIONS**

---

<b>Section 1.1</b>	<b>TITLE.....</b>	<b>1</b>
A.	Related Codes .....	1
<b>Section 1.2</b>	<b>PURPOSE.....</b>	<b>1</b>
A.	Expedite Development Review .....	1
B.	Manage Land Use .....	1
C.	Respect Critical Areas.....	2
D.	Assure Good Site Design .....	3
E.	Minimize Impacts.....	3
<b>Section 1.3</b>	<b>AUTHORITY.....</b>	<b>4</b>
<b>Section 1.4</b>	<b>SEVERABILITY .....</b>	<b>5</b>
<b>Section 1.5</b>	<b>EFFECTIVE DATE.....</b>	<b>5</b>
A.	Legally Existing Non-Conforming Uses or Structures .....	5
B.	Existing Building Permits, Flood Plain Development Permits, and Variances .....	5
C.	Existing Conditional Use Permits. ....	5
1.	Amendments .....	5
D.	Subdivisions, PBC (Planned Business Center), PIC (Planned Industrial Center), and PUD s .....	6
1.	Final Plat for Subdivision.....	6
2.	Subdivision, PBC, PIC, or PUD in Process .....	6
3.	Amendments .....	6
E.	All Other Applications .....	6
F.	Compliance with Conditions. ....	7
<b>Section 1.6</b>	<b>REPEAL.....</b>	<b>7</b>
<b>Section 1.7</b>	<b>RULES OF CONSTRUCTION FOR THESE REGULATIONS.....</b>	<b>7</b>
A.	Conflicting Provisions.....	7
B.	Interpretations .....	7
C.	Agreements .....	7
D.	Text Versus Figure, Table, Illustration, Graphic Depiction or Caption .....	8
E.	Word Usage .....	8
F.	Computation of Time .....	9
<b>Section 1.8</b>	<b>APPLICABILITY .....</b>	<b>9</b>
<b>Section 1.9</b>	<b>TELLER COUNTY MAPS .....</b>	<b>9</b>
A.	Types of Maps.....	10

	1.	Official Map.....	10
	2.	Planning Regions, Growth and Conservation Areas .....	10
	3.	Flood Insurance Rate Maps (FIRM) .....	10
	4.	Geologic Hazard Prone Areas .....	10
	5.	Mineral Resource Areas .....	10
	6.	Wildfire Hazard Prone Areas .....	10
	7.	Wildlife Maps .....	10
	8.	Zoning Map.....	11
B.		Map Boundary Disputes.....	11
	1.	General.....	11
	2.	Wildlife Map Boundaries.....	11
<b>Section 1.10</b>		<b>TELLER COUNTY OFFICIALS .....</b>	<b>11</b>
A.		Code Enforcement Officer. ....	11
B.		Environmental Health Officer.....	12
C.		Planning Director .....	12
D.		County Attorney.....	12
E.		County Engineer .....	13
F.		County Surveyor .....	13
<b>Section 1.11</b>		<b>TELLER COUNTY BOARDS AND COMMISSIONS .....</b>	<b>14</b>
A.		Board of County Commissioners .....	14
B.		Planning Commission .....	14
C.		Board of Adjustment.....	16
<b>Section 1.12</b>		<b>BOARD AND COMMISSION PROCEDURES .....</b>	<b>17</b>
A.		Conflict of Interest .....	17
B.		Members and Alternates.....	18
	1.	Removal and Vacancy.....	18
	2.	Officers and Staff.....	18
	3.	Rules of Procedure .....	19
<b>Section 1.13</b>		<b>NON-CONFORMING USE OR STRUCTURE .....</b>	<b>19</b>
A.		Continuation.....	19
B.		Discontinuance.....	19
C.		Enlargement or Alterations .....	20
D.		Replacement.....	20
<b>Section 1.14</b>		<b>APPEAL OR REQUEST FOR REVIEW.....</b>	<b>20</b>
A.		Appeal of Zoning Action by an Administrative Official .....	20
B.		Appeal of Action by the Planning Commission .....	20
C.		Appeal of Action by the Board of Adjustment or by the Board of County Commissioners.....	21
D.		Appeal Procedure .....	21
	1.	Public Notice.....	21
	2.	Public Hearing .....	21
	3.	On the Record .....	21
	4.	Board Action.....	21
	5.	Stay of Proceedings.....	21

<b>Section 1.15</b>	<b>VIOLATIONS OF THESE LAND USE REGULATIONS.....</b>	<b>22</b>
A.	Subdivision Violations .....	22
1.	Action to Enjoin.....	22
2.	Penalties.....	22
B.	Zoning Violations.....	22
1.	Penalties .....	23
2.	Duration.....	23
3.	Relief.....	23
4.	Civil Penalties .....	23
5.	Sign Violations.....	23
C.	Permit Violations .....	24
1.	Revocation or Suspension of an Existing Permit .....	24
2.	Lack of Required Permit .....	25
3.	Duration .....	25
D.	Stop Work or Use Order .....	25
1.	Delivery of Notice.....	26
<b>Section 1.16</b>	<b>LEGISLATIVE VS. QUASI-JUDICIAL ACTIONS .....</b>	<b>26</b>
A.	Legislative Action .....	26
B.	Quasi-Judicial Action. ....	26

## **CHAPTER 2: ZONING**

---

<b>Section 2.1</b>	<b>GENERAL PROVISIONS .....</b>	<b>1</b>
A.	Zoning Districts.....	1
B.	Obsolete Zone Districts .....	1
1.	Existing PBC or PIC Ownership Change.....	1
2.	Amendments to Existing PBC or PIC Zoning.....	1
C.	Uses Allowed .....	1
1.	Permitted Uses .....	2
2.	Administrative Review Uses .....	2
3.	Conditional Uses.....	2
4.	Special Use.....	2
5.	Uses Not Allowed .....	2
6.	Uses Not Listed.....	2
D.	Determination of Similar Use.....	3
1.	Nature of the Primary and Any Secondary Use.....	3
2.	Scale of Use .....	4
3.	Location.....	4
4.	Parking Required and Traffic Generated.....	4
5.	Duration of Use.....	4
6.	Special Requirements.....	4
7.	Purpose and Goals.....	4
E.	New Community (1041) Permit .....	5
<b>Section 2.2</b>	<b>ZONING STANDARDS.....</b>	<b>5</b>

A.	Density and Parcel Size .....	5
1.	Legally Pre-Existing Lots .....	5
2.	New Subdivisions .....	5
3.	Dual Zoning .....	6
B.	Setbacks .....	6
C.	Height or Building Height.....	8
1.	Lots Having an Average Slope of Less than 30% .....	8
2.	Lots Having an Average Slope of 30% or Greater .....	8
3.	Buildings Incorporating Underground Parking .....	9
4.	Stepped or Terraced Buildings.....	10
D.	Lot Coverage.....	11
1.	Building Coverage .....	11
2.	Impervious Coverage .....	12
<b>Section 2.3</b>	<b>ANIMALS IN RESIDENTIAL ZONE DISTRICTS.....</b>	<b>13</b>
A.	Animals Excluded from the Intent of These Restrictions .....	13
B.	Animals in the R-2 Zone District .....	13
C.	Domestic Hoofed Livestock .....	13
D.	Domestic Small Livestock, Poultry, and Fowl .....	14
<b>Section 2.4</b>	<b>CAMPING AND TEMPORARY HOUSING IN RESIDENTIAL ZONE DISTRICTS....</b>	<b>15</b>
A.	Camping .....	15
B.	Temporary Housing.....	15
<b>Section 2.5</b>	<b>ACCESSORY USES, STRUCTURES, OR DWELLING UNITS .....</b>	<b>16</b>
A.	Accessory Use or Structure .....	16
B.	Accessory Dwelling Unit .....	16
1.	Measurement of Attached Units.....	16
2.	Access .....	16
3.	Visual Unity of Attached Units .....	17
4.	Parking .....	17
5.	Water and Wastewater Disposal.....	17
6.	Other Uses.....	17
7.	A-1 Zone District Restrictions .....	17
8.	Not Severable.....	18
<b>Section 2.6</b>	<b>AGRICULTURAL AND RESIDENTIAL ZONE DISTRICTS AND STANDARDS .....</b>	<b>18</b>
Section 2.6.1	AGRICULTURAL ZONE DISTRICT (A-1) .....	18
A.	Uses.....	18
B.	Density and Minimum Lot Size .....	21
C.	Dimensional Limitations .....	23
Section 2.6.	RURAL RESIDENTIAL ZONE DISTRICT (RR).....	23
A.	Uses.....	23
B.	Density and Minimum Lot Size: New Subdivision .....	25
C.	Dimensional Limitations .....	25
Section 2.6.3	RESIDENTIAL ONE ZONE DISTRICT (R-1) .....	25
A.	Uses.....	25
B.	Density and Minimum Lot Size: New Subdivision.....	27
C.	Dimensional Limitations .....	28

Section 2.6.4	RESIDENTIAL/MOBILE ZONE DISTRICT (R-1M).....	28
A.	Uses.....	28
B.	Density and Minimum Lot Size: New Subdivision.....	28
C.	Dimensional Limitations .....	28
Section 2.6.5	MULTI-FAMILY RESIDENTIAL ZONE DISTRICT (R-2).....	29
A.	Uses.....	29
B.	Density and Minimum Lot Size: New Subdivision.....	30
C.	Dimensional Limitations .....	30
<b>Section 2.7</b>	<b>COMMERCIAL, INDUSTRIAL AND MANUFACTURING ZONE DISTRICTS AND STANDARDS .....</b>	<b>31</b>
Section 2.7.1	BUSINESS CENTER ZONE DISTRICT (BC).....	31
A.	Uses.....	31
B.	Minimum Lot Size: New Subdivision.....	33
C.	Dimensional Limitations .....	33
Section 2.7.2	COMMERCIAL ONE ZONE DISTRICT (C-1) .....	34
A.	Uses.....	34
B.	Minimum Lot Size: New Subdivision.....	37
C.	Dimensional Limitations .....	37
Section 2.7.3	LIGHT INDUSTRIAL ZONE DISTRICT (LI).....	38
A.	Uses.....	39
B.	Minimum Lot Size: New Subdivision.....	41
C.	Dimensional Limitations .....	41
Section 2.7.4	INDUSTRIAL/HEAVY MANUFACTURING ZONE DISTRICT (M-1).....	41
A.	Definitions.....	41
B.	Uses.....	42
C.	Minimum Lot Size: New Subdivision.....	45
D.	Dimensional Limitations .....	45
<b>Section 2.8</b>	<b>PLANNED UNIT DEVELOPMENT (PUD) .....</b>	<b>45</b>
A.	Uses and Use Restrictions .....	45
B.	Density and Minimum Lot Size .....	45
C.	Dimensional Limitations .....	45
<b>Section 2.9</b>	<b>OVERLAY ZONES .....</b>	<b>46</b>
Section 2.9.1	AIRPORT OVERLAY ZONE (A-2) .....	46
A.	Uses.....	46
B.	Density and Minimum Lot Size .....	47
C.	Dimensional Limitations .....	48
Section 2.9.2	COMMERCIAL OVERLAY ZONE (C-2).....	48
A.	Uses.....	48
B.	Density and Minimum Lot Size .....	49
C.	Dimensional Limitations .....	49
Section 2.9.3	CRIPPLE CREEK MINING OVERLAY DISTRICT (CCMOD) .....	49
A.	Uses.....	49
B.	Density and Minimum Lot Size .....	50
C.	Dimensional Limitations .....	50
Section 2.9.4	ENVIRONMENTAL HEALTH OVERLAY ZONE (EHO) .....	50
A.	Uses.....	50

	B.	Density and Minimum Lot Size .....	50
	C.	Dimensional Limitations .....	50
Section 2.9.5		HISTORIC PRESERVATION OVERLAY ZONE (HP).....	50
	A.	Uses.....	51
	B.	Density and Minimum Lot Size .....	51
	C.	Dimensional Limitations .....	51
	D.	Relation to the Cripple Creek Mining Overlay District.....	51
Section 2.9.6		NATIONAL MONUMENT PROTECTION OVERLAY ZONE (NP).....	51
	A.	Uses.....	51
	B.	Density and Minimum Lot Size .....	51
	C.	Dimensional Limitations .....	51
<b>Section 2.10</b>		<b>OBSOLETE ZONE DISTRICTS.....</b>	<b>52</b>
Section 2.10.1		CAMPGROUND ZONE DISTRICT (CG).....	52
	A.	Uses.....	52
	B.	Density and Minimum Lot Size .....	52
	C.	Dimensional Limitations .....	52
Section 2.10.2		MOBILE HOME PARK ZONE DISTRICT (MHP) .....	53
	A.	Uses.....	54
	B.	Density and Minimum Lot Size .....	54
	C.	Dimensional Limitations .....	54
Section 2.10.3		PLANNED BUSINESS CENTER ZONE DISTRICT (PBC) .....	54
	A.	Uses.....	55
	B.	Minimum Lot Size .....	56
	C.	Dimensional Limitations .....	56
Section 2.10.4		PLANNED INDUSTRIAL CENTER ZONE DISTRICT (PIC).....	57
	A.	Uses.....	57
	B.	Minimum Lot Size .....	58
	C.	Dimensional Limitations .....	59
<b>Section 2.11</b>		<b>AMENDMENTS TO THE TEXT OF THESE REGULATIONS OR THE OFFICIAL ZONE DISTRICT MAP.....</b>	<b>59</b>
	A.	Purpose.....	59
	B.	Who May Initiate a Change.....	59
	1.	Rezoning .....	59
	2.	Text Change .....	59
	C.	Submittal Requirements .....	60
	1.	Text Change .....	60
	2.	Map Change .....	60
	D.	Procedure .....	60
	1.	Review of Applications.....	60
	2.	Recommendation by Planning Commission.....	60
	3.	Action by Board of County Commissioners.....	61
	E.	Standards.....	61
	1.	For Text Amendment or Rezoning.....	61
	2.	For Rezoning.....	62
<b>Section 2.12</b>		<b>ZONING VARIANCES .....</b>	<b>62</b>
	A.	Who May Apply.....	62

B.	Procedure .....	63
C.	Conditional Approval.....	63
D.	Effect of Granting of a Variance .....	63
	1. General.....	63
	2. Time Limitations.....	64
E.	Subsequent Development Permits.....	64
F.	Amendment to Variance.....	64
G.	Zoning Variance Standards .....	64
<b>TABLE 2.1</b>	<b>SUMMARY OF ZONE DISTRICT USES .....</b>	<b>66</b>
<b>TABLE 2.2</b>	<b>SUMMARY OF ZONE DISTRICT STANDARDS.....</b>	<b>71</b>

## **CHAPTER 3: PROVISIONS APPLYING TO LAND USE APPLICATIONS**

---

<b>Section 3.1</b>	<b>PURPOSE.....</b>	<b>1</b>
A.	Exceptions.....	1
<b>Section 3.2</b>	<b>MINIMUM CONTENTS OF APPLICATIONS.....</b>	<b>1</b>
A.	Applicant.....	1
	1. Applicant’s Representative or Agent .....	1
	2. Applicant is Not an Owner but a Legally Entitled Individual or Entity ....	1
	3. Applicant is Not the Sole Owner.....	1
B.	Application Form .....	2
C.	Application Submittal Materials .....	2
	1. General Submittal Materials.....	2
	a. Disclosure of Ownership.....	2
	e. Adjacent Property Owners List .....	2
	e. Mineral Interest Owners List.....	3
	e. Mailing Labels .....	3
	e. Written Description.....	3
	2. Specific Submittal Materials .....	3
	3. Fees .....	3
<b>Section 3.3</b>	<b>NOTICE TO THE PUBLIC .....</b>	<b>4</b>
A.	Published Notice .....	4
B.	Mailed Notice.....	5
C.	Posted Notice .....	6
<b>Section 3.4</b>	<b>COMMON PROCEDURES FOR REVIEW OF APPLICATIONS .....</b>	<b>7</b>
A.	Prior Application Approval Requirements .....	8
	1. Building Permits .....	8
	2. Subdivision and PUD.....	9
	3. New Community (1041) Permit .....	9
	4. Location and Extent .....	9
B.	Formal Pre-Submittal Meeting.....	9
	1. Purposes .....	9
	2. Meeting Materials .....	10

C.	Application Submittal .....	10
1.	Determination of Submittal Completeness and Preliminary Sufficiency.	10
2.	Decision Date Statement .....	11
D.	Formal Review .....	12
1.	Multiple Copies.....	12
2.	Referral Agencies.....	12
E.	Staff Report and Recommendation .....	13
F.	Actions by Decision-Making, Administrative, and Advisory Bodies.....	14
1.	Planning Commission Hearing.....	14
2.	Board of County Commissioners Hearing.....	16
G.	Hearing Postponement or Continuance .....	17
1.	Postponement.....	17
2.	Continuance .....	18
3.	Fees Apply .....	18
H.	Recording of Documents.....	18
I.	Subsequent Approvals or Actions Prior to Start of Work .....	19
J.	Notice of Vesting .....	19
<b>Section 3.5</b>	<b>RELATED DOCUMENTS .....</b>	<b>19</b>
A.	Development Agreement.....	19
B.	Improvement Agreement (IA) or Subdivision Improvement Agreement (SIA) ...	19
C.	PUD Control Document (PUD Guide).....	21
<b>Section 3.6</b>	<b>TAKINGS STUDY.....</b>	<b>22</b>
<b>Section 3.7</b>	<b>VESTED PROPERTY RIGHTS.....</b>	<b>23</b>
A.	Establishment .....	23
B.	When Vesting Occurs .....	24
C.	Duration .....	24
D.	Exceptions.....	25
E.	Referendum and Judicial Review.....	25
<b>Section 3.8</b>	<b>EXTINGUISHMENT OF APPROVALS.....</b>	<b>25</b>
A.	Establishment of Hearing Date.....	26
B.	Hearing.....	26
C.	Findings. ....	26
D.	Standards.....	26
1.	Beyond Permittee’s Control .....	26
2.	Not Speculative .....	26
3.	In Compliance .....	26
4.	Reasonable Likelihood.....	26
E.	Preliminary Plan for PUD Extinguished .....	26
<b>Section 3.9</b>	<b>RIGHT-TO-FARM-AND-RANCH POLICY .....</b>	<b>27</b>
<b>TABLE 3-1</b>	<b>SUMMARY OF APPLICATION REVIEW.....</b>	<b>28</b>
<b>TABLE 3.2</b>	<b>SUMMARY OF COMMON REFERRAL AGENCIES .....</b>	<b>33</b>



## CHAPTER 4: INFRASTRUCTURE

---

<b>Section 4.1</b>	<b>DEFINITION AND PURPOSE.....</b>	<b>1</b>
A.	Purposes .....	1
<b>Section 4.2</b>	<b>GENERAL PROVISIONS .....</b>	<b>1</b>
A.	Applicability.....	1
B.	Infrastructure Is Available.....	3
C.	Infrastructure Is Adequate .....	4
1.	Infrastructure Providers Concur .....	4
a.	Well and/or Septic.....	4
2.	Standards Are Met .....	4
<b>Section 4.3</b>	<b>FIRE PROTECTION.....</b>	<b>5</b>
A.	Submittal Requirements .....	5
B.	Standards.....	6
<b>Section 4.4</b>	<b>PUBLIC PARKS .....</b>	<b>7</b>
A.	Submittal Requirements .....	8
1.	Existing Public Parks Information .....	8
2.	Proposed Method of Fulfilling Public Park Requirements .....	8
a.	Subdivision Sketch Plan.....	8
b.	Subdivision Preliminary Plan.....	8
c.	Minor Infill Subdivision.....	8
B.	Standards.....	8
1.	Public Park Land Calculations .....	8
2.	Public Park Land Alternatives.....	9
3.	Design Standards .....	9
C.	When Due .....	10
<b>Section 4.5</b>	<b>ROADS .....</b>	<b>11</b>
A.	Submittal Requirements .....	11
1.	General.....	11
a.	New Roads.....	11
b.	Traffic Study .....	11
c.	Maintenance Provisions .....	13
d.	Alleys .....	13
2.	Specific Subdivision and/or PUD Submittal Requirements .....	13
a.	Sketch Plan .....	13
b.	Preliminary Plan.....	14
c.	Subdivision Final Plat .....	15
d.	Minor Infill Subdivision.....	15
B.	Road Names .....	15
C.	Scenic and Wildlife Viewing Roadways .....	16
D.	Standards.....	17
1.	Roadway Design and Construction Standards.....	17
2.	Capacity .....	17
3.	Evidence of Maintenance .....	18

	4.	Road Names .....	18
	5.	Roads On Federally Administered Land .....	18
E.		Roads - Reservation of Land .....	18
<b>Section 4.6</b>		<b>SCHOOLS .....</b>	<b>18</b>
A.		Submittal Requirements .....	18
	1.	Estimated Student Generation .....	18
	2.	Proposed Method of Meeting School Land Dedication Requirements....	19
	a.	Subdivision Sketch Plan.....	19
	b.	Subdivision Preliminary Plan.....	19
	c.	Minor Infill Subdivision.....	19
B.		Standards.....	19
	1.	Land Dedication Calculations .....	19
	2.	Prior Dedications.....	20
	3.	School Land Alternatives .....	20
C.		When Due .....	20
<b>Section 4.7</b>		<b>SHERIFF AND EMERGENCY SERVICES.....</b>	<b>21</b>
A.		Submittal Requirements. ....	21
B.		Standards.....	21
<b>Section 4.8</b>		<b>SANITARY SEWAGE DISPOSAL.....</b>	<b>21</b>
A.		Submittal Requirements .....	22
	1.	General.....	22
	2.	PUD and Subdivision-Specific Requirements.....	22
	3.	Existing ISDS Affected.....	23
B.		General Standards .....	24
	1.	Central Sanitary Sewer System Accessible .....	24
	2.	Central Sanitary Sewer System Planned.....	24
	3.	Central Sanitary Sewer Not Accessible.....	24
C.		Standards for New Central Sanitary Sewer System.....	24
	1.	Treatment Facilities.....	25
	2.	Collection Sewers.....	25
	3.	Conformance With Standards of Nearest District .....	25
	4.	Location and Easements.....	25
	5.	Administration .....	25
	6.	Filing of System Plan .....	25
D.		Standards For Individual Sewage Disposal Systems (ISDS).....	25
	1.	Adequate Test Results.....	25
	2.	Project Design .....	26
<b>Section 4.9</b>		<b>WATER SUPPLY .....</b>	<b>26</b>
A.		Submittal Requirements .....	26
	1.	General.....	26
	a.	Water Resources Report.....	26
	b.	Calculation of Adequacy of Supply .....	28
	2.	Specific PUD and/or Subdivision Requirements .....	27
	a.	Sketch Plan .....	27
	b.	Preliminary Plan.....	28

	c.	Subdivision Final Plat .....	28
	d.	Minor Infill Subdivision.....	29
	3.	Existing Well Affected.....	29
B.	Standards.....		29
	1.	Subdivision .....	29
	a.	Central Water Supply Accessible.....	29
	b.	Central Water Supply Not Accessible.....	29
	c.	Construction and Administration of Facilities.....	30
	d.	Administration .....	30
	e.	Filing of Plan .....	31
	f.	Fire Flows .....	31
	2.	Non-Subdivision .....	31
<b>Section 4.10</b>	<b>OTHER UTILITY AND SERVICE PROVIDERS .....</b>		<b>31</b>
A.	Submittal Requirements .....		31
B.	Standards.....		31
<b>Section 4.11</b>	<b>MODIFICATION OF INFRASTRUCTURE STANDARDS .....</b>		<b>32</b>
A.	Procedure .....		32
	1.	Applications Concurrent .....	32
	2.	Actions by Decision-Making Bodies.....	33
B.	Standards.....		35
	1.	Performance Equivalent. ....	35
	2.	No Greater Environmental Impacts.....	35
	3.	Equal Level of Public Health and Safety .....	35
	4.	Equally Durable .....	35
<b>Section 4.12</b>	<b>IMPACT FEES .....</b>		<b>35</b>
•	<i>Section Reserved</i> .....		35

## **CHAPTER 5: SITE DEVELOPMENT**

---

<b>Section 5.1</b>	<b>GRADING, DRAINAGE, AND EROSION AND SEDIMENT CONTROL.....</b>	<b>1</b>	
A.	General.....	1	
	1.	Natural Features .....	1
	2.	Plant Materials .....	1
	3.	Drainage, Sedimentation, Erosion Control.....	1
	4.	Floodplain Development.....	2
	5.	Easements .....	2
B.	Preliminary Drainage Study and Report.....	2	
	1.	General Location.....	2
	2.	Property Description .....	2
	3.	Major Basin Description .....	3
	4.	Sub-basin Description .....	3
	5.	Drainage Facility General Design Concept .....	3
	6.	References.....	3
	7.	General Location Map(s) .....	4

	8.	Drainage Plan.....	4
C.		Drainage Study and Report .....	4
	1.	Submittal Requirements: Text.....	4
	2.	Submittal Requirements: Calculations .....	9
	3.	Submittal Requirements: Drawing Contents .....	10
	4.	Standards.....	12
D.		Erosion and Sediment Control Plan. ....	14
	1.	Submittal Requirements .....	14
	a.	Narrative Report.....	14
	b.	Drawing Contents .....	14
	2.	Standards.....	20
<b>Section 5.2</b>		<b>DRIVEWAYS AND ACCESS .....</b>	<b>22</b>
<b>Section 5.3</b>		<b>EXTERNAL EFFECTS.....</b>	<b>23</b>
A.		Lot Parcel, or Tract Size.....	23
B.		Application of Regulatory Standards .....	23
C.		Written Disclosure .....	24
D.		Compliance .....	24
	1.	Re-Review for Cause .....	25
	2.	Burden of Proof.....	25
E.		Specific Standards.....	25
	1.	Volume of Sound .....	25
	2.	Vibration Generated.....	25
	3.	Smoke Emission.....	26
	4.	Emission of Particulate Matter. ....	26
	5.	Projection of Dust, Noxious Fumes or Odors .....	26
	6.	Emission of Heat, Glare, Radiation and Electrical Interference .....	26
	7.	Outdoor Storage and Waste Disposal.....	26
	8.	Water Pollution .....	27
<b>Section 5.4</b>		<b>LANDSCAPING .....</b>	<b>27</b>
A.		Landscape Plan Required .....	27
B.		Landscape Plan Specifications .....	28
	1.	Existing Vegetation.....	28
	2.	General Site Constraints.....	28
	3.	Proposed Planting .....	28
	4.	Wildfire Mitigation .....	29
	5.	Other Improvements.....	29
	6.	Installation and Maintenance .....	30
	7.	Level of Landscape Plan Detail Required .....	32
C.		Installation Specifications .....	32
D.		General .....	32
	1.	Spacing of Elements.....	32
	2.	"Streetscape" Requirements .....	33
	3.	Public Right-of-Way .....	33
	4.	Area Coverage.....	33
	5.	Fences, Walls, Screens .....	33
	6.	Attention to Potentially Hazardous Conditions .....	34

E.	Xeriscaping and Alternative Landscaping.....	34
1.	Existing Vegetation.....	34
2.	New Vegetation.....	34
3.	Soil Amendments.....	34
4.	Non-Vegetative Ground Covers.....	34
5.	Berms and Swales.....	34
6.	Rocks, Boulders.....	35
7.	Maintenance Plan.....	35
F.	Screens, Fences, Enclosures.....	35
1.	Rezoning to C-2.....	35
<b>Section 5.5</b>	<b>LIGHTING.....</b>	<b>35</b>
A.	Lighting Plan.....	35
B.	Standards.....	36
1.	Height.....	36
2.	Fixture Type.....	36
3.	Adequate Safety.....	37
<b>Section 5.6</b>	<b>OPEN SPACE.....</b>	<b>37</b>
A.	Kinds of Open Space.....	37
1.	Usable Open Space.....	37
2.	Natural Resources and Critical Area Land Preservation.....	38
3.	Parks, Trails, and Open Space Master Plan.....	38
4.	Buffer Zones.....	38
5.	What is Not Considered Open Space.....	38
B.	Ownership and Maintenance of Open Space.....	38
C.	Open Space in a Planned Unit Development (PUD).....	39
1.	Land and Facilities.....	39
2.	Continuing Use.....	39
3.	Maintenance Entity.....	39
<b>Section 5.7</b>	<b>PARKING AND LOADING.....</b>	<b>39</b>
A.	Number of Off-street Parking Spaces Required.....	40
B.	Loading Requirements.....	43
1.	When Required.....	43
C.	General Parking and Loading Requirements.....	44
1.	Location.....	44
2.	Shared Parking or Loading Areas.....	44
3.	Required Fractional Spaces.....	44
4.	Continuing Obligation.....	44
5.	Prohibited Uses of Required Parking Spaces.....	45
D.	Design Standards for Parking and Loading Areas.....	45
1.	Parking Surface and Drainage.....	46
2.	Minimum Dimensions of Parking Spaces.....	46
3.	Minimum Dimensions of Loading Berths.....	46
4.	Tandem Parking.....	46
5.	"Accessible" (Disabled) Parking.....	46
6.	Unobstructed Access.....	49
7.	Backing Onto Roads Prohibited.....	49

	8.	Access Driveways .....	49
	9.	Parking Area Landscaping .....	49
	10.	Pedestrian Circulation .....	49
	11.	Parking Within a Planned Unit Development (PUD).....	49
E.		Parking Plan .....	50
	1.	Location and Circulation.....	50
	2.	Allocation.....	50
	3.	Parking Surface and Drainage.....	50
	4.	Maintenance.....	50
<b>Section 5.8</b>		<b>SIGNS .....</b>	<b>50</b>
A.		Definition and Purpose.....	50
B.		General Provisions .....	51
	1.	Sign Plan .....	51
	2.	Exterior Lighted Signs .....	52
	3.	Relationship to Other Regulations .....	52
	a.	Signs in Areas Zoned for Commercial or Industrial Use.....	53
	b.	Roadway Tourism Signs .....	53
	4.	Road Right-of-Way .....	53
	5.	Signs Otherwise Regulated in These Regulations.....	53
C.		Signs Prohibited in All Zone Districts.....	53
	1.	Off-Premise Signs .....	53
	2.	Specific Sign Types.....	53
D.		Permit Required .....	56
	1.	No Permit Required .....	56
E.		Allowed Off-Premise Signs.....	61
	1.	Business Directional Signs.....	61
	2.	Construction Directional and Access Signs.....	62
	3.	Real Estate Open House Signs .....	63
	4.	Tourist-Oriented Directional Sign (TODS) & Related Trailblazing Signs.....	63
F.		Legally Non-conforming Signs .....	67
	1.	Maintenance and Repair.....	67
	2.	Failure to Have Registered .....	67
	3.	Termination of Legally Non-conforming Signs .....	67
G.		Exemption from Off-Premise Sign Regulations.....	68
	1.	Submittal Requirements .....	68
	2.	Standards.....	68
<b>Section 5.9</b>		<b>TREES .....</b>	<b>70</b>
A.		Tree Retention Priorities .....	70
B.		Tree Retention Exemptions.....	71
<b>Section 5.10</b>		<b>VISUAL IMPACTS .....</b>	<b>71</b>
A.		Applicability.....	71
B.		Submittal Requirements .....	72
	1.	Subdivision or Planned Unit Development Sketch Plan .....	72
	2.	Subdivision or Planned Unit Development Preliminary Plan; Development in HP and NP Overlay Zones; Special Review Use .....	72
C.		Review and Consideration by County .....	73

## CHAPTER 6: CRITICAL AREAS

---

<b>Section 6.1</b>	<b>PURPOSE.....</b>	<b>1</b>
A.	Critical Areas .....	1
<b>Section 6.2</b>	<b>ENVIRONMENTAL DESCRIPTION .....</b>	<b>1</b>
A.	Contents .....	2
B.	Determination.....	2
<b>Section 6.3</b>	<b>FLOOD HAZARD AREAS .....</b>	<b>3</b>
Section 6.3.1	General Provisions .....	4
A.	Purpose.....	4
B.	Methods of Reducing Flood Losses .....	4
C.	Lands to Which These Regulations Apply .....	5
D.	Activities to Which These Regulations Apply .....	5
E.	Enforcement and Penalties .....	5
F.	Interpretation.....	6
G.	Warning and Disclaimer of Liability.....	6
Section 6.3.2	Definitions.....	6
Section 6.3.3	Floodplain Administration.....	14
A.	Floodplain Administrator .....	14
1.	Permit Review.....	15
2.	Use Other Base Flood Data.....	15
3.	Obtain and Maintain Information.....	15
4.	Where Watercourses are Altered.....	16
5.	Interpret FIRM Boundaries .....	16
B.	Floodplain Development Permit .....	16
1.	Submittal Requirements .....	16
2.	Evaluation Standards.....	20
3.	Determination .....	20
4.	Fee Authorized.....	21
Section 6.3.4	Provisions for Flood Hazard Reduction .....	21
A.	General Standards .....	21
1.	Anchoring .....	21
2.	Construction Materials and Methods .....	22
3.	Utilities.....	22
4.	Subdivision Proposals .....	23
B.	Specific Standards.....	23
1.	Residential Construction .....	23
2.	Nonresidential Construction.....	24
3.	Enclosures Below the Lowest Floor.....	24
4.	Manufactured Homes.....	25
5.	Recreational Vehicles.....	26
C.	Special Standards .....	26
1.	Floodways .....	26
2.	Areas of Shallow Flooding (AO/AH Zones).....	27
3.	Extensive Alteration of the Floodway Fringe.....	28
Section 6.3.5	Appeal or Variance Request.....	28

	A.	Conditions for an Appeal or Variance Request.....	28
	B.	Evaluation Standards.....	29
	C.	Conditions May Attach .....	30
	D.	Notice shall be given.....	30
	E.	Records shall be kept .....	30
<b>Section 6.4</b>		<b>GEOLOGIC HAZARD AREAS.....</b>	<b>31</b>
	A.	Purpose.....	31
	B.	Mapping and Reports .....	31
	C.	Submittal Requirements .....	31
	D.	Standards.....	33
	E.	Slope Calculations.....	33
<b>Section 6.5</b>		<b>WILDFIRE HAZARD AREAS.....</b>	<b>34</b>
	A.	Purpose.....	34
	B.	Submittal Requirements. ....	35
	C.	Standards.....	35
	1.	Hazards Minimized .....	35
	2.	Adequate Roads and Firebreaks.....	37
	3.	Adequate Water Supply and Facilities for Fire Suppression.....	37
	4.	Referral Agencies.....	37
	5.	Disclosure .....	37
<b>Section 6.6</b>		<b>WILDLIFE HABITAT IMPACT AREAS.....</b>	<b>38</b>
	A.	Purpose.....	38
	B.	Submittal Requirements. ....	38
	1.	For Low Impact Area .....	38
	2.	For Moderate Low, Moderate Impact Areas .....	38
	3.	For High or Very High Impact Areas.....	39
	C.	Standards.....	40
	1.	Impact Specific Mitigation.....	40
	2.	Specific Mitigation Measures.....	40
<b>Section 6.7</b>		<b>NATIONAL MONUMENT PROTECTION (NP) OVERLAY ZONE DISTRICT.....</b>	<b>40</b>
	A.	Purpose.....	40
	B.	Mapping and Uses.....	40
	C.	Submittal Requirements .....	41
	D.	Review of Applications.....	41
	E.	Standards.....	41
<b>Section 6.8</b>		<b>HISTORIC PRESERVATION (HP) OVERLAY ZONE DISTRICT .....</b>	<b>42</b>
	A.	Purpose.....	42
	B.	Mapping and Uses.....	42
	C.	Submittal Requirements .....	43
	D.	Review of Applications.....	43
	E.	Standards.....	43
<b>Section 6.9</b>		<b>ENVIRONMENTAL HEALTH (EH) OVERLAY ZONE DISTRICT.....</b>	<b>44</b>
	A.	Ute Lakes Environmental Health Overlay Zone.....	44



1.	Background.....	44
2.	Purpose.....	45
3.	Mapping, Uses, Dimensional Limitations .....	45
4.	Submittal Requirements .....	46
5.	Review of Applications.....	46
6.	Standards.....	47
7.	General.....	47

## **CHAPTER 7: SITE PLAN AND SITE PLAN REVIEW**

---

<b>Section 7.1</b>	<b>PURPOSE.....</b>	<b>1</b>
<b>Section 7.2</b>	<b>SITE PLAN REVIEW PROCESSES .....</b>	<b>1</b>
A.	General .....	1
B.	Pre-Submittal Meeting .....	1
C.	Appeal .....	1
D.	Submittal Requirements .....	1
	1. Acceptable Formats.....	1
	2. Demonstration of Compliance.....	2
E.	Improvements Agreement .....	2
F.	Site Plan Amendments .....	3
	1. <i>Section 7.3</i> Building Permit Site Plans.....	3
	a. Minor Deviations .....	3
	b. Major Amendment .....	3
	2. <i>Section 7.4</i> Site Plans for Applications Other than Building Permit .....	3
	a. Minor Deviations .....	3
	b. Major Amendments.....	4
<b>Section 7.3</b>	<b>BUILDING PERMIT SITE PLANS .....</b>	<b>4</b>
A.	General Requirements .....	4
	1. Applicability.....	4
	2. Time Limits.....	4
	3. Building Permit Application .....	5
	4. Detailed Plans .....	5
	5. Boundary Survey Required .....	5
	6. Other Potential Requirements .....	5
B.	Particular Requirements: Minor Building Permit Site Plan.....	6
C.	Particular Requirements: Major Building Permit Site Plan.....	6
D.	Evaluation Standards.....	6
	1. Zone District Standards.....	6
	2. Site Development Standards .....	6
	3. Complies with Plat Requirement.....	6
<b>Section 7.4</b>	<b>SITE PLANS FOR APPLICATIONS OTHER THAN BUILDING PERMIT .....</b>	<b>7</b>
A.	Time Limits .....	7
B.	Particular Requirements. ....	7
C.	Evaluation Standards.....	7

**CHAPTER 8: SPECIAL REVIEW USE PERMITS**

---

**Section 8.1 PURPOSE..... 1**

**Section 8.2 RULES OF GENERAL APPLICABILITY ..... 1**

A. Categories of Permits. .... 1

    1. Administrative Review Uses ..... 1

    2. Conditional Uses..... 1

    3. Special Uses ..... 1

B. Submittal Requirements ..... 2

    1. Written Description..... 2

    2. Site Plan ..... 2

    3. Infrastructure Standards. .... 2

    4. Site Development Standards ..... 2

    5. Critical Areas Standards..... 2

    6. Other Materials ..... 2

    7. Special Review Use Requirements..... 3

C. Review of Applications ..... 3

D. Special Review Use Standards ..... 3

    1. Consistent with Master Plan..... 3

    2. Compatibility ..... 3

    3. Zone District and Use Standards ..... 3

    4. Design Minimizes Adverse Impact ..... 3

    5. Development Standards ..... 3

E. Audit of Special Review Use Permits ..... 4

F. Improvements Agreement ..... 4

G. Time Limits ..... 4

    1. Duration ..... 4

    2. Abandonment..... 4

H. Amendments to an Approved Permit ..... 5

    1. Minor Deviations ..... 5

**Section 8.3 DEFINITIONS, ADDITIONAL REQUIREMENTS, AND CONDITIONS FOR SPECIFIC USES..... 5**

A. Animal Hospital / Veterinary Clinic..... 5

B. Batch Plant (Concrete or Asphalt)..... 5

    1. Batch Plants in A-1 Zone District ..... 5

    2. Submittal Requirements ..... 6

    3. Temporary Concrete/Asphalt Batch Plants ..... 6

C. Bed and Breakfast ..... 6

D. Livestock Boarding Facility ..... 7

    1. Zoning and Parcel Size..... 7

    2. Setbacks ..... 7

    3. Animal Management Plan..... 7

	4.	Agricultural Exemption.....	7
E.		Breweries and Distilleries .....	8
	1.	Brew Pubs .....	8
	2.	Craft (Micro) Breweries .....	8
	3.	Regional Brewery.....	8
	4.	Large Brewery.....	8
F.		Campground / Recreational Vehicle Park.....	8
	1.	Definitions.....	8
	2.	Sanitary Sewage Disposal .....	9
	3.	Parking .....	9
	4.	Water Supply .....	9
	5.	Service Building (“Bath House”) for Non-Self-Contained Units.....	9
	6.	Supervision .....	10
G.		Cemetery .....	10
H.		Chemical Manufacturing and Storage .....	10
I.		Communication Facility .....	11
	1.	Facility Type Definitions.....	11
	2.	Antenna Type Definitions .....	12
	3.	Co-location.....	12
	4.	Building and Site Design .....	13
	5.	FCC Compliance.....	14
	6.	Abandonment.....	14
J.		Construction Equipment Business .....	14
	1.	Screening .....	14
K.		Freight Yard.....	14
L.		Fuel Storage and Bulk Sales.....	14
	1.	Lot Size .....	14
	2.	Setbacks .....	15
	3.	Safety Standards.....	15
M.		Guest House .....	15
N.		Home Business - No Impact.....	15
O.		Home Occupation .....	15
P.		Hospitals .....	17
Q.		Human Care Services.....	17
	1.	Definitions.....	17
	2.	General Provisions .....	22
	3.	Peripatetic Services .....	23
	4.	Family Child Care Home, and Foster Care Home.....	23
	5.	Child Care Center: Four or Fewer Children .....	23
	6.	Administrative Review Use Permits.....	23
	7.	Conditional Use Permits .....	24
	8.	Special Use Permits.....	24
	9.	Human Care Service Use Not Listed.....	25
	10.	Ministerial Activities.....	26
R.		Junk Yard.....	26
	1.	Screening .....	26
S.		Kennel.....	26
	1.	Exemptions .....	27
	2.	Specific Submittal Requirements .....	27

	3.	Standards.....	28
	4.	Separate Permit Not Required.....	29
T.		Manufacturing: Large- or Small-scale (Hazardous Materials Use) .....	29
U.		Mining.....	29
	1.	Mining-Related Uses.....	29
	2.	Prospecting or Exploration.....	30
	3.	Concurrent Permit Application Submittal .....	30
	4.	Teller County Special Review Use Permit Application .....	30
	a.	Duplication of Information Not Required .....	31
	b.	Concurrent Reclamation.....	31
	c.	Compatibility and Compliance.....	32
	d.	Written Consent. ....	32
	e.	Written Description.....	32
	f.	Site Plan or Plans .....	33
	g.	Infrastructure Standards .....	33
	h.	Site Development.....	35
	5.	Requirement to Submit Annual Report and Map .....	39
	6.	Change in Mining Circumstances .....	39
	7.	Cripple Creek Mining Overlay District.....	39
V.		Mobile Home Park.....	39
	1.	Application.....	39
	a.	Landscaping Plan .....	39
	b.	Lighting Plan.....	40
	c.	Site Plan Design .....	40
	d.	Service Building Plans .....	42
	e.	Supervision and Maintenance Plan .....	42
	f.	Owner Equally Liable .....	43
	g.	Park Documents .....	43
	2.	Building Permit and Code Requirements .....	43
	a.	Skirting.....	43
	3.	Other .....	43
	a.	Refuse Handling.....	43
	b.	Pest Control.....	43
	c.	Pet Control .....	43
W		Parking - Commercial .....	44
	1.	Parking and Loading Standards.....	44
X.		Recreational Facilities (Public/Private) .....	44
	1.	Setbacks .....	44
	2.	Landscaping .....	44
Y.		Resort.....	44
Z.		Sawmill .....	45
AA.		Storage Yard. ....	45
	1.	Dismantling Yard.....	45
	2.	Construction [Contractor*s] or Construction Equipment Storage Yard... 45	45
	3.	Rental Storage Yard .....	45
	4.	Vehicle Towing and Storage Yard. ....	45
BB.		Temporary Construction Office Trailer.....	46
	1.	Mobile Home Permit.....	46
	2.	Sanitary Sewage Disposal .....	46

	3.	Other .....	46
	4.	Duration of Permit .....	46
	5.	Removal .....	46
CC.		Waste-Related Uses.....	46
	1.	Definitions.....	46
	a.	Garbage Service Companies .....	46
	b.	Recycling Center.....	47
	c.	Solid Waste .....	47
	d.	Solid Waste Disposal Site .....	47
	e.	Waste Transfer Facility .....	47
	2.	Building and Site Design .....	47
	a.	Location: Solid Waste Disposal Sites.....	47
	b.	Setbacks: Waste Transfer Facilities.....	47
	c.	Screening: All Sites.....	47
DD.		Wild Game Packaging.....	48
<b>Section 8.4</b>		<b>LOCATION AND EXTENT.....</b>	<b>49</b>
A.		When Required .....	49
B.		Submittal Requirements .....	49
C.		Application Review Procedure.....	50
D.		Location and Extent Standards.....	51
<b>Section 8.5</b>		<b>TITLE 32 DISTRICTS AND OTHER ENTITIES .....</b>	<b>51</b>
A.		Title 32 Districts.....	51
	1.	General Submittal Requirements.....	51
	2.	Review Procedure .....	52
	3.	Material Modifications of An Existing Service Plan.....	53
B.		Non-Title 32 Entities.....	54
	1.	Submittal and Review Procedure .....	54
	2.	Teller County An Interested Person or Party.....	55

## **CHAPTER 9: SUBDIVISION**

---

<b>Section 9.1</b>		<b>PURPOSE.....</b>	<b>1</b>
<b>Section 9.2</b>		<b>DEFINITION OF SUBDIVISION .....</b>	<b>1</b>
<b>Section 9.3</b>		<b>GENERAL PROVISIONS .....</b>	<b>4</b>
A.		Selling of Lots or Parcels .....	4
B.		Acceptance of Any Dedication.....	4
C.		Lot Standards For Subdividing .....	4
D.		Table of Procedures.....	6
<b>Section 9.4</b>		<b>LIMITED PROCESSES .....</b>	<b>7</b>
A.		Legal Lot Determination .....	7
	1.	Submittal Requirements .....	7
	2.	Procedure .....	7

	3.	Effect.....	8
B.		Special Exemption Plat .....	8
	1.	Special Plats Approved by the Board of County Commissioners.....	8
	2.	Submittal Requirements .....	8
	3.	Review of Application .....	9
	4.	Action Solely by Board of County Commissioners.....	10
	5.	Special Exemption Plat Standards.....	10
C.		Unplatted Boundary Adjustments .....	11
D.		Special Exemption Plat Distinguished from Vacation and Lot Line Adjustment.	12
	1.	Special Exemption Plat .....	12
	2.	Vacation .....	12
	3.	Lot Line Adjustment .....	12
<b>Section 9.5</b>		<b>COLORADO COMMON INTEREST OWNERSHIP ACT (CCIOA) SUBDIVISION..</b>	<b>12</b>
A.		Definition .....	13
B.		Procedure .....	13
	1.	New Community (1041) Permit Approval .....	13
	2.	Submittal Requirements .....	13
	3.	Review of Applications.....	14
	4.	Action Solely by Board of County Commissioners.....	14
	5.	CCIOA Standards .....	15
	6.	Recording.....	15
<b>Section 9.6</b>		<b>MINOR INFILL SUBDIVISION .....</b>	<b>16</b>
A.		Definition .....	16
B.		Submittal Requirements .....	16
	1.	Zoning.....	16
	2.	Infrastructure Standards .....	17
	3.	Site Development.....	17
	4.	Critical Areas .....	17
	5.	Plat .....	17
	6.	Other Materials .....	17
	7.	Documents .....	17
C.		Review of Applications.....	17
D.		Action Solely by Board of County Commissioners.....	17
E.		Minor Infill Subdivision Standards .....	18
	1.	Location .....	18
	2.	Infrastructure.....	18
	3.	Site Development and Critical Areas .....	18
	4.	Lot Size .....	18
	5.	Zoning.....	18
	6.	Not Previously Subdivided.....	18
	7.	Technically Correct and Properly Executed .....	18
	8.	Agreements .....	18
F.		Recording .....	18
<b>Section 9.7</b>		<b>MAJOR SUBDIVISIONS .....</b>	<b>19</b>
A.		Relationship of Subdivision to <i>Chapter 10 Permit for New Community (1041)</i> ...	19
B.		Overview of Subdivision Development Review .....	20

	1.	Sketch Plan .....	20
	2.	Preliminary Plan.....	21
	3.	Final Plat .....	21
	4.	Concurrent Applications .....	21
	5.	Combined Applications.....	21
C.		Sketch Plan for Subdivision .....	21
	1.	Submittal Requirements .....	21
	2.	Review of Applications.....	23
	3.	Recommendation by Planning Commission.....	23
	4.	Action by Board of County Commissioners.....	23
	5.	Subdivision Sketch Plan Standards .....	23
	a.	Consistent with Master Plan.....	24
	b.	Compatibility With Surrounding Land Uses .....	24
	c.	Spatial Pattern Is Efficient.....	24
	d.	Site Development Standards .....	24
	e.	Critical Areas .....	24
	f.	Infrastructure.....	24
	g.	Phasing.....	24
	6.	Effect of Approval of Subdivision Sketch Plan.....	24
D.		Preliminary Plan for Subdivision .....	25
	1.	Submittal Requirements .....	25
	2.	Review of Applications.....	29
	3.	Recommendation by Planning Commission.....	29
	4.	Action by Board of County Commissioners.....	29
	5.	Subdivision Preliminary Plan Standards .....	30
	a.	Consistent with Sketch Plan.....	30
	b.	Conditions Met.....	30
	c.	Consistent with Master Plan.....	30
	d.	Compatibility With Surrounding Land Uses .....	30
	e.	Spatial Pattern Is Efficient.....	30
	f.	Site Development.....	30
	g.	Critical Areas .....	30
	h.	Infrastructure Adequacy .....	30
	i.	Phasing.....	30
	6.	Development Agreement.....	31
	7.	Effect of Approval of a Subdivision Preliminary Plan .....	31
E.		Final Plat .....	32
	1.	Submittal Requirements .....	33
	2.	Review of Applications.....	35
	3.	Action Solely by Board of County Commissioners.....	36
	a.	Effect of Approval by Conditioned Resolution .....	36
	b.	Final Plat Mylar and Agreements.....	36
	c.	Signature by Board of County Commissioners .....	36
	d.	Recording of Documents.....	37
	4.	Final Plat Standards .....	37
	a.	Conforms To Preliminary Plan.....	37
	b.	Conditions Met.....	37
	c.	Consistent with Master Plan.....	37
	d.	Technically Correct and Properly Executed .....	37

	e.	Subdivision Improvements Agreement .....	37
<b>Section 9.8</b>		<b>AMENDED FINAL PLAT.....</b>	<b>37</b>
	A.	When Required .....	37
	B.	Procedure .....	38
		1. Submittal Requirements .....	38
		2. Review of Applications .....	39
	C.	Standards.....	39
	D.	Deleted .....	40
<b>Section 9.9</b>		<b>TECHNICAL CORRECTIONS PLAT.....</b>	<b>40</b>
	A.	Procedure .....	40
		1. Submittal Requirements .....	40
		2. Review of Applications .....	41
	B.	Standards.....	41
<b>Section 9.10</b>		<b>VACATIONS .....</b>	<b>41</b>
	A.	Easements .....	41
	B.	Vacation of Plats/Blocks .....	42
		1. Submittal Requirements .....	42
		2. Procedure .....	42
		3. Standards.....	42
	C.	Vacation of Public Roadways and Easements.....	43
		1. Submittal Requirements .....	43
		2. Procedure .....	44
		3. Vacation Standards .....	44
		4. Vacation Effective.....	44
	D.	Vacation of Interior Lot Line .....	45
		1. Submittal Requirements .....	45
		2. Application Review.....	45
		3. Action by Administrative Body.....	45
		4. Standards.....	45
<b>Section 9.11</b>		<b>RURAL LAND PROTECTION SUBDIVISION EXEMPTION .....</b>	<b>46</b>
	A.	Purpose.....	46
	B.	Applicability.....	47
	C.	Basic Elements of the Rural Land Protection Subdivision Exemption .....	47
	D.	Process .....	47
		1. Relationship to <i>Chapter 11 Permit for New Community (1041)</i> .....	48
		2. Pre-Submittal Meeting .....	48
		3. Determination of Submittal Completeness and Preliminary Sufficiency.....	48
		4. Notice and Application Review .....	48
		5. Staff Report.....	49
		6. Board of County Commissioners' Determination .....	50
		7. Recording of Documents.....	50
		8. Evaluation Standards.....	50
		a. Consistent with Master Plan.....	50
		b. Compatibility .....	50



	c.	Site and Development .....	50
	d.	Technically Correct and Properly Executed .....	51
	e.	Development Agreement.....	51
	f.	Improvements Agreement .....	51
E.		Submittal Requirements .....	51
	1.	Site and Development .....	51
	2.	Environmental Description .....	51
	3.	Covenants.....	51
	4.	Drainage / Erosion and Sediment Control Report .....	51
	5.	Water Supply Plan .....	52
	6.	Sanitary Sewage Disposal Plan .....	52
	7.	Utility Installations .....	52
	8.	Fire Protection.....	52
	9.	Other Permits .....	52
	10.	Construction Drawings.....	52
	11.	Plat .....	54
	12.	Cost Estimates.....	54
F.		Requisite Elements.....	55
	1.	<i>Table 9-2</i> Not Absolute.....	55
	2.	Density Bonus .....	55
	3.	Minimum Lot Size .....	56
	4.	Remainder Parcel Restrictions .....	56
	5.	Modification of Allowed Uses .....	56
	6.	Animal Restrictions.....	58
	7.	Accessory Dwelling Units.....	59
	8.	Building Envelopes.....	59
G.		Amendment of a Rural Land Protection Subdivision Exemption .....	59
	1.	Minor Deviations .....	59
	2.	Application.....	60
	3.	Notice and Application Review .....	60
	4.	Standards Applied.....	60
<b>Table 9-2</b>		<b>Site and Development Goals, Objectives, and Guidelines .....</b>	<b>62</b>
	I.	AGRICULTURAL LANDS.....	62
	II.	VISUAL RESOURCES.....	63
	III.	WATER RESOURCES .....	64
	IV.	WILDLIFE .....	64
	V.	GEOLOGIC, FIRE, FLOOD, AND SLOPE HAZARDS .....	66
	VI.	INFRASTRUCTURE .....	67

## **CHAPTER 10: PLANNED UNIT DEVELOPMENT (PUD)**

---

<b>Section 10.1</b>	<b>PLANNED UNIT DEVELOPMENT (PUD) .....</b>	<b>1</b>
A.	General Purpose of Planned Unit Development.....	1
B.	Minimum Land Area.....	2
C.	Location. ....	2

<b>Section 10.2</b>	<b>PUD PROCEDURE .....</b>	<b>2</b>
A.	Overview of Development Review .....	2
	1. Sketch Plan Purpose.....	2
	2. Preliminary Plan Purpose .....	3
	3. Official Zone District Map Amendment .....	3
	4. Subdivision .....	4
	5. Concurrent Applications .....	4
	6. Combined Applications.....	4
B.	Sketch Plan for PUD .....	4
	1. Submittal Requirements .....	4
	2. Review of Applications.....	6
	3. Recommendation by Planning Commission.....	6
	4. Action by Board of County Commissioners.....	6
	5. Sketch Plan Standards .....	6
	6. Effect of Approval of PUD Sketch Plan .....	8
C.	Preliminary Plan for PUD .....	9
	1. Submittal Requirements .....	9
	2. Review of Applications.....	9
	3. Recommendation by Planning Commission.....	9
	4. Action by Board of County Commissioners.....	10
	5. Preliminary Plan Standards .....	10
	6. PUD Development Agreement.....	12
	7. Placement on Official Zone District Map.....	12
	8. Recording of Documents.....	12
	9. Effect of Approval of Preliminary Plan for PUD .....	12
D.	Changes Authorized.....	13
	1. Uses.....	14
	2. Density .....	14
	3. Dimensional Limitations .....	14
	4. Site Development Standards .....	14
	5. Basis for Granting Changes.....	14
	a. Obtain Desired Design Qualities.....	14
	b. Avoid Environmental Resources and Natural Hazards .....	14
	c. Public Parks, Trails, Open Space .....	15
	d. Affordable Housing.....	15
	e. Public Facilities.....	15
<b>Section 10.3</b>	<b>AMENDMENT OF A PUD PRELIMINARY PLAN.....</b>	<b>15</b>
A.	Application.....	16
B.	Review and Decision.....	16
	1. Recommendation by Planning Commission.....	16
	2. Action by Board of County Commissioners.....	16
C.	Standards Applied .....	16
D.	Extent of Amendment Allowed.....	16
<b>Section 10.4</b>	<b>ENFORCEMENT OF PUD.....</b>	<b>17</b>
A.	General.....	17
B.	Residents.....	17
C.	Release by County.....	17

D.	Release by Residents .....	18
E.	Enforcement of Open Space and Common Area Conditions. ....	18
<b>Section 10.5</b>	<b>VESTING OF A PUD.....</b>	<b>19</b>

## **CHAPTER 11: PERMIT for A NEW COMMUNITY (1041)**

---

<b>Section 11.1</b>	<b>AUTHORIZATION .....</b>	<b>1</b>
A.	Designation .....	1
B.	Relationship to Other Regulations .....	1
C.	Relationship to Other Development Applications .....	1
<b>Section 11.2</b>	<b>PURPOSE.....</b>	<b>2</b>
<b>Section 11.3</b>	<b>DEFINITION OF “NEW COMMUNITY” .....</b>	<b>2</b>
A.	Definition .....	2
B.	Intergovernmental Agreements .....	3
<b>Section 11.4</b>	<b>RELATIONSHIP TO ZONING.....</b>	<b>4</b>
<b>Section 11.5</b>	<b>NEW COMMUNITY DESIGN .....</b>	<b>4</b>
<b>Section 11.6</b>	<b>SUBMITTAL REQUIREMENTS .....</b>	<b>4</b>
A.	Capability Evidence .....	4
B.	Economic Profile.....	5
C.	Environmental Impact .....	5
D.	Government Infrastructure .....	5
E.	Land Use Impacts.....	6
F.	Manmade Environment Description.....	6
G.	Planning Area-Wide Description .....	7
H.	Schedule.....	7
I.	Site Location Analysis.....	7
J.	Social Environment Description and Analysis .....	7
<b>Section 11.7</b>	<b>REVIEW PROCESS .....</b>	<b>8</b>
A.	Concurrent Applications .....	8
B.	Review of Application .....	8
C.	Standards.....	9
D.	Duration of Permit.....	11
<b>Section 11.8</b>	<b>APPEAL OF A NEW COMMUNITY PERMIT DECISION .....</b>	<b>11</b>

## **CHAPTER 12: GENERAL DEFINITIONS**

---

**APPENDIX A: CRIPPLE CREEK MINING OVERLAY DISTRICT  
(CCMOD)**

**APPENDIX B: TELLER COUNTY GROWTH AND CONSERVATION  
MAPS**

**APPENDIX C: PLAT SPECIFICATIONS AND CERTIFICATES**