

Definitions

(orig. 12-17-02)

Words used in present tense, include future. Words used in singular number, include plural. Words used in plural number, include singular. The word "building" includes "structure." The word "shall" is mandatory, not directory. For purposes of this Resolution, certain words and terms are defined as follows: (orig. 5-6-46)

ABANDONED: A situation which exist where something is discarded, unused, inactive or nonfunctional and no one lays claim, possession or ownership over it. (orig. 12-17-02; am. 7-1-03)

ABANDONED - STRUCTURE: A structure left on a property where no reasonable use of the structure exists, such structure presents a hazard to the health, safety or welfare of any individual should it be occupied or such structure is beyond repair and is unsafe for occupancy and cannot meet applicable building code requirements. (orig. 12-17-02; am. 7-1-03)

ABANDONED - VEHICLE: A vehicle left on a street/road, right-of-way or property without the consent of the owner and where such vehicle cannot be operated, license plates or other identifying marks have been removed, damage exists so extensively as to make the value of the vehicle junk or an attempt has been made to notify the vehicle owner and no effort occurs to remove such vehicle. (orig. 12-17-02; am. 10-13-09)

ABATEMENT: To substantially nullify the danger posed by a hazard by means including, but not limited to, modification of the hazard and/or the structure affected. (orig. 3-23-76)

ACCELERATED SOIL EROSION: The increased loss of the land surface that occurs as a result of man's activities. In cases where the occurrence of accelerated soil erosion is questionable, natural and construction related erosion volumes shall be calculated by the Revised Universal Soil Loss Equation (or the most recent version as published by the Natural Resources Conservation Service or the Soil and Water Conservation Society) and the Wind Erosion Equation developed by the Natural Resources Conservation Service. (orig. 9-24-91; am. 3-23-99)

ACCESSORY AREA (RESIDENTIAL): The area in square feet of a building or portion of a building not included in the livable space of the primary dwelling unit. This includes, but is not limited to, garages (attached or detached), sheds, barns, coops, greenhouses, and detached living space. (orig. 07-17-18)

ACCESSORY BUILDING: A subordinate building, or portion of a main building, the use of which is incidental to that of the main building on the same lot. This includes detached garages, workshop, sheds, barns, coops, greenhouses, and detached living space. (orig. 5-6-46, am. 07-17-18)

ACCESSORY DWELLING UNIT: A separate, complete housekeeping unit limited to two (2) bedrooms, kitchen, sleeping area, and full bathroom facilities, which is in a detached building or an attached extension to an existing single family detached dwelling. Such a dwelling unit shall be developed in accordance with the standards set forth in the Accessory Uses section of this Resolution. (orig. 12-5-06; am. 8-23-11; am. 12-9-14, am. 07-17-18)

ACCESSORY EQUIPMENT: Equipment whose use is incidental to that of the principal building on the same lot. (orig. 7-23-02)

ADEQUATE VEGETATIVE COVER: A permanent vegetative ground cover which is mature enough to prevent accelerated soil erosion and to survive severe weather conditions. (orig. 9-24-91)

ADULT ARCADE: See definition under Sexually Oriented Business (am. 07-17-18)

ADULT BOOKSTORE, ADULT NOVELTY STORE, OR ADULT VIDEO STORE: See definition under Sexually Oriented Business. (am. 07-17-18)

ADULT CABARET: See definition under Sexually Oriented Business. (am. 07-17-18)

ADULT MOTEL: See definition under Sexually Oriented Business. (am. 07-17-18)

ADULT MOTION PICTURE THEATER: See definition under Sexually Oriented Business (am. 07-17-18).

ADULT THEATER: See definition under Sexually Oriented Business. (am. 07-17-18)

AGRICULTURE: Farming, ranching, animal husbandry, and horticulture. (orig. 07-17-18)

AGRICULTURAL EQUIPMENT: Equipment used on a farm or ranch for planting, growing, and harvesting agricultural products, or for raising or breeding livestock. (orig. 07-17-18)

AGRICULTURAL PRODUCTS: Plant or animal products in a raw or unprocessed state that are derived from the science and art of agriculture. (orig. 07-17-18)

AMATEUR RADIO: A communications service for the purpose of self training, intercommunications and technical investigations carried out by amateurs. Amateurs are those persons interested in radio technique solely with a personal aim and without pecuniary interest. (orig. 6-29-04)

ANTENNA: A transmitting and/or receiving device used in telecommunications that radiates or captures radio signals. (orig. 6-7-94)

ARCHAEOLOGICAL RESOURCE: Any significant evidence of human activity from historic and prehistoric periods including, but not limited to, occupation sites and work areas, evidence of farming, hunting, gathering, burials and other funeral remains and aboriginal artifacts and structures. This definition also includes, for the purpose of convenience, paleontological specimens and sites. (orig. 07-17-18)

ASCE: American Society of Civil Engineers. (orig. 5-21-19)

AVERAGE DAILY TRAFFIC (ADT): The existing or projected total traffic volume during a given time period at a given location divided by the number of days in that time period. (orig. 10-13-09)

AVIGATION EASEMENT: A property right acquired from a landowner which protects the use of airspace above a specified height and imposes limitations on use of the land subject to the easement. (orig. 07-17-18)

BARN: A building used exclusively for the housing and care of horses or other permitted livestock, and for the storage of feed, hay, other farm crops, and farm or equine equipment. Barns may not be used for a garage or as a storage shed for items not associated with livestock or farm crops. (orig. 8-23-11, am. 07-17-18)

BASEMENT: Any area of the building having its floor subgrade (below ground level). (orig. 5-31-88; am. 9-19-89)

BED & BREAKFAST: An overnight lodging establishment which is a residential dwelling unit, in which the innkeeper resides, or which is a building designed for but not necessarily occupied as a single family residence that is next to, or directly across the street from the innkeeper's residence, and in either circumstance, in which: (orig. 8-23-11)

1. lodging accommodations are provided for a fee; (orig. 8-23-11)
2. at least one meal per day is provided at no charge other than the fee for lodging accommodations; (orig. 8-23-11)
3. there are no more than five sleeping rooms available. (orig. 8-23-11)

BEDROOM: A room in a dwelling containing a door, closet and egress. Rooms meeting this criteria are considered bedrooms even if labeled differently on floor plans. (orig. 07-17-18)

BERM: See definition under Landscaping. (am. 07-17-18)

BREW PUB: A restaurant that includes the brewing of beer as an accessory use. The area used for brewing, including bottling, kegging, and packaging, shall not exceed 25 percent of the total floor area of the premises. (orig. 10-13-09)

BUFFER AREA: A transition zone or land area intended to serve as a means to physically separate one land use from another. (orig. 11-12-96)

BUFFERING: The installation of plant materials, fencing, landforms, or a combination thereof, between two or more land uses, buildings, lots or parcels of land, or adjacent rights-of-way, which is intended to eliminate or minimize negative impacts between the adjoining land uses lots or parcels and/or rights-of-way. (orig. 11-12-96)

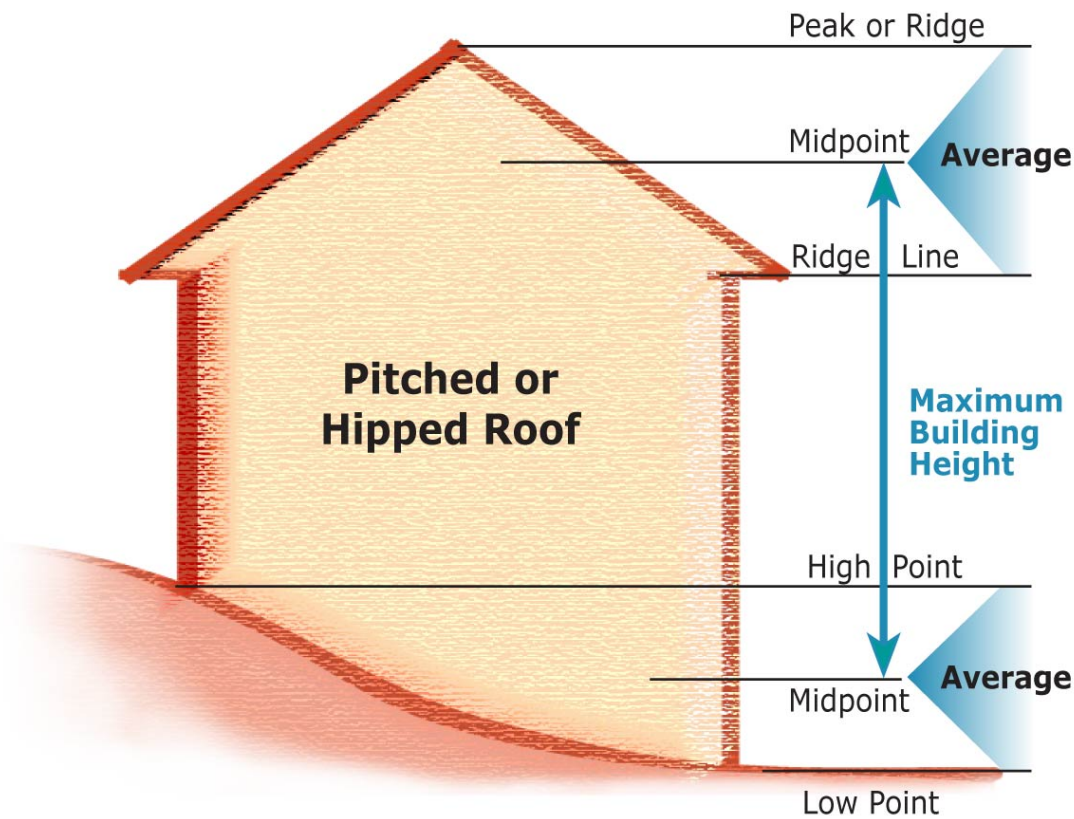
BUILDABLE LAND AREA: That area of a site where a building or other improvements can occur excluding such areas as, but not limited to required setbacks, wetlands, water bodies, excessive slope, floodplain, easements, hazardous areas, etc. These areas where building improvements cannot occur may be defined as non-buildable or non-disturbance areas. (orig. 07-17-18)

BUILDING: A structure having a roof supported by columns or walls. (orig. 5-6-46)

BUILDING ARTICULATION: Emphasis given to architectural elements on a building (windows, balconies, and entries) that create a variety of patterns or rhythms, dividing a large structure into smaller, identifiable pieces. (orig. 7-23-02)

BUILDING ENVELOPE: That portion of a lot where building construction requiring a building permit will be permitted. (orig. 07-17-18)

BUILDING – HEIGHT OF: The vertical distance from grade plane to the average height of the highest roof surface. (orig. 5-6-46; am. 7-23-02; am 5-20-08)



BUILDING SITE: A legally created parcel of land occupied or designed to be occupied by a main building and the accessory buildings or structures customarily incidental to such main buildings, including the open spaces required by this Resolution and such open spaces as are arranged and designed to be used in connection with such buildings. A building site may or may not be the land shown as a lot on a duly recorded plat. (orig. 7-1-03)

BUILDING – STRUCTURAL ALTERATION: Any change in the supporting members of a building such as bearing walls, columns, beams or girders, floor joists or roof joists. (orig. 5-6-46; am. 12-17-02)

CAMP: Land under single ownership and management having tents, buildings, or other shelters (not including recreational vehicles or mobile homes) for recreational or educational purposes and accommodating six or more persons for two or more days, or portions thereof. (orig. 5-5-46, am. 12-17-02, am.8-23-11)

CAMPGROUND: Any area that is occupied or intended or designed or improved for occupancy by transients using recreational vehicles, travel trailers, tent trailers, or tents for temporary dwelling, lodging, or sleeping purposes wherein sites are offered for the use of the public or members of any organization. (orig. 8-23-11)

CAMPING: The use of a temporary shelter, such as a tent, car, trailer or mobile home to live in. In most zone districts camping is limited to 2 weeks out of the year. (orig. 07-17-18)

CATTERY: Any building, structure or open space devoted in its entirety or in part to the raising, boarding or harboring of 4 or more adult cats. (orig. 11-15-65)

CERTIFICATE OF COMPLIANCE: A written document issued by Planning and Zoning or the Board of County Commissioners certifying compliance with certain land development restrictions or conditions. (orig. 07-17-18)

CHANNEL: A natural or artificial watercourse of perceptible extent, with definite bed and banks to confine and conduct continuous or periodic flowing water. (orig. 1-10-75)

CLUSTER DEVELOPMENT: A development design technique that concentrates buildings on a portion of a site to allow the remaining land to be used for recreation, open space, or preservation of sensitive land areas. (orig. 8-23-11)

COMMERCIAL MINERAL DEPOSIT: A natural mineral deposit of limestone used for construction purposes, coal, sand, gravel, and quarry aggregate, for which extraction by an extractor is or will be commercially feasible and where it can be demonstrated by geologic, mineralogic, or other scientific data that such deposit has significant economic or strategic value to the area, state, or nation. (orig. 8-25-86; am. 12-17-02)

COMMERCIAL-TYPE VEHICLE: Any vehicle or equipment which falls into one or more of the categories listed below:

1. truck tractor; (orig. 5-20-08)
2. semi-trailer, which shall include flat beds, stake beds, roll-off containers, tanker bodies, dump bodies and full or partial box-type enclosures; (orig. 5-20-08)
3. vehicles of a type that are commonly used for the delivery of ice cream, milk, bread, fruit or similar vending supply commercial or delivery trucks. (orig. 5-20-08, am. 8-23-11)
4. other vehicles or trailers designed or used to transport commodities, merchandise, produce, freight, animals, or passengers for a fee; (orig. 5-20-08)
5. tow trucks; (orig. 5-20-08)
7. commercial hauling trucks; (orig. 5-20-08)
8. vehicle repair service trucks; (orig. 5-20-08)
9. vehicles with blades attached for plowing or grading; (orig. 5-20-08)
10. construction vehicles, such as bulldozers, backhoes, dump trucks, and similar vehicles; (orig. 5-20-08)
11. vehicles similar to those described above that are not ordinarily used for personal transportation. (orig. 5-20-08)

COMMODITY: An article or substance produced or refined to be sold or used. (orig. 07-17-18)

COMMON USABLE AREA: Includes permanent areas on the ground, or a roof, balcony, deck, porch, or terrace, which are designed and accessible for the passive or active outdoor use for the residents or guests within a particular development for recreation. This can include plazas, community gardens, parks, permanent outdoor dining areas, courtyards, green roofs and communal amenities. For the purpose of this section, "green roof" means a roof that is partially or completely covered with vegetation. Required sidewalks, buffers or parking lot landscaping shall not qualify as usable open space. (orig. 2-26-13; am. 9-24-13)

COMMUNAL AMENITY: Recreational components that are provided for the active use of all residents within the development such as permanent outdoor barbeque areas, bicycle paths, children's play areas, putting greens, recreation buildings and/or clubhouses, swimming pools, tennis, baseball or handball courts, or similar improvements as allowed by Planning and Zoning. (orig. 2-23-13; am. 9-24-13)

CRAFT BREWERY: a production facility with a manufacturer or wholesaler license issued under § 12-47-401, et seq., C.R.S., and does not include any retail type liquor license under § 12-47-309, et seq., C.R.S., on the lot or parcel, that is primarily a manufacturing facility, where malt liquors are manufactured on the premises, that may include a tap room that is less than or equal to thirty percent of the total floor area of the facility or one thousand square feet, whichever is greater. The annual production of the facility shall not exceed 100,000 barrels. (orig. 6-12-12)

CRAFT DISTILLARY: facility with a manufacturer or wholesaler license issued under § 12-47-401, et seq., C.R.S., and does not include any retail type liquor license under § 12-47-309, et seq., C.R.S., on the lot or parcel, that is primarily a manufacturing facility, where spirituous liquors are manufactured on the premises, that may include a tasting room that is less than or equal to thirty percent of the total floor area of the facility or one thousand square feet, whichever is greater. The annual production of the facility shall not exceed 50,000 proof gallons. (orig. 6-12-12)

CRAFT WINERY: a use with a manufacturer or wholesaler license issued under § 12-47-401, et seq., C.R.S., and does not include any retail type liquor license under § 12-47-309, et seq., C.R.S., on the lot or parcel, that is primarily a manufacturing facility, where vinous liquors are manufactured on the premises, that may include a tasting room that is less than or equal to thirty percent of the total floor area of the facility or one thousand square feet, whichever is greater. The annual production of the facility shall not exceed 100,000 gallons. (orig. 6-12-12)

CREEP: A geologic hazard meaning the slow, gradual, more or less continuous deformation sustained by soil and rock materials under gravitational stresses. (orig. 3-23-76)

CUL-DE-SAC: A non-through or dead-end local street/road with special features (bulb) for turning around of vehicles. (orig. 4-7-69; am. 10-13-09)

DAY-CARE HOME – SMALL: A dwelling in a Residential Zone District or a Planned Development in which residential uses are allowed on the property, where care is provided for up to six (6) children from birth to

eighteen years of age with no more than two (2) children under two years of age. Care also may be provided for no more than two (2) additional children of school age attending full-day school. School-age children include children six years of age and older who are enrolled in the first grade or above. Residents of the home under twelve years of age who are on the premises for supervision are counted against the approved capacity. (orig. 07-17-18)

DAY-CARE HOME – LARGE: A dwelling in a Residential Zone District or a Planned Development in which residential uses are allowed on the property where care is provided for seven (7) to twelve (12) children. Child care may be provided to children from birth to eighteen years of age. The provider needs an assistant when the nine or more children are present. Care may not be provided to more than two (2) children under two years of age. (orig. 07-17-18)

DEVELOPMENT AREA: The overall area of a specific project including all parcels, lots, and tracts of land. Included in this area are all building areas, parking areas, open space and drainage tracts, and other similar development entities. (orig. 5-20-08)

DEBRIS: waste building materials, packaging, rubble, concrete, asphalt, wood, cardboard, metals, bricks, dirt, rocks, vegetative or woody land clearing/landscaping materials, and other inert waste. (orig. 07-17-18)

DIRECTOR OF PLANNING AND ZONING: "Director of Planning and Zoning" shall mean the Jefferson County Director of Planning and Zoning or his/her appointed designee (orig. 3-3-15).

DISABILITY: "Disability" or "Disabled individual" shall mean a physical or mental impairment which substantially limits one or more of such person's major life activities as more particularly defined by Federal law. (orig. 03-29-16)

DETACHED LIVING SPACE: A detached building that provides living quarters for guests and (a) contains no kitchen or cooking facility; (b) is clearly subordinate and incidental to the principal residence on the same building site; and (c) is not rented or leased, whether compensation be direct or indirect. Detached living space with bedrooms may not have a wet bar. (orig. 4-20-10, am. 07-17-18)

DEVELOPER: Any subdivider, applicant, person, firm, partnership, joint venture, association or corporation participating as owner, promoter, developer, or sales agent in the planning, platting, development, promotion, sale or lease of lands which are subject to the provisions of this Regulation. (orig. 07-17-18)

DIP OF SURFACE: The angle that a stratum or similar geological feature makes with a horizontal plane (slope of ground). (orig. 07-17-18)

DWELLING: A building designed for occupancy by one (1) or more families, as further defined below. (orig. 07-17-18)

1. **SINGLE-FAMILY DETACHED:** A detached building designed for occupancy by not more than one (1) family from month to month or for a term longer than a month. This single structure is located on a parcel, lot, or tract of land. (orig. 5-6-46; am. 12-17-02; am. 4-4-06; am. 5-20-08)
2. **SINGLE-FAMILY ATTACHED:** An attached building designed for occupancy by not more than 1 family from month to month or for a term longer than a month. This structure is located on a parcel, lot, or tract of land and is connected to another structure located on a separate parcel, lot, or tract of land. (orig. 5-6-46; am. 11-15-65; am. 12-17-02; am. 5-20-08)
3. **DUPLEX:** A detached building designed for occupancy by 2 families living in separate units; from month to month or for a term longer than 1 month. This single structure is located on a parcel, lot, or tract of land. (orig. 5-20-08)
4. **TWO-FAMILY:** A single-family attached unit constructed as a pair of attached units in which each unit is located on a separate parcel, lot, or tract of land, and each unit is designed for occupancy by not more than 1 family from month to month or for a term longer than 1 month. (orig. 5-20-08, am. 8-23-11)
5. **TOWNHOME:** A single-family attached unit constructed in a group of 3 or more attached units in which each unit is located on a separate parcel, lot, or tract of land, and each unit is designed for occupancy by not more than 1 family from month to month or for a term longer than 1 month. (orig. 5-20-08, am. 8-23-11)
6. **MULTI-FAMILY:** A detached building or group of buildings designed for occupancy by more than 2 families living in separate units from month to month or for a term longer than 1 month. (orig. 5-6-46; am. 12-17-02; am. 5-20-08)

7. *RENTAL - LONG TERM*: A dwelling or portion thereof that is available for use or is used for accommodations of occupants paying a fee or other compensation for a period of 30 or more consecutive days. (orig. 12-9-14)
8. *RENTAL - SHORT-TERM*: A single family detached dwelling or portion thereof that contains not more than 5 bedrooms, that is used for, or advertised and available for use for, accommodations or lodging of guests paying a fee or other compensation, for a period of fewer than 30 consecutive days. (orig. 1-1-12; am. 7-17-18)

EARTH MATERIALS: The inanimate constituents which compose or make up the planet earth's crust. (orig. 8-25-86)

EARTH TONE COLORS: In general, subdued colors typical of the muted native grasses, woods, rocks, and soil of the high Colorado foothills and Jefferson County's natural setting. (orig. 07-17-18)

ENGINEER: A person possessing specialized knowledge in the applicable area, registered as a professional engineer in the State of Colorado pursuant to Title 12, Article 25, C.R.S., as amended. (orig. 07-17-18)

ENGINEERING GEOLOGY: The discipline of applying geological data, techniques and principles to the study of naturally occurring rock and soil materials or subsurface fluids. The purpose is to assure that construction, operation and maintenance of engineering structures and the development of ground water resources are recognized, adequately interpreted and presented for use to the engineering practice. (orig. 6-15-76)

ENVIRONMENTAL ASSESSMENT: An evaluation of the environmental condition of the property which is included in the proposed development and may consist of an Environmental Questionnaire and Disclosure Statement, Phase I Environmental Site Assessment, Phase II Environmental Site Assessment, Phase III Environmental Site Assessment and remediation as specified in this Regulation. (orig. 07-17-18)

ENVIRONMENTAL PROFESSIONAL: A person possessing sufficient training and experience necessary to conduct an environmental assessment and from the information generated by such activity having the ability to develop conclusions regarding recognized environmental conditions in connection with the property in question. A person's status as an environmental professional may be limited to the type of assessment to be performed or to specific segments of the assessment for which the professional is responsible. (orig. 07-17-18)

EVERGREEN: A plant with foliage that persists and is green year-round. (orig. 7-23-02)

FACADE: The exterior wall of a building. (orig. 7-23-02)

FAMILY: One or more persons related by blood, marriage or adoption, living and cooking together as a single housekeeping unit, exclusive of household servants. A number of persons, but not exceeding 6, living and cooking together as a single housekeeping unit, though not related by blood, marriage or adoption, shall be deemed to constitute a family. Family shall not include more than one registered sex offender, unless related by blood, marriage or adoption. (orig. 5-6-46; am. 6-26-79, am. 2-1-00)

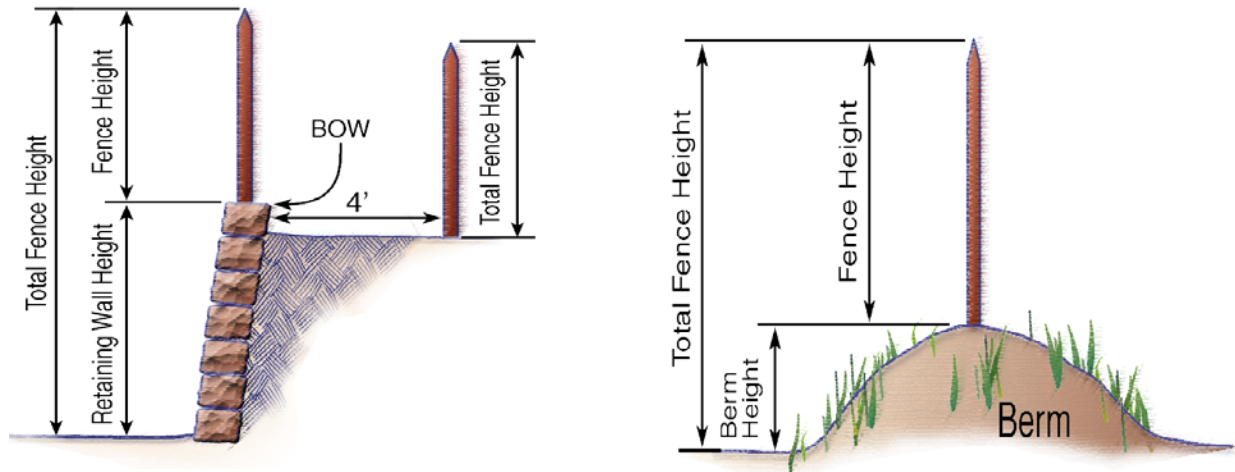
FARM: A parcel of land which is used to produce agricultural products that originate from the land's productivity. (orig. 07-17-18)

FARMING: The cultivation of land for agriculture, pasturage, ranching or raising of livestock.. (orig. 5-6-46, am. 07-17-18)

FENCE: An enclosure or barrier, such as wooden posts, wire, iron, etc., used as a boundary, means of protection, privacy screening or confinement, but not including hedges, shrubs, trees, or other natural growth. (orig. 07-17-18)

1. *CLOSED*: A fence that is a minimum of 90 percent opaque. (orig. 11-12-96, am. 07-17-18)

2. **HEIGHT:** The total height of fence is measured from the top of the fence to the lowest grade immediately adjacent to the fence unless the fence is placed on a retaining wall or a berm. Fence posts and or pillars which support the fence material may extend eight (8) inches above the height of the fence material. If a fence is erected on or within 4 feet of the back of wall (B.O.W), the height of the fence and retaining wall are combined to calculate the total fence height. If the fence is erected on a berm, the height of the berm and the fence are combined to calculate the total fence height. (orig. 7-1-03)



3. **OPEN:** A fence that is a maximum of 25 percent opaque. (orig. 11-12-96)
4. **MATERIALS:** Those materials which are specifically manufactured and/or produced as fencing components. All other materials must be specifically approved by the Director of Planning and Zoning. (orig. 11-12-96; am. 12-17-02; am.3-3-15)

FENESTRATION: For the purpose of this regulation, fenestration shall be defined as the design and placement of windows in a building. (orig. 10-13-09)

FITNESS CENTER: A facility with equipment or space for exercising, physical training or improving physical fitness. (orig. 5-21-19)

FIXED WIRELESS: Wireless radio communications service between specified fixed points. Currently associated primarily with wireless broadband internet access and data transmission and as a connection to cell sites. (orig. 6-29-04)

FLAT ROOF: A roof with a pitch of no greater than two inches vertical to twelve inches horizontal (1:6). (orig. 7-23-02)

FLOODPLAIN OR FLOOD-PRONE AREA: Any land area susceptible to being inundated by water from any source. Definitions listed hereafter, items 1 – 42, are related to Floodplains only. (orig. 5-31-88; am. 9-19-89; am. 10-13-09, am. 07-17-18; am. 5-21-19)

1. **ALTERATION OF WATERCOURSE:** Alterations are made to the channels of rivers, streams or drainageways, usually to improve drainage, relocate the channel, or to increase its flood carrying capacity. The altered or relocated watercourse must have the same or greater capacity as the original watercourse. (orig. 8-27-13)
2. **AS BUILT DRAWINGS:** An investigation and survey performed by a Professional Engineer or a Professional Land Surveyor to determine or confirm the development activity outside of any building, including but not limited to elevations, channel improvements, drainage flow paths, and dimensions of all drainage structures. (orig. 5-27-03)
3. **BASE FLOOD:** A flood having a one percent chance of being equaled or exceeded in any given year. (orig. 5-31-88; am. 12-17-02; am. 5-27-03)
4. **BASE FLOOD ELEVATION (BFE):** The elevation shown on a FEMA Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year. (orig. 8-27-13)

5. *CONDITIONAL LETTER OF MAP REVISION (CLOMR)*: FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevation (BFE) or the Special Flood Hazard Area (SFHA). The letter does not revise an effective National Flood Insurance Premium (NFIP) map, it indicates whether the project, if built as proposed, would be recognized by FEMA. (orig. 10-13-09)
6. *CRITICAL FACILITY*: A structure or related infrastructure, but not the land on which it is situated, as specified in Article 5, Section H, that if flooded may result in significant hazards to public health and safety or interrupt essential services and operations for the community at any time before, during and after a flood. (orig. 8-27-13)
7. *DEVELOPMENT*: Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, cutting, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. (orig. 5-31-88; am. 12-17-02; am. 5-27-03; am. 10-13-09; am. 8-27-13)
8. *DISTRICT*: The Floodplain Overlay District that includes SFHA Areas identified by FEMA that includes Zones A, AE, AH, AO; areas that are in FEMA Zone D and are within 50 feet of the thalweg of a Major Drainageway; Jefferson County Designated Floodplain map and Designated Flood-prone map. (orig. 07-17-18)
9. *EXISTING MANUFACTURED HOME PARK OR SUBDIVISION*: A mobile home park or subdivision in which the construction of facilities to serve the lots was completed prior to the effective date of the Floodplain Overlay District. (orig. 5-27-03; am. 5-20-08; am. 10-13-09)
10. *EXPANSION OF EXISTING MANUFACTURED HOME PARK OR SUBDIVISION*: The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed. The facilities shall include utilities, streets/roads and either final site grading or concrete pads. (orig. 5-27-03; am. 5-20-08; am. 10-13-09)
11. *EXTREME HAZARDOUS MATERIALS*: Any of the following or similar materials: acetone, ammonia, benzene, calcium, carbide, carbon disulfide, celluloid, chlorine, hydrochloric acid, prussic acid, magnesium, nitric acid, oxides of nitrogen, phosphorus, potassium, sodium, lithium, and sulfur. (orig. 5-27-03)
12. *FEMA*: Federal Emergency Management Agency. (orig. 12-17-02)
13. *FLOOD HAZARD AREA DELINEATION (FHAD)*: A study completed and published by the Urban Drainage and Flood Control District, which documents the flood hazard area of the 100-year floodplain (orig. 10-13-09)
14. *FLOOD INSURANCE RATE MAP (FIRM)*: The official map on which the Federal Emergency Management Agency Administrator has delineated both the areas of special flood hazards and the risk premium zones. (orig. 5-31-88; am. 9-19-89; am. 12-17-02; am. 5-27-03; am. 10-13-09)
15. *FLOOD INSURANCE STUDY*: The official report provided by the Federal Emergency Management Agency that includes flood profiles, the flood insurance rate maps, and the water surface elevation of the base flood. (orig. 5-31-88; am. 12-17-02; am. 5-27-03; am. 8-27-13)
16. *FLOOD OR FLOODING*: A general and temporary condition of partial or complete inundation of normally dry land areas from: (1) The overflow of inland or tidal waters, (2) The unusual and rapid accumulation or run-off of surface waters from any source. (orig. 5-31-88)
17. *FLOOD PROOFING*: Completely sealing the exterior of a building to prevent the entry of floodwaters. Flood-proofing seals all openings below the flood level and relies on the walls of the building to hold water out. (orig. 5-31-88; am. 5-27-03)
18. *FLOOD ZONES*: The FIRM for the County has identified several different flood zones that have slightly different requirements. An explanation of the flood zones that have different standards defined is provided below: (orig. 5-27-03)
 - a. *FEMA Zone A* – Zone A is the flood insurance rate zone that corresponds to areas subject to inundation by the 1-percent-annual chance flood event determined by approximate methods. Because detailed hydraulic analyses are not performed for such areas, no Base Flood Elevations or depths are shown within this zone. (orig. 5-27-03; am 10-13-09)
 - b. *FEMA Zone AE* – Zone AE is the flood insurance rate zone that corresponds to areas subject to

- inundation by the 1-percent-annual chance flood event determined by detailed methods. BFEs are shown in the AE Zone. (orig. 10-13-09)
- c. *FEMA Zone AH* – Zone AH is the flood insurance rate zone that corresponds to the areas of 100-year shallow flooding with a constant water-surface elevation (usually areas of ponding) where average depths are between 1 and 3 feet. The Base Flood Elevations derived from the detailed hydraulic analyses are shown at selected intervals within this zone. (orig. 5-27-03)
 - d. *FEMA Zone AO* – Zone AO is the flood insurance rate zone that corresponds to the areas of 100-year shallow flooding (usually sheet flow on sloping terrain) where average depths are between 1 and 3 feet. The depth should be averaged along the cross section and then along the direction of flow to determine the extent of the zone. Average flood depths derived from the detailed hydraulic analyses are shown within this zone. In addition, alluvial fan flood hazards are shown as Zone AO on the FIRM. (orig. 5-27-03)
 - e. *FEMA Zone D* – The Zone D is the flood insurance rate zone that corresponds to areas where there are possible but undetermined flood hazards. In areas designated as Zone D, no analysis of flood hazards has been conducted. A Floodplain Development Permit shall be required if the proposed development is within Zone D and fifty (50) feet of the thalweg of a major drainageway. (orig. 5-27-03; am. 10-13-09; am. 8-27-13)
 - f. *FEMA Zone X* – The Zone X is the flood insurance rate zone that corresponds to areas determined to be outside of the 500-year floodplain. (orig. 10-13-09)
19. *FLOODPLAIN DEVELOPMENT PERMIT*: A permit that is required for any development activity within the Floodplain Overlay District. (orig. 5-27-03)
 20. *FREEBOARD*: The vertical distance in feet above a predicted water surface elevation. Freeboard is intended to provide a margin of safety to compensate for unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood, such as debris blockage of bridge openings of culverts and the increased runoff due to urbanization of the watershed. (orig. 8-27-13)
 21. *HIGHEST ADJACENT GRADE*: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. (orig. 8-27-13)
 22. *HISTORIC STRUCTURE*: Any structure that is:
 - a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (orig. 8-27-13)
 - b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (orig. 8-27-13)
 - c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (orig. 8-27-13)
 - (1) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by the approved state program as determined by the Secretary of the Interior or; (orig. 8-27-13)
 - (2) Directly by the secretary of the interior in states without approved programs (orig. 8-27-13)
 23. *LAND USE ACTIVITY*: Any activity including but not limited to the construction and/or placement of structures, buildings, trailers, mobile homes, streets/roads, bridges, fences, fill materials, junk, refuse, solid waste disposal facilities, or other obstructions within the boundaries of the 100-Year Floodplain. (orig. 5-31-88; am. 9-19-89; am. 5-27-03; am. 10-13-09)
 24. *LETTER OF MAP AMENDMENT (LOMA)*: A letter from FEMA stating that an existing structure or parcel of land that has not been elevated by fill (natural elevation) would not be inundated by the base flood. (orig. 10-13-09)
 25. *LETTER OF MAP REVISION (LOMR)*: Letter from the Federal Emergency Management Agency that revises base flood elevations, flood insurance rate zones, flood boundaries, or floodways as shown on an effective flood insurance rate map. (orig. 12-17-02)
 26. *LETTER OF MAP REVISION-BASED ON FILL (LOMR-F)*: When fill has been placed on a property to raise the lot or building site to an elevation that is above the BFE, FEMA can revise the FIRM or Flood

Hazard Boundary Map (FHBM) by letter to remove the raised area from the SFHA. This is a man-made change to the floodplain. (orig. 10-13-09)

27. **LOWEST FLOOR:** The lowest level of the enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations. (orig. 5-31-88; am. 9-19-89; am. 5-27-03; am. 8-27-13)
28. **MANUFACTURED HOME:** A building, transportable in one or more sections and assembled on-site, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "Recreational Vehicle". (orig. 5-31-88; am. 9-19-89; am. 5-27-03; am. 5-20-08; am. 10-13-09)
29. **NEW CONSTRUCTION:** Structures for which the start of construction commenced on or after August 5, 1986, and includes any subsequent improvements to such structures. (orig. 5-31-88; am. 9-19-89; am. 5-27-03; am. 8-27-13)
30. **NEW MANUFACTURED HOME PARK OR SUBDIVISION:** A manufactured home park or subdivision for which the construction of facilities to serve the lots (including at a minimum, the installation of utilities, the construction of streets/roads, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the Floodplain Overlay District. (orig. 5-27-03; am. 5-20-08; am. 10-13-09)
31. **REGULATORY FLOODWAY:** A channel of a river or other watercourse and the adjacent land areas reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. As of 2011, per the requirements of the Colorado Water Conservation Board, the designated height is 0.5 feet. (orig. 07-17-18; am. 12-17-19)
32. **SPECIAL FLOOD HAZARD AREA (SFHA):** The land area covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies. (orig. 10-13-09; am. 8-27-13)
33. **START OF CONSTRUCTION:** The date of Floodplain Development Permit approval for a building in the Floodplain Overlay District. (orig. 5-27-03)
34. **STREAM ALTERATION ACTIVITY:** Any manmade activity within a stream or floodplain that alters the natural channel, geometry, or flow characteristics of the stream. (orig. 8-27-13)
35. **STRUCTURE:** A walled and roofed building, including a gas or liquid storage tank, which is principally above ground, as well as a manufactured home. (orig. 8-27-13)
36. **SUBSTANTIAL DAMAGE:** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure just prior to when the damage occurred. (orig. 8-27-13)
37. **SUBSTANTIAL IMPROVEMENT:** Any repair, reconstruction, rehabilitation, addition or other improvement of a building (regardless of date of initial construction of existing building), the cost of which equals or exceeds 50 percent of the market value of the building located within the Special Flood Hazard Area (SFHA) either: (a) before the improvement or repair is started, or (b) if the structure has been damaged, and is being restored, before the damage occurred. Substantial improvements shall be counted cumulatively for a period of 5 years from the Start of Construction date of the first approved building permit. The period of 5 years shall begin with the proposed floodplain development permit and go back the previous 5 years. For the purposes of this definition, the term does not include either: (1) any improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or, (2) any alteration of a building listed on the National Register of Historic Places or a State Inventory of Historic Places provided that the alteration will not preclude the buildings designation as a historic building. (orig. 5-31-88; am. 9-19-89; am. 5-27-03; am. 10-13-09; am. 6-18-13; am. 8-27-13, am. 07-17-18)
38. **SUFFICIENTLY HAZARDOUS MATERIALS:** Any of the following or similar materials: acetylene gas containers, gasoline, charcoal, coal dust, lumber/buoyant items, matches and sulfur products, and petroleum products (unless buried and constrained). (orig. 5-27-03)
39. **THALWEG:** The line defining the lowest point along the length of the drainageway or valley. (orig. 5-27-03; am. 8-27-13)

- 40. **VARIANCE:** A grant or relief to a person from the requirement of this ordinance when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this ordinance. (For full requirements see Section 60.6 of the National Flood Insurance Program regulations.) (orig. 8-27-13)
- 41. **VIOLATION:** The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) of the CWCB Rules and Regulations is presumed to be in violation until such time as that documentation is provided. (orig. 8-27-13)

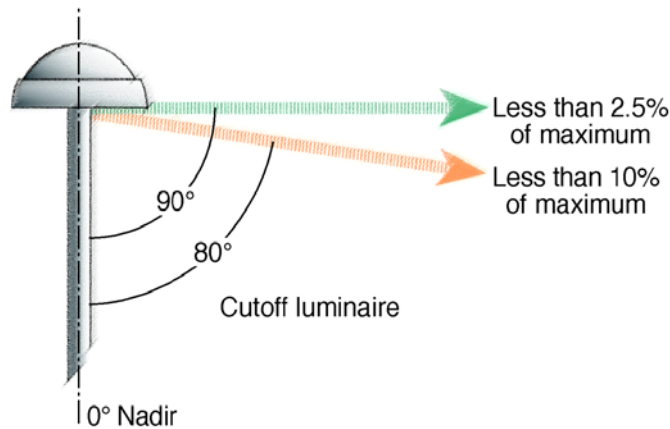
FOOT-CANDLE: See definition under Lighting. (am. 07-17-18)

FORMAL APPLICATION: A complete submittal package, including fees, containing the type and completeness of documents adequate to pass the Sufficiency Review, which allows a case to begin the First (1st) Referral period. (orig. 5-21-19)

FREESTANDING TELECOMMUNICATIONS FACILITY: See definition under telecommunication. (am. 07-17-18)

FUELING STATION: Each side of a fuel pump that allows an automobile to be fueled. (orig. 07-17-18)

FULLY SHIELDED: See definition under Lighting. (am. 07-17-18)



GARAGE – PRIVATE: An accessory building or an accessory portion of a main building, designed for shelter or storage of motor vehicles which are owned or operated by the occupants of the main building only. (orig. 5-6-46)

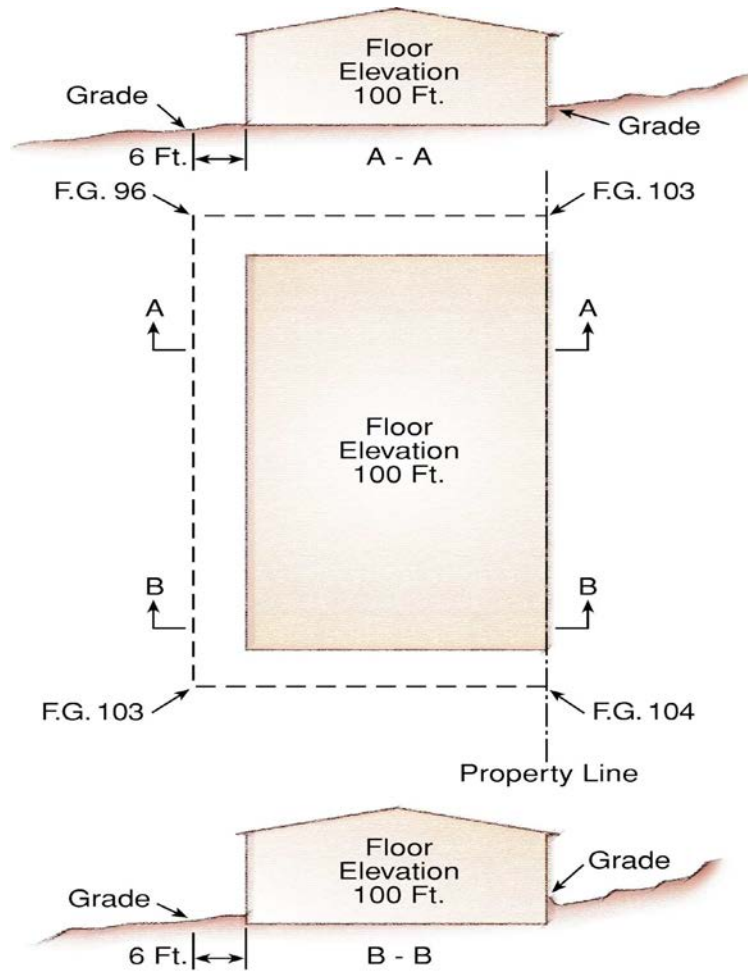
GARAGE – PUBLIC: A garage, other than a private garage, used for the housing or care of motor vehicles, or where such vehicles are equipped for operation, repaired or kept for remuneration, hire or sale. (orig. 5-6-46)

GEOLOGIC HAZARD: A geologic phenomenon which is so adverse to past, current, or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property. This includes, but is not limited to, landslide, rockfall, slope failure complex, mudflow and creep. (orig. 3-23-76)

GEOLOGIST: A person possessing specialized knowledge in the applicable area, meeting the definition of professional geologist as defined in the Colorado Revised Statutes. (orig. 07-17-18)

GLASS REFLECTANCE: Is measured as reflectance-out using average daylight or solar criteria. Should either criteria have a reflectance-out of greater than 30%, a mirror glass window in the Mountains is defined as not meeting this standard. (orig. 7-23-02)

GRADE PLANE: A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 5 feet from the building, between the building and a point 5 feet from the building. (orig. 7-23-02, am. 07-17-18)



GRADING PERMIT AREA: Any area in which grading activities are allowed to occur. (orig. 9-24-91; am. 12-17-02)

GREENBELT: Landscaped or natural open areas devoid of building and structures. (orig. 07-17-18)

GROSS FLOOR AREA (GFA): The total area of a building or structure expressed in square feet and measured from the exterior faces of exterior walls, or in the case of a common wall separating two buildings, from the centerline of such common wall. Gross floor area shall not include: vehicular parking and loading areas within the structure; or any space where the floor-to-ceiling height is less than six (6) feet (orig. 7-23-02; am. 07-17-18)

GROSS LEASABLE AREA (GLA): GLA is the total floor area designed for the tenants' occupancy and exclusive use (including, but not limited to, basements, kitchens, restrooms, decks, patios, storage rooms, private corridors, stairways, mezzanines and upper floors), expressed in square feet and measured from the centerline of interior walls or other interior tenant partitions and from outside wall faces. GLA does not include public or common areas such as public restrooms, corridors, stairwells, elevators, lobbies or mall areas, nor does it include mechanical rooms, equipment and/or machine rooms or mechanical chases. (orig. 7-27-78; am. 12-17-02; am. 07-17-18)

GROUND COVER: See definition under Landscaping. (am. 07-17-18)

GROUP HOMES: A state licensed residential care facility per Section 30-28-115, C.R.S. Groups homes for the aged and for the mentally ill shall not be located within 750 feet of another such group home, unless otherwise provided for by the County. (orig. 07-17-18)

1. **GROUP HOME FOR THE AGED:** A residential facility for the exclusive use of not more than 8 persons 60 years of age or older, per Section 30-28-115, C.R.S. (orig. 6-14-88; am. 12-17-02; am. 5-25-04, am. 07-17-18)
2. **GROUP HOME FOR THE DEVELOPMENTALLY DISABLED:** A state licensed residential facility for the exclusive use of up to 8 persons with developmental disabilities, as that term is defined in Section 25.5-10.5-202, C.R.S. Previously referenced as mentally ill. (orig. 5-25-04, am. 07-17-18)

3. **GROUP HOME FOR MENTALLY ILL PERSONS:** A state licensed residential care facility for the exclusive use of up to 8 persons with mental illness as that term is defined in Section 27-65-102, C.R.S. (orig. 6-14-88; am. 07-17-18)

GROUP LIVING FACILITY: A state licensed facility for housing residents in a group home which includes a residential treatment center, community residential home, home for social rehabilitation, assisted living residence, personal care boarding home, communal home, specialized group facility, receiving home for more than 4 foster home residents, residential child care facility, or shelter for domestic violence. (orig. 2-1-00; am. 5-25-04)

HAZARDOUS MATERIALS: Flammable or explosive materials, petroleum or petroleum based products, oil, crude oil, methane gas or synthetic gas usable for fuel, volatile organic compounds (VOC), radioactive materials, or hazardous toxic or dangerous waste, substance or related materials and includes, without limitations, the following: (orig. 07-17-18)

1. Those substances, materials and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 CFR 172.101) or listed as "hazardous material" or "hazardous waste" as defined by the Environmental Protection Agency at 40 CFR Part 302, and amendments thereto and replacements therefor; (orig. 07-17-18)
2. Such substances, materials or wastes as are regulated by the Resource Conservation and Recovery Act of 1976 (42 U.S.C. 6901, et seq.) as amended and any successor statute or orders, regulations, directions or requirements thereunder; (orig. 07-17-18)
3. Such substances, materials or wastes as are regulated by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. 9601, et seq.) as amended and any successor statute or orders, regulations, directions or requirements thereunder (including, but not limited to PCB's, asbestos and radon); (orig. 07-17-18)
4. Any "hazardous waste" as defined by the Colorado Waste Act, Section 25-15-101, C.R.S. as amended, and any successor statute or any regulations promulgated thereunder; and
5. Any "regulated substances" as defined by the Underground Storage Tank Law, Section 8-20.5-101, C.R.S. as amended, and any successor statute or regulations promulgated thereunder; or (orig. 07-17-18)
6. Such hazardous or toxic substances, materials or wastes that are regulated under any other applicable County, municipal, state or federal law, rule, ordinance, direction or regulation. (orig. 07-17-18)

HIGH VOLTAGE ELECTRIC TRANSMISSION TOWERS: High-voltage electric transmission towers are those that support high-voltage electric transmission lines. A high-voltage electric transmission line is a power line that carries high voltage between a generating plant and a substation. High voltage lines do not include local distribution and service lines. (orig. 6-29-04)

HIGHEST ADJACENT GRADE: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. (orig. 5-31-88)

HIGHLY ERODIBLE SOILS: Soils in Wind Erosion Groups 1, 2, 3 and 4 and/or where the soil erodibility factor K is greater than or equal to .37. (orig. 9-24-91)

HISTORICAL RESOURCE: Sites, districts, structures or other evidence of human activities existing for more than 50 years which represent facets of history in the locality, state or nation which have been officially included in the National or State Register of Historic Places or in the Jefferson County inventory of historical sites. (orig. 07-17-18)

HOME FOR SOCIAL REHABILITATION OR ADJUSTMENT: A residential treatment facility, licensed or certified by the state if applicable, providing room, board, and counseling or other rehabilitation services to persons with addictions to drugs or alcohol or with other disabilities (not qualified as developmentally disabled or mentally ill), or to pre-releasees or parolees from a state correctional facility. (orig. 6-14-88)

HOME OCCUPATION: An occupation or profession that is clearly a customary, secondary, and incidental use of a residential dwelling unit which does not alter the exterior of the property or affect the residential character of the neighborhood. Such use must conform with the restrictions set forth in the Home Occupations section or the Board of Adjustment section of this Zoning Resolution. (orig. 5-6-46; am. 6-2-58; am. 11-15-65; am. 8-7-74; am. 12-17-02; am. 3-26-13, am. 07-17-18)

HOSPITAL: See definition under Medical Facilities (am. 07-17-18)

JUNK: Scrap brass, scrap copper, scrap iron, scrap lead, scrap tin, scrap zinc, and all other scrap metals and the alloys and bones, rags, used cloth, used rope, used rubber, used tinfoil, used bottles, old or used machinery

of any type, used tools, used appliances, used fixtures, used utensils, used lumber, used boxes or crates (fabricated of any material), used pipe or pipe fittings, used conduit or conduit fittings, used automobiles in nonoperable condition, used tires, and other manufactured goods that are so worn, deteriorated or obsolete as to make them unusable in their existing condition. (orig. 11-15-65)

JUNK YARD: An open area where any waste, junk, used or second hand materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including, but not limited to, scrap iron and other metals, paper, rags, rubber tires and bottles. A "junk yard" also includes an auto wrecking yard for the storage or keeping of 1 or more inoperable motor vehicles, (except where otherwise specifically permitted) but does not include uses established entirely within enclosed buildings. (orig. 11-15-65)

KENNEL- PRIVATE: Any building, structure or open space devoted in its entirety or in part, to the raising, or harboring of adult dogs, cats or other household pets owned by the owner of the property. (orig. 11-15-65, am. 07-17-18)

KENNEL- PUBLIC: Any building, structure or open space devoted in its entirety or in part, to the boarding, breeding, raising, grooming, or training of 4 or more adult dogs, cats, or other household pets of any age not owned by the owner or occupant of the premises, and/or for commercial gain. This includes doggie day care facilities. (orig. 11-15-65, am. 07-17-18)

KEY FACILITIES: Major installations including, but not limited to those required for airports, public utilities, arterial highway interchanges and mass transit systems. (orig. 07-17-18)

KITCHEN: An area set aside for the purpose of preparing food and cleaning dishes, and typically consisting of a sink, counters, refrigerator and a cooking appliance. (orig. 07-17-18)

LABORATORY: A building or a portion of a building devoted to the experimental study or science of the testing and analysis of chemicals, drugs, explosives, minerals, etc. (orig. 11-15-65)

LABORATORY – MEDICAL OR DENTAL: A building or a portion of a building devoted to the use of providing bacteriological, biological, medical, x-ray, pathological and similar analytical or diagnostic services to doctors or dentists and where no fabrication is conducted on the premises, except the custom fabrication of dentures. (orig. 11-15-65)

LAMP: See definition under Lighting. (am. 07-17-18)

LAND DISTURBANCE ACTIVITY: Any activity that increases the rate of erosion, including but not limited to clearing, grading, excavation, demolition activities, or other activity that exposes soil. (orig. 10-12-04)

1. **ADEQUATE VEGETATIVE COVER:** A uniform vegetative cover with a density of at least 70 percent of pre-disturbance levels. (orig. 10-12-04)
2. **BEST MANAGEMENT PRACTICE (BMP):** A physical, structural or managerial practice or device that prevents or reduces erosion or sedimentation. (orig. 10-12-04)
3. **DISTURBED AREA:** That area of the land's surface disturbed by any activity including but not limited to clearing, grading, excavation, demolition or other activities that exposes soil. (orig. 10-12-04)
4. **EROSION:** The process by which the ground is worn away by the action of wind, water, gravity, or a combination thereof. (orig. 9-24-91)
5. **GRADING:** Any stripping, excavating, filling, or stockpiling of the land surface, or any combination thereof. "Grading" shall not include the excavation and hauling of a commercial mineral deposit or construction material for commercial purposes. (orig. 8-25-86, am. 9-24-91)
6. **IMPERVIOUS SURFACE:** Any surface that water runs across as opposed to infiltrating, including, but not limited to, streets/roads/driveways, parking/loading areas, treated surfaces, walkways, roof surfaces and patios. (orig. 10-12-04)
7. **MAINTENANCE:** Activity to maintain the original purpose of the facility, including the original line, grade and/or hydraulic capacity. (orig. 10-12-04)
8. **PERMANENT EROSION CONTROL MEASURES:** Those controls which are installed or constructed to control soil erosion and which are maintained after completion of the project including, but not limited to, silt fence, wattles, vehicle tracking pads, inlet filters, diversions, sediment ponds and de-watering structures. (orig. 9-24-91; am. 10-12-04)
9. **RECEIVING WATER:** A river, lake, stream, drainage ditch or other watercourse into which stormwater, wastewater or treated effluent is discharged. (orig. 10-12-04)

10. **RUNOFF:** The flowing of water across the ground surface. Runoff includes, but is not limited to, stormwater, yard watering, and sump pump activity. (orig. 10-12-04)
11. **SEDIMENTATION:** The transport and deposition of earthen material dislodged by wind and water erosion. (orig. 10-12-04)
12. **SENSITIVE AREA:** North Table Mountain, South Table Mountain, Green Mountain, the Hogback, floodplain overlay zones, geologic overlay zones, areas within slopes greater than 20 percent, and sites where proposed cuts/fills exceed 5 feet. (orig. 10-12-04)
13. **TEMPORARY BMP'S:** Those temporary BMP's such as, but not limited to, silt fence, wattles, vehicle tracking pads, inlet filters, diversions, sediment ponds and de-watering structures, to be installed and regularly maintained until the site is sufficiently stabilized. (orig. 10-12-04)
14. **TEMPORARY EROSION CONTROL MEASURES:** Interim control measures which are installed or constructed for the control of soil erosion until permanent soil erosion control is effective including, but not limited to, silt fence, wattles, vehicle tracking pads, inlet filters, diversions, sediment ponds and de-watering structures. (orig. 9-24-91; am. 10-12-04)

LANDSCAPE ARCHITECT: A person who engages in the practice of landscape architecture in the State of Colorado. (orig. 07-17-18)

LANDSCAPED AREA: See definition under Landscaping. (am. 07-17-18)

LANDSCAPING: The following definitions clarify terms related to Landscaping. (orig. 07-17-18)

1. **BERM:** A mound or embankment of earth, typically 2 to 6 feet in height. (orig. 11-12-96; am. 7-23-02, reloc. 07-17-18)
2. **MULCH:** Rock, gravel, or non-living organic matter, such as bark chips, chopped wood products, pole shaving, and other similar materials used for the purpose of retaining soil moisture, retarding weed growth, and stabilizing soils. (orig. 7-23-02; reloc. 07-17-18)
3. **NATIVE GRASS:** An indigenous grass or grass mix that spreads naturally. (orig. 7-23-02, reloc. 07-17-18)
4. **GROUND COVER:** A low-growing perennial and/or evergreen plant, other than turf, which grows or spreads in such a manner as to provide continuous plant coverage. Such plants are typically shorter than 18 inches, and may include herbs, ivies, ornamental grasses, perennials, spreading evergreens, succulents, vines, and wildflowers. Mulches, tree and shrub canopies, and stone are not considered ground cover by themselves but may be used with ground cover as part of the complete landscape design. (orig. 7-23-02, reloc. 07-17-18)
5. **LANDSCAPED AREA:** An area that is devoted to and maintained for the growing of plant material or mulch. The area may be designed and vegetated in a manner that is substantially altered from its natural condition, or it may be an area left in its natural vegetated state so long as minimum planting requirements are met. The area may be land serving as spatial separation between allowed structures on the same property or to adjacent properties, drainageways, detention ponds, perimeter areas, internal landscaped islands of parking lots, artwork, landscaped plazas, and landscaped medians (within or outside the right-of-way) at least 4 feet wide. Features such as, but not limited to, streets/roads, utility distribution and/or transmission lines, parking spaces, driveways, open decks, and landscaped rights-of-way may cross or be located in such areas but shall not be credited towards any required landscaped area. (orig. 11-12-96; am. 7-23-02; am. 10-13-09; am. 07-17-18)
6. **SHRUB:** A multi-stemmed, deciduous, evergreen, or coniferous woody plant with a mature height between 3 and 15 feet. (orig. 7-23-02; reloc. 07-17-18)
7. **STRIPPING:** Any activity which removes or significantly disturbs the vegetative cover of an area including clearing and grubbing operations. (orig. 9-24-91; reloc. 07-17-18)
8. **TOPSOIL:** The soil on the surface which, prior to disturbance, supported plant life and which includes the "A" horizons. (orig. 9-24-91; reloc. 07-17-18)
9. **TREE:** A single-stemmed, deciduous, evergreen or coniferous woody plant having a mature height of at least 15 feet. Types of trees are as follows: (orig. 7-23-02; reloc. 07-17-18)
 - a. **Coniferous Tree:** Evergreens or cone-bearing deciduous whose foliage is needle-like, scale-like or awl-like. (orig. 7-23-02; reloc. 07-17-18)
 - b. **Ornamental Tree:** A deciduous or coniferous tree that is planted for its decorative value rather than for shading. (orig. 7-23-02; reloc. 07-17-18)

- c. *Shade Tree*: A deciduous tree of 15 feet tall at maturity with a wide canopy and high bottom-branch scaffold planted to provide shade. (orig. 7-23-02; reloc. 07-17-18)

LANDSLIDE: A geologic hazard which means a mass movement where there is a distinct surface of rupture or zone of weakness which separates the slide materials from more stable underlying material. (orig. 3-23-76)

LATTICE TOWER: See definition under Telecommunication. (am. 07-17-18)

LEGAL NONCONFORMING USE: The use of land, premises, buildings or structures which was lawful at the time of the effective date of this Resolution or any amendment thereto, and which fails to comply with the use regulations applicable to the district in which the property is located as set forth in this Resolution. (orig. 5-11-93)

LETTER OF CREDIT: A letter issued by a bank to serve as a guarantee for payments made to a specific person under specific conditions. (orig. 07-17-18)

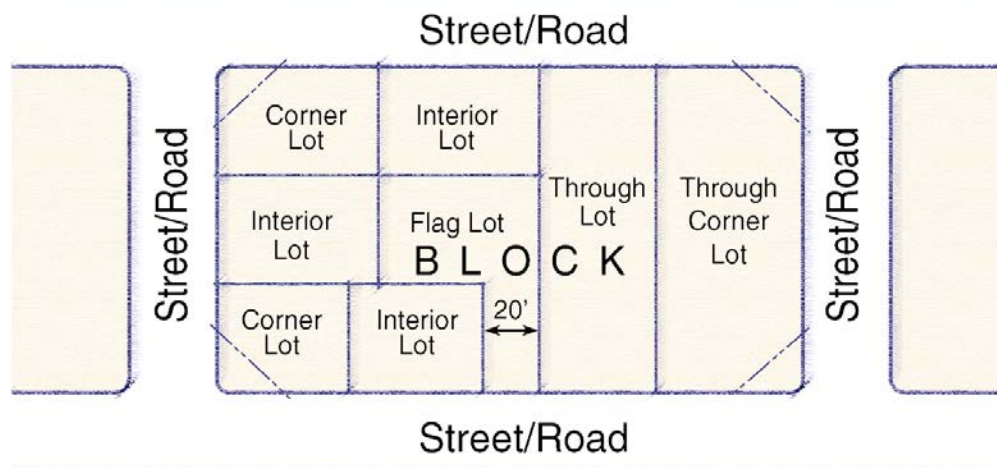
LIGHTING: The following definitions clarify terms related to Lighting. (orig. 07-17-18)

1. *FOOT-CANDLE*: A unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one candle. (orig. 7-23-02; reloc. 07-17-18)
2. *FULLY SHIELDED*: A method of construction and/or manufacture which does not allow any light dispersion to shine above the horizontal plane running through the lowest point on the fixture and which limits the illumination 90 degrees above nadir to a maximum of 2.5% and 80 degrees above nadir to a maximum of 10 % of the maximum illumination in any lateral angle around the light fixture. (orig. 7-23-02; reloc. 07-17-18)
3. *LAMP*: The light source. (orig. 7-23-02; reloc. 07-17-18)
4. *LUMINAIRE*: A complete lighting unit consisting of a lamp or lamps together with the parts or attachments designed to distribute, control, or direct the light (reflectors, refractors, diffuser, lens), protect the lamps (housing), and connect the lamps to the power supply (ballast). A luminaire does not include the pole or the building mounting devices. (orig. 7-23-02; reloc. 07-17-18)

LIVESTOCK: Domestic animals of types customarily raised or kept on farms or ranches for profit or other productive purposes. (orig. 11-15-65)

LONG TERM RENTAL: See definition under Dwelling. (am. 07-17-18) **LOT**: A parcel of land recorded in the Clerk and Recorders office via a subdivision plat or a parcel described by metes and bounds, upon which buildings or structures may be constructed. May also be described as a parcel, tract, or block in some instances. (orig. 5-6-46; am. 12-17-02; am. 7-1-03; am. 07-17-18)

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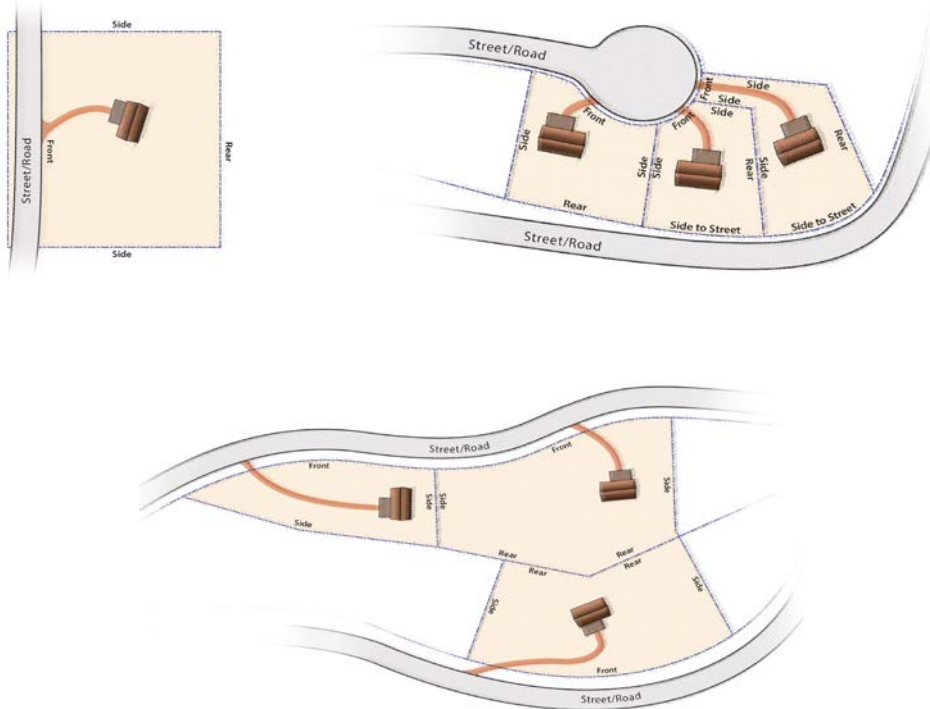


1. *CORNER*: A lot of which at least 2 adjacent sides abut for their full length upon a street/road. (orig. 5-6-46; am. 10-13-09, am. 07-17-18)
2. *FLAG*: A lot which connects to a street/road by a narrow appendage as shown in the figure above. (orig. 7-1-03; am. 07-17-18)

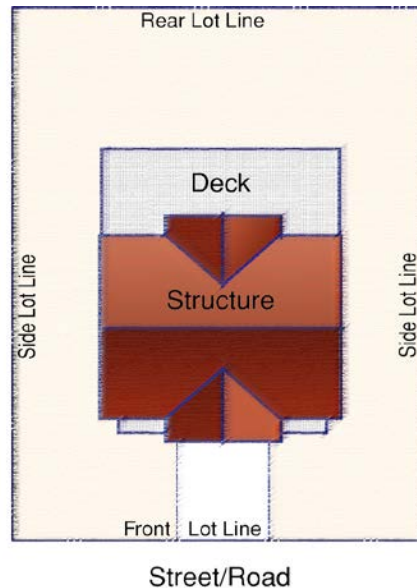
3. **INTERIOR:** A lot other than a corner lot. (orig. 5-6-46; am. 07-17-18)
4. **THROUGH:** An interior lot abutting on more than 1 street/road or corner lot abutting on more than 2 streets/roads. (orig. 5-6-46; am. 10-13-09; am. 07-17-18)

LOT LINE: The property line bounding the lot.

1. **FRONT:** May be one of the following, in sequence of priority:
 - a. As defined on a plat.
 - b. Where the main route of vehicular access first crosses onto the property. For properties that have a street/road traversing the parcel, and access is taken from this street/road, that street/road shall be the front lot line. (orig. 5-6-46; am. 7-1-03, am. 07-17-18; am. 5-21-19)



- c. **Interior Lot:** The boundary line between a lot and a street/road.
Corner Lot: If vacant, the boundary line between a lot and the narrowest frontage dimension on a street/road. If built on, the boundary line between a lot and the street/road toward which the principal entrance to the main building faces.
Through Lot: The boundary line between a lot and any adjacent street/road. In this situation, there may be more than one front lot line.
Flag Lot: The boundary line between a lot and street/road. (orig. 5-20-08; am. 10-13-09, am. 07-17-18)
2. **REAR:** That boundary line of a lot which is most nearly opposite the front lot line of such lot, other than a through lot. In the case of a triangular shaped lot, a rear lot line may not exist. (orig. 5-6-46; am. 7-1-03)
3. **SIDE:** Any boundary line of a lot, other than a front lot line or rear lot line. (orig. 5-6-46)



LOW POWER TELECOMMUNICATIONS FACILITY: See definition under Telecommunications. (am. 07-17-18)

LOW POWER TELECOMMUNICATIONS FACILITY ACCESSORY BUILDING: See definition under Telecommunications. (am. 07-17-18)

LUMINAIRE: See definition under Lighting. (am. 07-17-18)

MAJOR REPAIRS OF PUBLIC IMPROVEMENTS: Major repairs are as defined in the County Road Acceptance Criteria portion of the Policies and Procedures Manual. (orig. 07-17-18)

MANUFACTURED HOME: A pre-constructed building unit or combination of pre-constructed building units that:

1. includes electrical, mechanical, or plumbing services that are fabricated, formed, or assembled at a location other than the residential site of the completed home;
2. is designed and used for residential occupancy in either temporary or permanent locations;
3. is constructed in compliance with the “National Manufactured Housing Construction and Safety Standards Act of 1974”, 42 U.S.C. sec. 5401 et seq., as amended;
4. does not have motive power;
5. is not licensed as a vehicle; and
6. is eligible for a certificate of title pursuant to part 1 of article 29 of title 38 of the Colorado Revised Statutes(orig. 11-15-65; am. 11-4-03; am. 5-20-08; am. 07-17-18)

MEAN SEA LEVEL: The National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which Base Flood Elevations are shown. (orig. 5-31-88)

MEDICAL FACILITIES:

1. **FREE STANDING EMERGENCY ROOM:** A walk-in medical facility offering emergency care and may service ambulance patients. Typically, these facilities are open 24 hours a day and treat both urgent and emergent medical conditions. Patient stays more than 24 hours are not permitted. Medical personnel and diagnostic equipment is available as it would be in a hospital-based emergency room. (orig. 07-17-18)
2. **HOSPITAL:** An institution that provides physical or mental health services, inpatient or overnight accommodations, and medical or surgical care for the sick or injured. The institution typically includes related facilities such as laboratories, outpatient departments, training facilities, central service facilities, and staff offices, which are integral parts of the facilities. (orig. 10-31-06; reloc. 07-17-18)
3. **MEDICAL OFFICE:** An office building where physicians, and similar personnel provide treatment and examination of patients solely on an outpatient basis. This includes chiropractic and urgent care offices and excludes hospitals and emergency rooms. (orig. 10-31-06, reloc. 07-17-18)

4. **URGENT CARE:** Walk-in medical facility focused on the delivery of outpatient care outside of a traditional emergency room. Urgent care centers primarily treat injuries or illnesses requiring immediate care, but not serious enough to require an emergency room visit. Patient stays more than 24 hours are not permitted. (orig. 07-17-18)

METAL STORAGE CONTAINER – STORAGE OF FIREWORKS: Closed steel container, without wheels, engine or liquid fuel, placed flat on the ground, and locked that is constructed of a minimum 10 gauge steel for all parts, including walls, floors and doors. (orig. 2-5-02; am. 07-17-18)

MINERAL: An inanimate constituent of the earth in a solid, liquid, or gaseous state which, when extracted from the earth, is usable in its natural form or is capable of conversion into a usable form as a metal, a metallic compound, a chemical, an energy source, or a raw material for manufacturing or construction material. This definition does not include surface or subsurface water, geothermal resources, or natural oil and gas together with other chemicals recovered therewith, but does include shale. (orig. 8-25-86)

MINI-STRUCTURE: Any detached accessory structure, excluding garages or structures housing automobiles, that is used as a storage shed, playhouse or similar use, and that is exempt from the requirement of a building permit under the current Building Code in use by Building Safety. Such structures are no larger than 200 square feet, and less than 14 feet high at the peak. (orig. 6-14-88; am. 12-17-02; am. 7-1-03; am. 5-25-04; am 07-17-18)

MINING - OPEN: The mining of any natural mineral deposit by removing the overburden lying above such deposit and mining directly from the deposits thereby exposed. The term includes, but is not limited to, such practices as open cut mining, open pit mining, strip mining, quarrying and dredging. (orig. 1-13-75; am. 12-17-02)

MINING OPERATION: The development or extraction of a mineral from its natural occurrences on affected land. The term includes, but is not limited to, open mining and surface operation and the disposal of refuse from underground and in situ mining. The term includes the following operations on affected lands: Transportation; concentrating; milling; evaporation; and other processing. The term does not include the exploration and extraction of natural petroleum in a liquid or gaseous state by means of wells or pipe, or the extraction of geothermal resources. (orig. 8-25-86)

MIXED USE: A project or single building which includes both primary non-residential and primary residential uses, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated for the use of shared vehicular and pedestrian access and parking areas. (orig. 2-26-13)

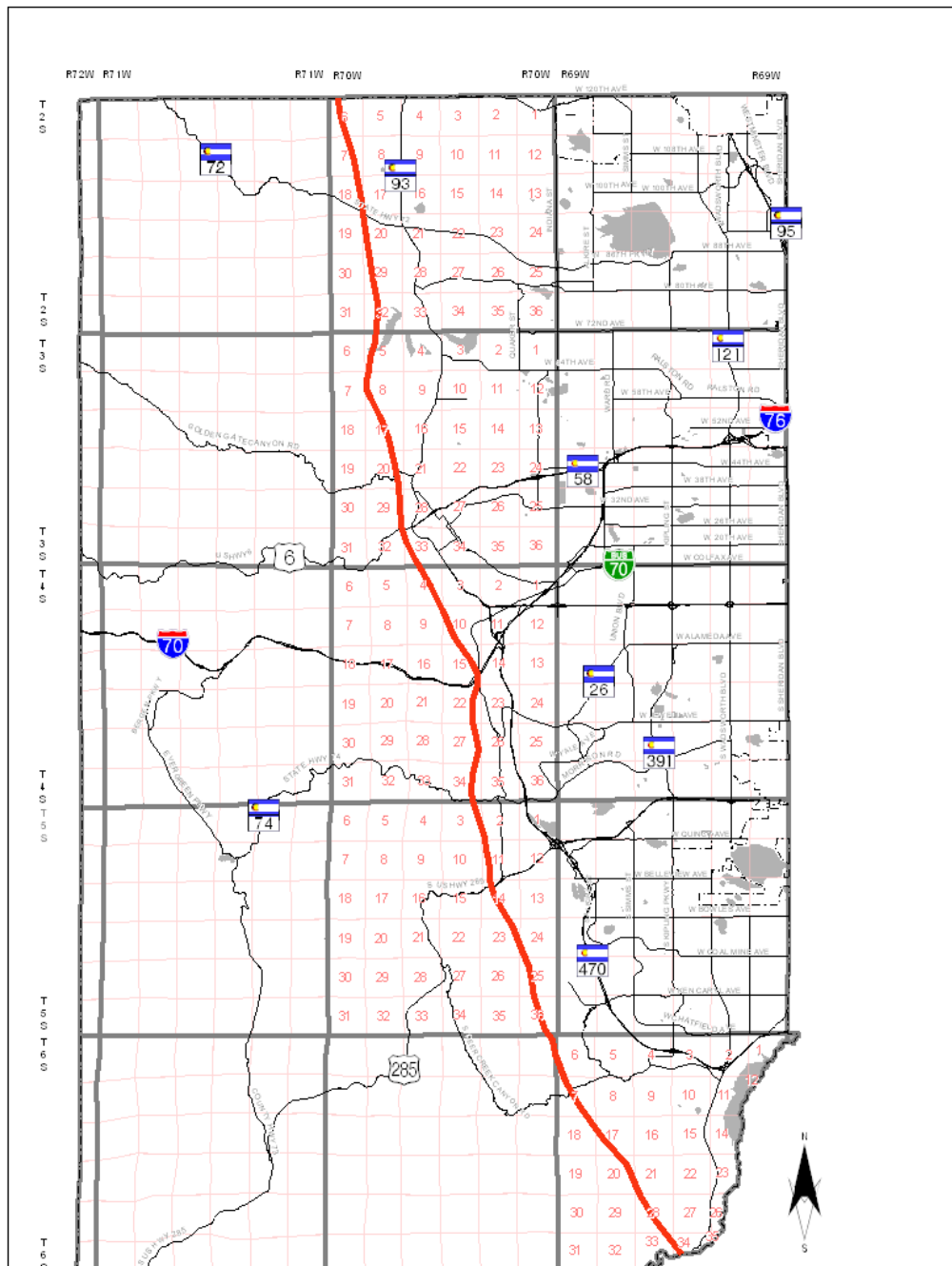
MOBILE HOME: A Manufactured Home built prior to the adoption of the “National Manufactured Housing Construction and Safety Standards Act of 1974”, 42 U.S.C. sec. 5401 et seq., as amended. (orig. 11-15-65, am. 11-4-03; am. 5-20-08)

MOBILE HOME PARK: A parcel of ground which allows for the renting or leasing of two or more mobile homes or recreational vehicles in specifically defined spaces on a parcel of ground. (orig. 11-15-65; am. 11-4-03; am. 5-20-08)

MOBILE HOME SPACE: A plot of ground within a mobile home park designed for the accommodation of one mobile home or recreational vehicle together with its accessory structures including carports or other off-street parking areas, patios, patio covers, awnings and similar appurtenances (orig. 11-4-03; am. 5-20-08)

MONOPOLE: See definition under Telecommunication. (am. 07-17-18)

MOUNTAINS: That area of the County lying west of the mountain front, as depicted by the bold line on the map below. Such line is described as a generalized 6,400 foot elevation contour line. (orig. 7-23-02; am. 10-13-09)



MUDFLOW: A geologic hazard which means a flowing mass of predominantly fine-grained earth material possessing a high degree of fluidity during movement. (orig. 3-23-76)

MULCH: See Landscaping Materials. (am. 07-17-18)

MYLARS: Plastic material on which the plat is reproduced. It shall be a minimum of 0.003 inches in thickness, black line and have a matte finish on both sides. (orig. 07-17-18)

NATIVE GRASS: See Landscaping Materials. (am. 07-17-18)

NOISE: Any sound which is unwanted, or which causes or tends to cause an adverse psychological or physiological effect on human beings. (orig. 07-17-18)

Decibel: A logarithmic (dimensionless) unit of measure often used in describing the amplitude of sound. (orig. 07-17-18)

- **L25:** Occurs no more than 25 percent of a specific time frame. (orig. 07-17-18)

- L0: Does not occur at any time during a specific time frame. (orig. 07-17-18)

NON-BUILDABLE AREA: A designated area where building structures requiring a permit are not allowed. (orig. 07-17-18)

NON-DISTURBANCE AREA: A designated area that shall not be disturbed unless otherwise noted on the applicable zoning. (orig. 07-17-18)

NONCONFORMING USE – LEGAL: See definition for Legal Nonconforming Use. (orig. 5-11-93)

NUDITY OR STATE OF NUDITY: See definition under Sexually Oriented Business. (am. 07-17-18)

NUDE MODEL STUDIO: See definition under Sexually Oriented Business. (am. 07-17-18)

OFFICE: A room, group of rooms, or a structure that is used for conducting a business, profession, government or service industry. Including but not limited to the following types of offices: (orig. 10-31-06)

1. **PROFESSIONAL:** An office where someone trained, licensed, or by way of other legal authorization offers a service to the public. (orig. 10-31-06)
2. **MEDICAL:** An office building where physicians, and similar personnel provide treatment and examination of patients solely on an outpatient basis. This includes chiropractic and urgent care offices and excludes hospitals and emergency rooms. (orig. 10-31-06)
3. **DENTAL:** An office building where dentists, orthodontists, and similar personnel provide treatment and examination of patients on an outpatient basis. (orig. 10-31-06)

OIL AND GAS DRILLING: Any operation utilizing equipment which advances a borehole into substrata for the purpose of discovery, development, and/or production of oil or gas. (orig. 10-17-83)

OIL AND GAS PRODUCTION: Any operation which utilizes equipment or facilities, including the wellhead and borehole, for the purpose of containment, preparatory separation, transportation, and marketing of oil or gas which has been extracted from wells which penetrate the substrata of land. Oil and gas production shall not be construed to mean the refining of petrochemicals, crude oil, natural gas, or any other hydrocarbon. (orig. 10-17-83)

OPEN SPACE: There are three categories of open space that may be considered during development of a property. These categories or definitions do not assume Jefferson County Open Space ownership, rather the open space may be owned and managed by either public or private entities. Streets/roads and utility distribution and/or transmission lines may cross such areas. Land areas designated for open space uses shall be identified graphically and in writing on all appropriate documents as to their purpose and function. The same area may fulfill more than one purpose or function. Development amenities which are accessible to the public and/or the residents of a development may be credited toward any open space requirement provided they fulfill the function and purpose of the required open space. Other use areas such as a maintenance building or private clubhouse may not be so credited. The Director of Planning and Zoning shall have the authority to determine the function of any such designated areas as allowed under the Enforcement and Administrative Exceptions section of this Zoning Resolution. The three categories are: (orig. 7-27-78; am. 11-12-96; am. 10-13-09; am. 3-26-13; am.3-3-15; am. 7-17-18)

1. **Natural Area:** Any land area, water body or water course which is primarily left in its undisturbed natural condition. (orig. 11-12-96)
2. **Open Area:** Any land area which remains primarily open but upon which minimal structures such as, but not limited to, restrooms, open pavilions, directional signs and impervious areas (such as parking areas and streets/roads) may be located. Such land areas are designed to incorporate natural areas or altered land areas that are revegetated and are intended to serve as extensive buffers between land uses or to create and/or preserve views and vistas. Parking areas and streets/roads are not credited toward any required open area. (orig. 11-12-96; am. 10-13-09)
3. **Recreational Area:** Any land area, water body or water course which in whole or part is altered for active and/or passive recreational uses such as, but not limited to, trail corridors, ball fields, picnic areas, sitting and walking areas, or multi-use private recreational areas such as playgrounds. (orig. 11-12-96)

OTARD – OVER THE AIR RECEPTION DEVICE: See definition under Telecommunications. (am. 07-17-18)

OUTDOOR VENDING MACHINE: A mechanical device located on the outside of a building that provides a product or service to the public for compensation. (orig. 07-17-18)

OWNERS AND ENCUMBERANCES REPORT: Information identifying the last recorded owner, legal description and recorded deeds of trust or mortgages of a particular real property address available from

public records. (orig. 07-17-18)

PARAPET: The extension of the main walls of a building above the roof level. (orig. 7-23-02)

PARKS: Parks include parks, recreation areas or open space areas. (orig. 07-17-18)

PARTIAL RELEASE: A decrease in the guarantee collateral for non-warranted public improvements as a result of the completion, either for the entire development or within a phase, of a major work category. (orig. 07-17-18)

PEEP BOOTH: See definition under Sexually Oriented Business. (am. 07-17-18)

PERSON: An individual, proprietorship, partnership, corporation, limited liability company, association or other legal entity. (orig. 7-8-97)

PERSONAL WIRELESS SERVICES: See definition under Telecommunications. (am. 07-17-18)

PHASE: A delineated geographical area, as indicated on a map, outlining one (1) contiguous, functional, self-contained area of development or a grouping of specific improvements global to the development. All phases shall be approved by Transportation and Engineering or Planning and Zoning. (orig. 07-17-18)

PLAINS: That area of the County lying east of the mountain front, as depicted by the bold line on the map shown in the "Mountains" definition. Such line is described as a generalized 6,400 foot elevation contour line. (orig. 7-23-02; am. 10-13-09)

PLANNING ENGINEER: The Jefferson County Planning Engineer or alternate as designated by the Planning Engineer or the Director of Planning and Zoning. (orig. 07-17-18)

PLAT: A map(s) or plan(s) complete with all written provisions located thereon prepared in compliance with this Regulation and which is submitted to the County for the purpose of obtaining approval thereof and recordation. (orig. 07-17-18)

PORCH – UNENCLOSED: A porch which is open to the atmosphere on at least 2 sides. (orig. 5-6-46)

PRIVATE MARIJUANA CLUB: An assembly of persons; other than at a residence, for the purpose of the consumption or transfer of marijuana or marijuana products, or the on-premise cultivation of marijuana, whether such use is the primary intended purpose of the assembly or is incidental to other reasons for assembly thereon. A hospice, as defined in C.R.S. 25-3-103.7, shall not be considered to be a private marijuana club. (orig. 4-14-14)

PUBLIC OR SEMIPUBLIC USES: Land on which is constructed a building(s) or structure(s) within which members of the general public shall congregate, including, but not limited to churches, private schools, theaters, amusement parks and golf courses. (orig. 07-17-18)

PUBLIC IMPROVEMENT GUARANTEE

A public improvement guarantee shall be one or some combination of the following types of collateral: (orig. 07-17-18)

Deposited Collateral: A guarantee secured by an irrevocable letter of credit or cash escrow. (orig. 07-17-18)

Plat Restriction Collateral: A guarantee secured by a plat restriction or by some other separate instrument. (orig. 07-17-18)

Intergovernmental Agreement Collateral: An improvement agreement between a municipal, quasi-municipal corporation or other governmental entity, authorized to complete the required public improvements, and the County, complete with evidence satisfactory to Jefferson County of available funds for said public improvements by the contracting governmental entity. (orig. 07-17-18)

RANCH: A parcel of land which is used for grazing livestock. (orig. 07-17-18)

RECREATION – COMMERCIAL: See definition under Recreational Facility. (am. 07-17-18)

RECREATION FACILITIES:

1. CLASS I: Facilities for sports and recreational activities that do not involve organized events which include motorized equipment, firearms or animals. All buildings housing such activities or accessory to the activity may not exceed a combined total of 5,000 square feet. (orig. 9-11-90; am. 12-17-02)
2. CLASS II: Facilities for sports and recreational activities that do not involve organized events which include motorized equipment, firearms or animals, except that golf carts accessory to a golf course and private motorized boats not involved in organized racing are allowed. All buildings housing such activities or

accessory to such activities may not exceed a combined total of 15,000 square feet. (orig. 9-11-90; am. 12-17-02)

3. **CLASS III:** Facilities for the purpose of sports and recreational activities including those that involve organized events which include the use of motorized equipment, firearms, and/or animals. There is no building size limitation except as may be designated elsewhere in this Zoning Resolution or other applicable regulations. (orig. 9-11-90; am. 12-17-02)
4. **COMMERCIAL:** Recreation facilities operated or owned by a commercial enterprise, open to the general public or members for a fee in return for the provision of some recreational activity. (orig. 9-11-90, am. 07-17-18)
5. **PUBLIC:** Recreation facilities operated or owned by a governmental entity or nonprofit organization. (orig. 9-11-90, am. 07-17-18)

RECREATION – PUBLIC: See definition under Recreational Facility. (am. 07-17-18)

RECREATIONAL ACTIVITIES: Passive and active activities undertaken by people of all ages for enjoyment, relaxation, health, or social interaction. Active recreation typically requires a constructed facility, such as soccer, softball, tennis and may include a recreation center with indoor courts, swimming pools, ice rinks and space for exercise classes. Passive recreation utilizes existing natural resources with minimal impact, such as hiking, cross country skiing, and bird watching. (orig. 07-17-18)

RECREATIONAL VEHICLE: A vehicular or portable unit mounted on a chassis and wheels, designed and constructed to be installed with or without a permanent foundation for human occupancy as a residence, not more than 12 feet in width, nor more than 40 feet in length and containing no more than 400 square feet in total floor area. Total width of said unit including all tip-outs, slide-outs, hinged extensions, or solid frames shall not exceed 12 feet. The term "recreation vehicle" shall include travel trailers, camping trailers, truck campers, and motor homes. (11-4-03)

RECYCLING TRANSFER STATION:

Type I: A facility designed to collect, compact, sort, bundle and/or temporarily store recyclable resources. (orig. 9-11-90)

Type II: A facility designed to collect, sort and/or temporarily store recyclable resources for on-site reprocessing or treatment and which transforms such resources into reusable materials. (orig. 9-11-90)

REDUCTION: A decrease in the guarantee collateral as a result of the completion, acceptance and warranty of all public improvements within a County-approved phase. (orig. 07-17-18)

REGISTERED ASSOCIATION: Any association registered with Planning and Zoning. (orig. 07-17-18)

REGISTERED SEX OFFENDER: Any person who is required to register their place of residence with the Sheriff's Department or other local law enforcement agency in accordance with article 22 of title 16, C.R.S., as amended. (orig. 2-1-00)

REMIEDIATION: The action or measures taken, or to be taken, to lessen, clean-up, remove or mitigate the existence of hazardous materials existing on the property to such standards, specifications or requirements as may be established or required by federal, state or County statute, rule or regulation. (orig. 07-17-18)

RESTAURANT: An establishment whose primary use is the sale, preparation, service and for consumption of food and beverages. (orig. 10-31-06)

1. **CARRY OUT:** A restaurant where food is packaged in disposable containers to leave the premises for consumption. (orig. 10-31-06; reloc. 07-17-18)
2. **DRIVE-IN:** A restaurant and adjoining parking area where food and beverages are served for consumption outside the confines of the principal building, primarily in vehicles parked upon the premises. (orig. 10-31-06)
3. **FAST CASUAL:** A restaurant that does not offer full table service, but promises a higher quality of food with fewer frozen or processed ingredients than other fast food restaurants. It is an intermediate concept between fast food and casual dining, and typically priced accordingly. (orig. 07-17-18)
4. **FAST FOOD/QUICK SERVE:** A restaurant whose design and principal method of operation includes various combinations of the following attributes: (am. 07-17-18)
 - a. 45% or more of the floor area is devoted to food preparation, employee workspace, and customer service area; (orig. 5-20-08)

- b. If a chain or franchised restaurant, standardized floor plans are used over several locations; (orig. 5-20-08)
 - c. Customers pay for food before consuming it; (orig. 5-20-08)
 - d. A self-service condiment bar is provided; (orig. 5-20-08)
 - e. Trash receptacles are provided for self-service bussing; (orig. 5-20-08)
 - f. Furnishing plan indicates hard-finished, stationary seating arrangements; (orig. 5-20-08)
 - g. Most main course food items are prepackaged rather than made to order; (orig. 5-20-08)
 - h. A permanent menu board is provided from which to select and order food; and (orig. 5-20-08)
 - i. A drive-through with external menu board is provided. (orig. 10-31-06)
5. *SIT DOWN*: A restaurant where a customer is normally provided with an individual menu and served food or beverages by a restaurant employee at the same table or counter where the food is consumed. (orig. 10-31-06; reloc. 07-17-18)
 6. *SPECIALTY*: A restaurant which primarily sells a single specialty type food or beverage that is not considered a meal. The sale of other types of food, beverages, or merchandise is incidental to the sale of the specialty food or beverage. Food and beverages are for customer consumption within the restaurant or adjoining patio area. Specialty restaurants include but are not limited to coffee shops and donut shops. (orig. 10-31-06)
 7. *TAP ROOM*: an incidental use associated with and on the same premises as a brewery, where guests may sample the manufacturer's products and consume other nonalcoholic beverages. (orig. 6-12-12; reloc. 07-17-18)
 8. *TASTING ROOM*: an incidental use associated with and on the same premises as a winery or distillery, where guests may sample the manufacturer's products and consume other nonalcoholic beverages. (orig. 6-12-12; reloc. 07-17-18)
 9. *TAVERN*: Any establishment serving alcoholic beverages in which the principal business is the sale of alcoholic beverages at retail for consumption on the premises and where sandwiches and light snacks are available for consumption on the premises, as defined by Section 12-47-103, C.R.S., as amended. (orig. 5-6-46; reloc. 07-17-18)
 10. *VINTNER'S RESTAURANT*: A restaurant that includes the manufacturing of wine as an accessory use. The area used for the manufacturing of wine, including bottling and packaging, shall not exceed 25 percent of the total floor area of the premises. (orig. 10-13-09; reloc. 07-17-18)

ROADS: Shall be public or private rights-of-way within the Mountains of the County. (orig. 12-17-02; am. 10-13-09)

ROADWAY CLASSIFICATION: A classification given to a particular street/road based on traffic volumes, geographic location, existing land use and anticipated growth. Classifications include freeways, parkways, principal arterials, minor arterials, major collectors, collectors and locals. Streets/roads are classified in the Jefferson County Major Thoroughfare Plan and in the Jefferson County Transportation Design and Construction Manual (JCRDCM). The JCRDCM identifies specific geometric requirements for streets/roads based on classification and other specific design requirements. (orig. 10-13-09; am. 11-24-15)

ROCKFALL: A geologic hazard which means the rapid free-falling bounding, sliding, or rolling of large masses of rock or individual rocks. (orig. 3-23-76)

ROOF AND/OR BUILDING MOUNTED TELECOMMUNICATIONS FACILITY: See definition under Telecommunications. (am. 07-17-18)

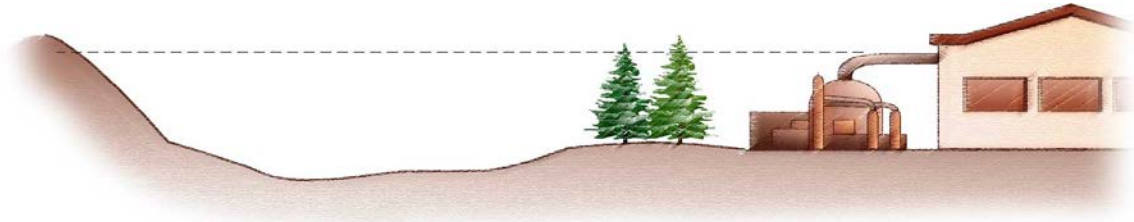
RUBBISH: junk, trash or garbage. (orig. 5-20-08)

SANITARY LANDFILL: A solid waste disposal site and/or facility at which the final deposition of municipal-type solid waste is accomplished by methods employing compaction of the waste and covering with earth or other suitable material, in compliance with all applicable State laws and State Department of Health and County regulations, including the issuance of a Certificate of Designation allowing operation of said facility. (orig. 9-11-90)

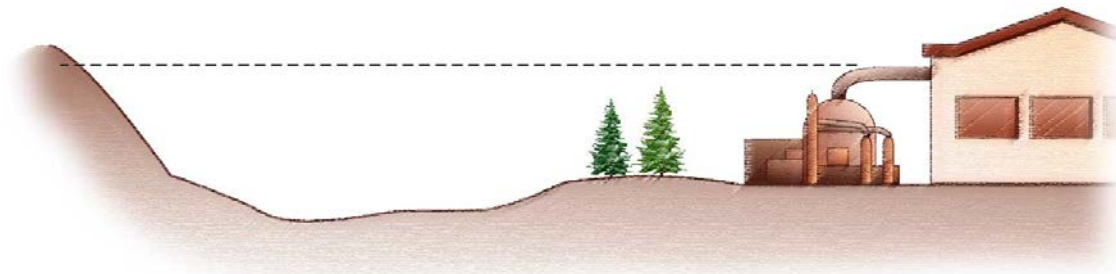
SCREENING: A method of visually obscuring or obstructing the view of abutting land uses, storage areas, buildings or structures, from an adjacent or nearby use or an adjacent Right-of-Way, by the installation and

maintenance of fencing, walls, berms, vegetation or a combination thereof. (orig. 11-12-96; am. 7-23-02; am. 7-1-03)

SCREENING OF ACCESSORY EQUIPMENT: Accessory equipment is screened when a wall taller than the equipment to be screened is constructed around the said equipment or when the equipment is screened in accordance with the overall site design. Equipment is screened in accordance with the overall site design when the elements of landform, vegetation or structures such as fences are taller than the equipment to be screened. (orig. 7-23-02)



Accessory equipment is screened

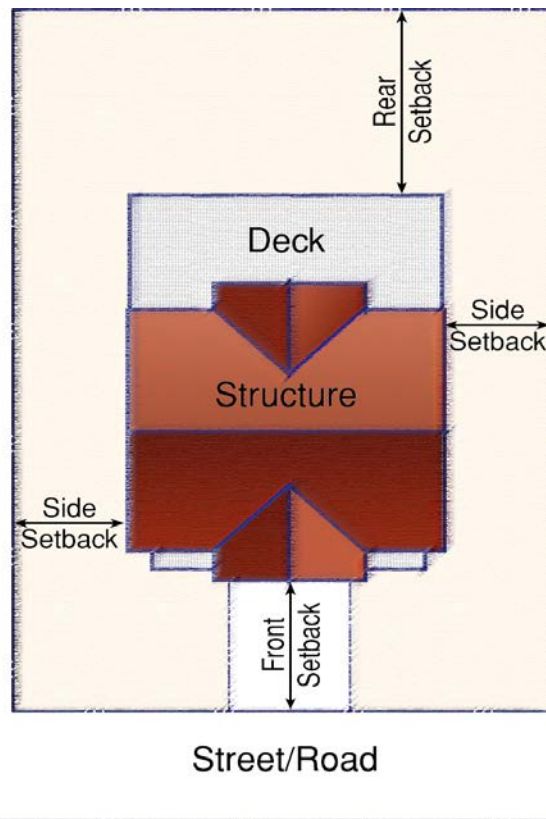


Accessory equipment is not screened

SECTORIZED PANEL ANTENNAS: See definition under Telecommunications. (am. 07-17-18)

SEMI-NUDE: See definition under Sexually Oriented Business. (am. 07-17-18)

SETBACK LINE: The distance between a building or structure measured perpendicular from the closest point of such building or structure to a lot line. An open fire escape, stairway, chimney or one-story unenclosed porch may encroach into a setback as specified in the regulations governing an applicable zone district. Window wells and counterforts are not required to meet setbacks. (orig. 5-6-46; am. 7-1-03; am. 7-17-18; am. 5-21-19)



SEXUAL ENCOUNTER ESTABLISHMENT: See definition under Sexually Oriented Business. (am. 07-17-18)

SEXUALLY ORIENTED BUSINESS: A business or commercial establishment that is in all or in part an adult arcade, adult bookstore, adult novelty store or video store, adult cabaret, adult motel, adult motion picture theater, adult theater, sexual encounter establishment, or nude model studio. The definition of sexually oriented business shall not include an establishment where a medical practitioner, psychologist, psychiatrist, or similar professional person licensed by the State engages in medically approved and recognized sexual therapy. (orig. 7-8-97)

1. **ADULT ARCADE:** An establishment where, for any form of consideration, one or more still or motion picture projectors, or similar machines, or other image producing machines, for viewing by five or fewer persons each, are used to show films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas. (orig. 7-8-97; reloc. 07-17-18)
2. **ADULT BOOKSTORE, ADULT NOVELTY STORE, OR ADULT VIDEO STORE:** A commercial establishment which, as one of its principal business purposes, offers for sale or rental for use off-premises books, magazines, periodicals or other printer matter, or photographs, films, motion pictures, video cassettes, slides, CD-ROMs, or other visual, digital or electronic representations, or novelty items, which are characterized by the depiction or description of specified sexual activities or specified anatomical areas. Principal business purpose shall mean having as a substantial or significant portion of its stock in trade the items listed herein or having at least 250 square feet of floor space occupied by the display of such items. (orig. 7-8-97; am. 12-17-02; reloc. 07-17-18)
3. **ADULT CABARET:** A nightclub bar, restaurant, pop shop, or similar commercial establishment, regardless of whether it serves food or alcoholic beverages, which features any of the following. (orig. 7-8-97; reloc. 07-17-18)

- a. Persons who appear nude or in a state of nudity. (orig. 7-8-97; reloc. 07-17-18)
 - b. Live performances which are characterized by the exposure of specified anatomical areas or by specified sexual activities. (orig. 7-8-97; reloc. 07-17-18)
 - c. Films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas. (orig. 7-8-97; reloc. 07-17-18)
4. *ADULT MOTEL*: A motel, hotel, or similar commercial establishment which offers the following. (orig. 7-8-97; reloc. 07-17-18)
- a. Public accommodations, for any form of consideration, and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas and which advertise the availability of this sexually oriented type of material by means of a sign visible from the public right-of-way, or by means of any off-premises advertising including but not limited to newspapers, magazines, pamphlets or leaflets, radio or television. (orig. 7-8-97; reloc. 07-17-18)
 - b. Sleeping room(s) for rent for a period of time less than 10 hours, or allows a tenant or occupant to sub-rent a sleeping room for a time period of less than 10 hours. (orig. 7-8-97; reloc. 07-17-18)
5. *ADULT MOTION PICTURE THEATER*: A commercial establishment where films, motion pictures, video cassettes, slides or similar photographic reproductions that are distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas are regularly shown for any form of consideration. (orig. 7-8-97; reloc. 07-17-18)
6. *ADULT THEATER*: A theater, concert hall, auditorium, or similar commercial establishment which, for any form of consideration, regularly features persons who appear in a state of nudity or live performances which are characterized by exposure of specified anatomical areas or by specified sexual activities. (orig. 7-8-97; reloc. 07-17-18)
7. *NUDITY OR STATE OF NUDITY*: Unclothed or partially clothed so as to expose any portion of the female breast below the top of the areola or any portion of the pubic hair, anus, cleft of the buttocks, vulva or genitals. (orig. 7-8-97; reloc. 07-17-18)
8. *NUDE MODEL STUDIO*: Any place where a person appears in a state of nudity or displays specified anatomical areas in exchange for money or any form of consideration to be sketched, drawn, painted, sculpted, photographed, or similarly depicted by other persons. The term "Nude Model Studio" does not apply to the following. (orig. 7-8-97; reloc. 07-17-18)
- a. A college, junior college, or university supported entirely or partly by taxation. (orig. 7-8-97; reloc. 07-17-18)
 - b. A private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation. (orig. 7-8-97; reloc. 07-17-18)
 - c. A business located in a structure which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing, and where, in order to participate in a class, a student must enroll at least 3 days in advance of the class, and where no more than one nude model is on the premises at any one time. (orig. 7-8-97; reloc. 07-17-18)
9. *PEEP BOOTH*: A viewing room of less than 150 square feet of floor space. (orig. 7-8-97; reloc. 07-17-18)
10. *SEMI-NUDE*: A state of dress in which clothing covers no more than the genitals, pubic region, or areola of the female breast, as well as portions of the body covered by supporting straps or devices. (orig. 7-8-97; am ,4-4-06; reloc. 07-17-18)
11. *SEXUAL ENCOUNTER ESTABLISHMENT*: A business or commercial establishment that, as one of its primary business purposes, offers for any form of consideration a place where two or more persons may congregate, associate, or consort for the purpose of specified sexual activities or the exposure of specified anatomical areas or activities when one or more of the persons is in a state of nudity. A motel, hotel, or other similar establishment will not be classified as a "sexual encounter establishment" merely by virtue of the fact that it offers private rooms for rent. (orig. 7-8-97; reloc. 07-17-18)
12. *SPECIFIED ANATOMICAL AREAS*: As used herein means and includes any of the following. (orig. 7-8-97; reloc. 07-17-18)

- a. Less than completely and opaquely covered human genitals, pubic region, buttock, anus, or female breast below a point immediately above the top of the areola. (orig. 7-8-97; reloc. 07-17-18)
 - b. Human male genitals in a discernibly turgid state, even if completely and opaquely covered. (orig. 7-8-97; reloc. 07-17-18)
13. *SPECIFIED SEXUAL ACTIVITIES*: As used herein means and includes any of the following. (orig. 7-8-97; reloc. 07-17-18)
- a. The fondling or other intentional erotic touching of human genitals, pubic region, buttock, anus, or female breast. (orig. 7-8-97; reloc. 07-17-18)
 - b. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy. (orig. 7-8-97; reloc. 07-17-18)
 - c. Masturbation, actual or simulated. (orig. 7-8-97; reloc. 07-17-18)
 - d. Human genitals in a state of sexual stimulation, arousal, or tumescence. (orig. 7-8-97; reloc. 07-17-18)
 - e. Excretory functions as part of or in connection with any of the activities set forth in paragraphs 1 through 4 above. (orig. 7-8-97; am. 12-17-02; reloc. 07-17-18)

SHELTER FROM DOMESTIC VIOLENCE: A facility providing temporary housing for persons who are displaced from their habitual residence as a result of domestic violence. (orig. 6-14-88)

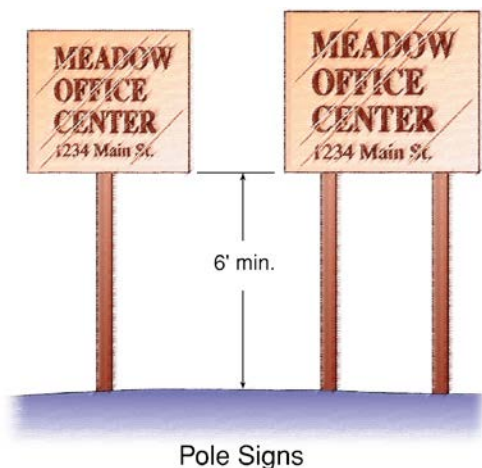
SHORT-TERM RENTAL: See definition under Dwelling. (am. 07-17-18) **SHRUB**: See definition under Landscaping. (am. 07-17-18)

SIGN: Any man-made object or device or part thereof, situated outdoors or indoors with the intent to be viewed outdoors, which object or device or effect produced is primarily used to advertise, announce, identify, declare, demonstrate, display, instruct, direct, or attract attention by any means of communication, including but not limited to words, letters, figures, designs, fixtures, colors, motion, illumination, sound, and/or projecting images, and is visible from public or private roads and/or the air. (orig. 7-20-81; am. 6-14-88; am. 2-06-18)

- 1. **ACCESSORY BUILDING WALL SIGN**: A Wall Sign on an accessory building, which includes, but is not limited to, garden centers, car washes, and fuel pumping canopies. (orig. 2-06-18)
- 2. **BANNER SIGN**: A temporary Sign which is constructed of cloth, canvas, fabric, or other light material, with or without frames and is securely attached to a wall. (orig. 10-13-09; am. 9-29-15; am. 2-06-18)
- 3. **BILLBOARD**: Billboards are Signs larger in size than otherwise permitted and typically located along State Right-of-Way and major arterial roadways. (orig. 7-20-81; am. 2-06-18)
- 4. **BUILDING FRONTAGE**: One exterior wall containing the primary entrance to a building. (orig. 7-20-81; am. 9-29-15)
- 5. **CAUTIONARY SIGNS**: Signs indicating a danger or Signs warning of a hazard ahead that may not be readily apparent to the vehicle or pedestrian (orig. 2-06-18).
- 6. **COMMERCIAL SIGN**: A Sign containing a message advertising the manufacture, sale or availability of products, accommodations, services, attractions, or activities, or that are intended to attract attention to a business or to products, property, accommodations, services, or activities that are offered or exist for sale or for hire. (orig. 2-06-18)
- 7. **ELECTRONIC MESSAGE CENTER**: A Sign whose alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display screen composed of electrically illuminated segments (orig. 2-06-18).
- 8. **ENTRY FEATURE SIGN**: A Ground Sign located at the entry to a residential subdivision or commercial development. (orig. 2-06-18)
- 9. **EXTERNAL ILLUMINATION**: Illumination of a Sign that is affected by an artificial source of light not contained within the Sign itself intended to cast light on the Sign to make the Sign content visible at night. (orig. 2-06-18)
- 10. **GRADE**: The average elevation of the ground directly below the Sign where such Sign or device is located on a lot, parcel or tract of land. (orig. 7-20-81; am. 9-29-15; reloc. 2-06-18)
- 11. **GROUND SIGN**: A Single or Double-Faced Sign suspended or supported by uprights or braces anchored in the ground so that the bottom edge of the Sign Face is on the ground or no more than 6 feet above

Grade. This type of Sign shall not be attached or affixed in any way to any part of a building. (orig. 7-20-81; am. 10-31-06; am. 5-20-08; am. 2-06-18)

- a. SINGLE-FACED: A Sign that is comprised of a single display surface. (orig. 9-29-15; am. 2-06-18)
 - b. DOUBLE-FACED: A Sign that is comprised of two separate display surfaces as a part of the same Sign Structure. The interior angle between display surfaces shall not greater than 60 degrees. (orig. 9-29-15; am. 2-06-18)
12. HALO ILLUMINATION SIGN: A Sign where the light source is concealed behind an opaque face and the rays of illumination are projected against the surface behind the Sign forming a silhouette or halo effect. (orig. 2-06-18)
 13. INTERNAL ILLUMINATION: Illumination of a Sign from a source within the Sign which makes the Sign content visible at night by mean of light being transmitted through a translucent material but the source of the illumination is not visible. (orig. 2-06-18)
 14. NON-COMMERCIAL SIGN: A Sign containing a message that is not a Commercial Sign. (orig. 2-06-18)
 15. OFF-PREMISE SIGN: A Commercial Sign advertising a land use, business, product or service not located or available as the primary business, product or service upon the premises whereon the sign is located. (orig. 2-06-18)
 16. POLE SIGN: A Sign that is mounted on a pole(s) that extends at least 6 feet above Grade to the bottom of the Sign. (orig.10-31-06; am. 2-06-18)



17. PORTABLE SIGN: An A-frame Sign or sandwich board Sign. (orig. 2-06-18)
18. PROJECTING SIGN: A Sign other than a Wall Sign which projects from a wall, is a minimum of 8 feet above Grade as measured to the lowest edge of the Sign, and is supported by a wall of a building. (orig. 7-20-81; am. 2-06-18)
19. RIGHT-OF-WAY SIGN: A Sign located in the State or County right-of-way. (orig. 2-06-18)
20. ROOF SIGN: A Sign mounted on a roof of a building or structure and that projects above the top walk or edge of the building or structure with a flat roof, the eave line of a building or structure with a gambrel, gable or hip roof, or the deck line of a building or structure with a mansard roof. (orig. 7-23-02; am. 2-06-18)
21. SIGN COPY: Any graphic, word numeral, symbol, insignia, text, ample, model or device. (orig. 2-06-18)
22. SIGN FACE: The area made available by the Sign Structure for displaying the message, or which is intended to draw attention to the message. (orig. 2-06-18)
23. SIGN PERMIT: A permit issued by Planning and Zoning for the erection, construction, enlargement, alteration, repair, moving, improvement, removal, conversion, or demolition of any Sign. (orig. 7-20-81; am. 2-06-18)
24. SIGN STRUCTURE: Sign Structure shall mean any supports, uprights, braces and framework of the Sign which does not include any portion of the Sign message. (orig. 7-20-81; am. 2-06-18)

25. WINDOW SIGN AREA: The glass portion of a window, door, or a space providing visual access to the interior of a building. The Window Sign Area shall be calculated by each windowpane or panel. A group of windowpanes or panels may be considered one (1) window if they are adjoining or are not separated by more than 6 inches. The Window Sign Area cannot exceed 25% of the window area in which they are displayed. (orig. 2-06-18)

26. WALL SIGN: A Sign attached to, painted on, or erected against a wall of a building or structure which extends no more than 18 inches from the wall surface upon which it is attached and whose display surface is parallel to the face of the building and does not exceed the height of the building upon which it is mounted. (orig. 7-20-81)

27. WINDOW SIGN: Any Sign that can be seen on or through a window. (orig. 2-06-18)

SLOPE FAILURE COMPLEX: A geologic hazard which means a combination of more than one of the following geologic hazards. (orig. 3-23-76)

1. Landslide (orig. 3-23-76)
2. Rockfall (orig. 3-23-76)
3. Mudflow (orig. 3-23-76)
4. Creep (orig. 3-23-76)

SLOPED ROOFS: A sloped roof with a pitch greater than 2 inches vertical to 12 inches horizontal (1:6). (orig. 7-23-02; am. 12-17-02)

SOLAR ENERGY CONVERSION SYSTEM: A system whose purpose is to harvest energy by transforming solar energy into another form of energy or transferring heat from a collector to another medium using mechanical, electrical, or chemical means. (orig. 07-17-18)

SPECIAL EVENT: A temporary activity or use which is not a permitted use in the underlying zone district or the Planned Development. (orig. 2-13-01; am. 12-17-02; am. 5-21-19)

SPECIFIED ANATOMICAL AREAS: See definition under Sexually Oriented Business. (am. 07-17-18)

STORMWATER QUALITY STRUCTURES: Permanent or post construction stormwater quality structures or controls; also known as structural best management practices, including but not limited to grass buffers, grass swales, porous pavement, porous pavement detention, porous landscape detention, extended detention basins, sand filter extended detention basins, constructed wetlands basins, retention ponds, constructed wetlands channels, and hydrodynamic separation units. (orig. 7-11-06)

STREET: Shall mean public or private rights-of-way within the Plains of the County. (orig. 5-6-46; am. 12-17-02)

STREET CLASSIFICATION: See Road Classification definition.

STREETSCAPE: The elements which lie within and adjacent to a public right-of-way that relate to the physical appearance of a street/road and the adjoining area which, as a group, define its character. They include, but are not limited to building facades, street/road furniture, landscaping, pedestrian walkways, off-street and on-street parking provisions, placement and design of awnings and marquees, signs and lighting. (orig. 11-12-96; am. 10-13-09)

STRIPPING: See definition under Landscaping. (orig. 9-24-91; am. 07-17-18)

STRUCTURE: Anything constructed or erected, the use of which requires a more or less permanent location on the ground, including earthworks, ditches, canals, dams, reservoirs, pipelines, telephone, telegraph or electric power lines, walks, driveways, and streets/roads. (orig. 5-6-46; am. 6-6-50; am. 6-2-58; am. 10-13-09)

SUBDIVIDER: See "Developer". (orig. 07-17-18)

SUB-EXCAVATION: The removal and recompaction of on-site soils according to Jefferson County or AASHTO specifications. Jefferson County's specifications take precedence where described. (orig. 07-17-18)

SUPERLOT: A non-residential lot that can be divided administratively through an administrative County process.

TAP ROOM: See definition under Restaurant.(orig. 6-12-12; am. 07-17-18)

TASTING ROOM: See definition under Restaurant (orig. 6-12-12; am. 07-17-18)

TAVERN: See definition under Restaurant (orig. 5-6-46; am. 07-17-18)

TELECOMMUNICATIONS: Any origination, creation, transmission, emission, storage-retrieval, or reception of signs, signals, writing, images, sounds, or intelligence of any nature, by wire, radio, television, optical, or other means. (orig. 07-17-18)

1. *FREESTANDING TELECOMMUNICATIONS FACILITY*: A telecommunication facility that consists of a stand-alone support structure, antennas, and associated equipment. (orig. 6-7-94, reloc. 07-17-18)
2. *LATTICE TOWER*: A guyed or self-supporting, three or four sided, open, steel frame structure used to support telecommunications equipment. (orig. 6-7-94; reloc. 07-17-18)
3. *LOW POWER TELECOMMUNICATIONS FACILITY*: An unmanned facility consisting of equipment for the reception, switching and/or receiving of wireless telecommunications operating at 1,000 watts or less effective radiated power (ERP), including but not limited to the following. (orig. 6-7-94, reloc. 07-17-18)
 - a. Point-to-point microwave signals. (orig. 6-7-94; reloc. 07-17-18)
 - b. Signals through FM radio translators. (orig. 6-7-94; reloc. 07-17-18)
 - c. Signals through FM radio boosters under 10 watts effective radiated power (ERP). (orig. 6-7-94; reloc. 07-17-18)
 - d. Cellular, Enhanced Specialized Mobile Radio (ESMR) and Personal Communications Networks (PCN). (orig. 6-7-94; reloc. 07-17-18)
4. *LOW POWER TELECOMMUNICATIONS FACILITY ACCESSORY BUILDING*: An unmanned building used to house equipment related to a communication facility. (orig. 6-7-94, reloc. 07-17-18)
5. *MONOPOLE*: A structure composed of a single spire used to support telecommunications equipment. (orig. 6-7-94; reloc. 07-17-18)
6. *OTARD – OVER THE AIR RECEPTION DEVICE*: Telecommunications equipment used on a residential consumer's premise which are specifically exempt by federal regulation from local regulatory restriction. These include such equipment as satellite receiver dish less than one meter in diameter. (orig. 6-29-04; reloc. xx-xx-x)
7. *PERSONAL WIRELESS SERVICES*: Personal wireless services include commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services 47 U.S.C.§332(c)(7)(C)(i). Commercial mobile services are defined in Section 332 of the Communications Act and the FCC's rules, and include cellular telephone services regulated under Part 22 of the FCC's rules, SMR services regulated under Part 90 of the FCC's rules, and PCS regulated under Part 24 of the FCC's rules (47 C.F.R. §20.9). (orig. 6-29-04; reloc. 07-17-18)
8. *ROOF AND/OR BUILDING MOUNTED TELECOMMUNICATIONS FACILITY*: A telecommunications facility that is supported entirely by a building other than a building accessory to a telecommunications facility. (orig. 6-7-94; reloc 07-17-18)
9. *SECTORIZED PANEL ANTENNAS*: An array of antennas, generally rectangular in shape that are used to transmit and receive telecommunications signals. (orig. 6-7-94; reloc. 07-17-18)
10. *SMALL WIRELESS FACILITY*: A wireless facility that meets both of the following qualifications:
 - a. Each antenna could fit within an enclosure of no more than three cubic feet in volume; and (orig. 5-21-19)
 - b. All other wireless equipment associated with the wireless facility, whether ground- or pole-mounted, is cumulatively no more than 28 cubic feet in volume. (orig. 5-21-19)
11. *TELECOMMUNICATION TOWER*: A monopole or lattice structure used to support antennas for transmitting or receiving radio frequencies. (orig. 5-11-93)
12. *WHIP ANTENNA*: A single antenna that is cylindrical in shape. (orig. 6-7-94; reloc. 07-17-18)

TEMPORARY LIVING QUARTERS: Mobile home or self-contained Recreational Vehicle (RV) in which residential occupancy may be allowed through an Administrative Exception or Board of Adjustment process. (orig. 12-17-02)

TEMPORARY SHELTER FOR THE HOMELESS: A facility providing, without charge, temporary housing for indigent persons with no regular home or place of residence, for a period not to exceed 90 days. (orig. 6-14-88)

TOPSOIL: See definition under Landscaping.(orig. 9-24-91; am. 07-17-18)

TOTAL IMPERVIOUS AREA: That area which does not readily allow water to infiltrate into the ground including, but not limited to such surfaces as buildings, concrete and asphalt surfaces, gravel surfaces with compacted subgrade, rock surfaces, and landscaped areas with plastic underlining. (orig. 07-17-18)

TRACT: A designation applied to a parcel of land where such land serves as open space, drainage, landscaping, common area or as otherwise identified on a recorded subdivision plat; or where such land may be subject to further subdivision as specified in the Land Development Regulation. (orig. 7-1-03)

TRAVEL TRAILER: Any coach, cabin, or other vehicle or structure, intended for or capable of human dwelling or sleeping purposes, mounted upon wheels or supports, or supported and/or capable of being moved by its own power or transported by another vehicle. (orig. 8-5-57; am. 7-23-02, 11-4-03)

TRASH OR GARBAGE: Refuse, waste, worthless or discarded material, worn or used items having little or no value, and material no longer usable for its original intended purpose. (orig. 5-20-08)

TRASH TRANSFER STATION: A solid waste facility designed to compact, sort and/or temporarily store municipal-type refuse prior to delivery to a permanent disposal site, or shipment to others for reuse and/or processing into new products. (orig. 9-11-90)

TURF: An irrigated, low-growing, manicured drought-resistant grass or grass mix that spreads naturally to form a continuous sod mat that requires regular mowing. Turf does not include ornamental grasses which grow in clumps or decorative bunch grasses. (orig. 7-23-02)

UNDERLYING ZONING: This term encompasses all zoning districts, including Planned Development, other than overlay zone districts. (orig. 6-15-76)

VETERINARY HOSPITAL: A place where animals or pets of all types are given medical or surgical treatment. Use as a kennel shall be limited to short-time boarding and shall only be incidental to such hospital use and need not be enclosed within the main building. (orig. 4-7-69)

1. **VETERINARY HOSPITAL (SMALL ANIMAL, ENCLOSED):** A place where small animals or pets (dogs, cats, birds and the like) are given medical or surgical treatment. Use as a kennel shall be limited to short-time boarding and shall only be incidental to such hospital use. All uses shall be enclosed within a soundproof building which emits no objectionable odor. (orig. 4-7-69)

VINTNER'S RESTAURANT: See definition under Restaurant.(orig. 10-13-09; am. 07-17-18)

VISION CLEARANCE TRIANGLE: The Vision Clearance Triangle shall be in accordance with the Vision Clearance Triangle provision of the Transportation Design and Construction Manual (orig. 7-1-03; am. 10-13-09; am. 11-24-15).

WATER SURFACE ELEVATION: The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies. (orig. 5-31-88)

WATERCOURSE: A channel, slough, artificial channel, gulch, arroyo, stream, creek, pond, reservoir, or lake which carries or contains storm run-off and flood water. (orig. 1-10-75; am. 6-15-76)

WEEDS: Any useless, troublesome or injurious plant, including all vegetation which has grown to maturity or to a height in excess of 12 inches, but shall not include flower gardens, shrubbery, vegetable gardens, small grain plots and pastures used for feed, fodder or forage, provided the same are adequately weeded and maintained. (orig. 7-6-04)

WET BAR: A small bar in a dwelling equipped with a small sink for the cleaning of glasses. A wet bar may have up to 20 square feet of counter space, and be equipped with a dishwasher and small refrigerator (mini fridge). Wet bars that exceed these limitations may be approved by the Director of Planning and Zoning. (orig. 07-17-18; am. 12-17-19)

WHIP ANTENNA: See definition under Telecommunications. (orig. 6-7-94; am. 07-17-18)

WILDFIRE HAZARD: A wildfire phenomenon which is so adverse to past, current or foreseeable construction or land use as to constitute a significant hazard to public health, safety or property. (orig. 07-17-18)

WIND ENERGY CONVERSION SYSTEM: A system whose purpose is to harvest energy by transforming wind energy into another form of energy using mechanical means. (orig. 07-17-18)

YARD: That portion of a lot or parcel of land which extends open and unobstructed from the ground upward, except as allowed by this Zoning Resolution, from a structure to the lot line, for a depth or width specified by the applicable regulations for the standard zoning district or planned development. (orig. 5-6-46; am. 11-12-96)

- 1. *FRONT*: That portion of a lot lying between a public street/road and nearest parallel front setback line of such lot. (orig. 5-6-46; am. 10-13-09)
- 2. *SIDE*: That portion of a lot lying between a side lot line and the nearest parallel side setback line of such lot. (orig. 5-6-46; am. 07-17-18)
- 3. *REAR*: That portion of a lot lying between the rear lot line and the rear setback line of such lot. (orig. 5-6-46; am. 07-17-18)

