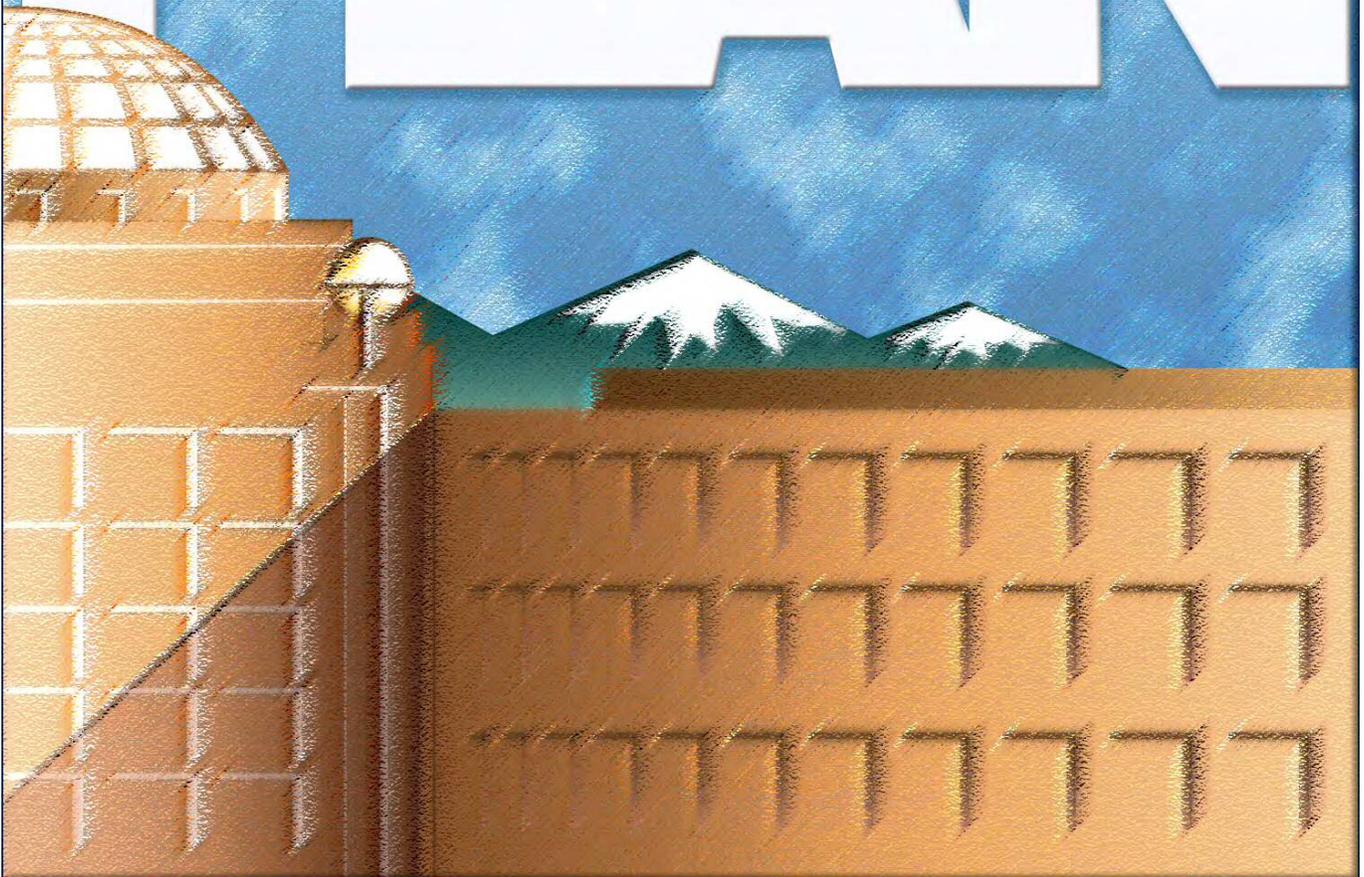


JEFFERSON COUNTY
COMPREHENSIVE

MASTER PLAN



JEFFERSON COUNTY, COLORADO, PLANNING AND ZONING DIVISION

Development Review

Intent

The policies in the Development Review section, while not mandatory, are to be used when reviewing a proposed rezoning or site approval case.

Land Use



All Development

A variety of uses is needed to create a vibrant, enduring community. The availability of Services such as schools, Commercial services, Recreational opportunities, and employment opportunities is a factor in quality of life. Well-planned retail, employment, and Service uses, balanced by sufficient residential development, provide a source of community identity within convenient walking or short driving distances. Infill and redevelopment opportunities should be seen as valuable as greenfield development to both the community and County. Infill and redevelopment projects improve the vitality of the community, reduce sprawl, maximize existing Infrastructure, and increase tax benefits to the County.

When an owner wants to change the allowed use, or zoning, on their property a rezoning process is required through the County. While this section of the Plan also applies to site approval, special district and outside agency referral cases, it will primarily be used to evaluate rezoning proposals. If a rezoning is approved, subsequent processes may be required to develop the property.

Goals

- Encourage development that is appropriate to the area, promotes healthy, active lifestyles, and ensures that there are unique and diverse communities in which to live, work, and enjoy outdoor Recreation.
- Encourage economic development by promoting a variety of land uses.
- Encourage infill and redevelopment projects.

Policies

A. General

1. Accommodate the development and redevelopment of a balance of land uses.
2. Rezoning from commercial or Industrial uses to non-commercial uses should be strongly discouraged. Proposals that potentially reduce the amount of Commercial or Industrial land in the County should submit documentation showing the costs and benefits to the County of the proposed zoning change.
3. An analysis of the benefits of a New Commercial or Industrial Development project, such as potential job creation or economic benefit, may be considered in the evaluation of a project.
4. New Development should strive to properly and reasonably mitigate the harmful effects, if any, on existing and currently entitled (zoned) uses on adjacent parcels.
5. New Developments should be evaluated for their impacts to the health of the community.
6. Consider regional impacts when evaluating development (air quality, transportation, etc).

D. Site Design

1. Use color, form, and placement to minimize visual impacts.
2. Transfer density from scenic corridors to other portions of the site, where practicable.
3. Promote site design and Intensity that is compatible with Visual Resources and the natural environment.
4. Retain the open character of meadows by Clustering development toward the edge of meadows.
5. Buildings that must be located in meadows should be designed to blend into their surroundings to the maximum extent possible.
6. Minimize the impacts of road cuts, building footprints, and other grading activities on their surroundings.
7. Building siting and height should respect the views of the Front Range Mountain Backdrop/Foreground.
8. Avoid or minimize development impacts on ridgelines and steep hillsides.
9. Encourage buildings to be stepped to fit with the natural terrain, rather than creating large flat building pads.
10. Fencing and signs should blend with the natural landscape by using natural material or man-made materials which have a natural appearance. Discourage illuminated signs that negatively impact the community character within Visual Resource areas.

Air, Light, Odor, and Noise

Good air quality, unobtrusive light, odor, and noise impacts are elements of the environment that contribute to quality of life. Jefferson County works with the Regional Air Quality Council (RAQC) and the Denver Regional Council of Governments (DRCOG) to address regional air-quality issues. Lighting is regulated by the Jefferson County Zoning Resolution. Odor is regulated by Jefferson County Public Health and the Colorado Department of Health and Environment (CDPHE). Jefferson County Public Health also evaluates proposed noise sources and impacts to development from an existing noise source, while the Jefferson County Sheriff's office is responsible for enforcing the current Noise Ordinance.

Goal

Encourage the effective management of air quality and the impacts of light, odor, and noise.

Policies

A. General

1. Site and design New Development to minimize air, light, odor, and noise impacts to adjacent properties.
2. Keep the impacts of noise, smoke, Glare, fumes, vibration, and other environmental impacts to levels associated with adjacent land uses.
3. Require a sensory impact report , as defined in the Land Development Regulation, when development may cause significant impacts to air, light, odor, or noise.
4. Promote disclosure of possible sensory impacts to new residents when developments locate next to existing agricultural, Commercial, or Industrial uses.

B. Air Quality

1. Evaluate development proposals relative to their cumulative impacts and compliance with air quality standards.
2. New Development should mitigate dust and other pollutants resulting from construction, mining, travel on

unpaved roads, and other activities that may impact air quality.

3. New non-residential land uses should consult with the CDPHE Pollution Prevention team to identify cost-effective and environmentally-preferable approaches to reducing air pollution.
4. Storage of materials that can be airborne should be screened on all sides, including the top.

C. Light

1. Encourage the efficient use of lighting to reduce adverse light impacts and conserve energy while providing for public safety, utility, security, productivity, enjoyment, and commerce.
2. Minimize light impacts of New Development to protect the night sky and to avoid light or Glare trespass on adjacent properties and Wildlife Habitat.
3. Discourage abrupt changes in light levels, e.g., a bright service station canopy next to dark streets.
4. Minimize the amount of light trespass associated with signs.
5. Electronic Signs and billboards should not be allowed, except for time and/or temperature devices.
6. Keep security lighting at a minimum. Use motion detector lights for security purposes.
7. Encourage lighting studies provided at a future process to evaluate the project's potential backlight, uplight, and glare characteristics.

D. Odor

1. Promote the prevention and/or Mitigation of adverse impacts of noxious and offensive odors.
2. Odors associated with New Development should not adversely affect the community.
3. New Development that produces odor should provide a detailed description of how they will address odor.

E. Noise

1. Evaluate the potential noise impacts of hours of operation.
2. Identify appropriate construction hours with zoning restrictions.
3. Assess and mitigate the use of outdoor speakers, amplified music, and/or paging systems where residential uses could be impacted.
4. Minimize noise generated from development, when located near Maximum/Critical Wildlife Habitat areas.
5. Ensure noise, to and from adjacent land uses, is reviewed and, if necessary, mitigated.
6. Land uses that generate levels of noise at the property line that are higher than noise levels permitted by state statute on adjacent properties should be considered incompatible.
7. Mitigate the adverse impact of noises that do not exceed State noise standards, but are an annoyance.
8. In the vicinity of areas with existing significant noise issues, encourage the use of sound-dampening construction materials and design techniques to reduce outside and/or inside noise levels.

Open Space and Open Land

Unincorporated Jefferson County has approximately 260 square miles of parks, open space, and Open Lands. This equals approximately 40 percent of the County's land area. These include Jefferson County Open Space Parks, Denver Mountain Parks, United States Forest Service land, Colorado State Parks, and parkland owned by a variety of cities, and park and recreation districts.

The Jefferson County Open Space Program began in 1972 by a vote of the Jefferson County citizens. Since that time the one-half cent sales tax has protected approximately 53,000 acres and created 28 regional parks and 210 miles of trails throughout the County. The Jefferson County Open Space 5-year Master Plan identifies