

Section 14 - Lot and Tract Standards

(am. 7-17-18)

A. Planning Standards

1. The entire parcel shall be subdivided into lots and tracts in conformance with this regulation; no remnant parcels less than 35 acres in size are permitted. (orig. 7-17-18; am. 12-17-19)
2. Lot Standards: Each lot shall be designed utilizing available report information, when applicable, in accordance with the following: (reloc. 7-12-05)
 - a. All lots shall have sufficient buildable area to contain the planned structures. All buildable areas shall be excluded from easements unless otherwise approved by the applicable easement authority, and shall not encroach into hazardous areas unless the hazards are abated as specified in the appropriate required document/plans. All buildable areas shall have ingress and egress in compliance with the driveway standards as specified in this Regulation and the Transportation Design and Construction Manual. (am. 7-12-05; am. 11-24-15)
 - b. All lots shall have legal access in compliance with the Zoning Resolution. (reloc. 7-12-05)
 - c. All lots shall be designed in compliance with the standards of this Regulation. (am. 7-12-05)
 - d. All lots in the Mountains as required shall have adequate area for defensible space around building structures pursuant to the Wildfire Hazard Overlay District of the Jefferson County Zoning Resolution. (orig. 7-17-18)
 - e. All lot lines shall be located at the top of slopes, along benches and/or the flow lines of drainage courses as deemed necessary by Planning and Zoning. (am. 7-12-05; am. 12-21-10)
 - f. Residential lots shall not have direct access onto collector or arterial streets. (reloc. 7-12-05)
 - g. Single family residential lots shall not have double frontage on local streets/roads, except corner lots and lots with extreme topographic constraints. (reloc. 7-12-05)
 - h. Lots shall have suitable locations for individual wells and/or Onsite Wastewater Treatment Systems. The governing authority for wells and suitable locations is the Division of Water Resources, Office of the State Engineer. Jefferson County Public Health governs Onsite Wastewater Treatment Systems with a capacity of 1,999 gallons per day or less. The Colorado Department of Public Health and Environment governs Onsite Wastewater Treatment Systems with a capacity of 2,000 gallons per day or more. (reloc. 7-12-05; am. 12-21-10; am. 7-17-18)
 - i. All lots using Onsite Wastewater Treatment Systems and individual wells shall have a minimum lot size of 5 acres unless a minimum lot size of 3.5 acres is approved by the Public Health. (am. 7-12-05; am. 12-21-10)
 - j. Multifamily residential lots shall be serviced by a central sewage collection system which provides treatment and disposal at a remote site. (reloc. 7-12-05)
 - k. All lots shall be in compliance with the Zoning Resolution. (reloc. 7-12-05)
 - l. No lot shall be divided by the boundary line of a county or city/town. (reloc. 7-12-05)
 - m. No lot shall be divided by the boundary line of a zone district unless one of the zone district(s) is labeled as non-buildable on the land development document. (orig. 7-17-18)
3. Non-Buildable Areas: Non-buildable areas shall include the following unless otherwise approved by Planning and Zoning and shall be identified on site plans, supplemental plans, and plats. Tracts are non-buildable unless otherwise noted on the plat. (am. 7-12-05; am. 12-21-10; am. 7-17-18)
 - a. The proposed 100-year floodplain. (reloc. 7-12-05)
 - b. Those areas deemed by a Geologic Report as "non-disturb" or "non-buildable" (reloc. 7-12-05)
 - c. Rock outcrops. (reloc. 7-12-05)
 - d. Easements. (reloc. 7-12-05)
 - e. All front, rear and side setbacks as set forth by the applicable zone district classification. Note, setbacks are not shown on the plat. (reloc. 7-12-05; am. 7-17-18)
4. Tract Standards

- a. Tracts shall be designed in compliance with the standards of this Regulation. (am. 7-12-05)
 - b. Tract lines shall be located, when practicable, at the top of slopes, along benches and/or the flow lines of drainage courses as deemed necessary by Planning and Zoning. (am. 7-12-05; am. 12-21-10)
 - c. Buildable tracts shall have suitable locations for individual wells and Onsite Wastewater Treatment Systems. The governing authority for wells and suitable locations is the Division of Water Resources, Office of the State Engineer. Jefferson County Public Health governs Onsite Wastewater Treatment Systems with a capacity of 1,999 gallons per day or less. The Colorado Department of Public Health and Environment governs Onsite Wastewater Treatment Systems with a capacity of 2,000 gallons per day or more. (reloc. 7-12-05; am. 12-21-10; am. 7-17-18)
 - d. Detention ponds in the Plains for single-family detached or attached developments shall be in separate tracts. (am. 7-12-05)
 - e. Floodplains shall be in separate tracts unless otherwise approved by Planning and Zoning. (reloc. 7-12-05; am. 12-21-10)
 - f. All tracts using Onsite Wastewater Treatment Systems and individual wells shall have a minimum lot size of 5 acres unless a minimum lot size of 3.5 acres is approved by Public Health. (reloc. 7-12-05; am. 12-21-10; am. 7-17-18)
 - g. All tracts shall be in compliance with the Zoning Resolution. (reloc. 7-12-05)
 - h. No tract shall be divided by the boundary line of a County, city or zone district. (reloc. 7-12-05)
 - i. Landscape strip(s)/area(s) as required by the Landscaping Section of the Jefferson County Zoning Resolution within a residential development (single family or two family) shall be in a separate tract(s). (orig. 7-17-18)
5. Tracts for Schools and Parks: The land dedication requirement for Schools and Parks shall be in accordance with the Park and School Requirements Section. (am. 7-12-05)
- a. Tracts for schools shall have sufficient buildable area to contain the planned structures. All buildable areas shall be excluded from easements unless otherwise approved by the applicable easement authority, and shall not encroach into hazardous areas unless the hazards are abated as specified in the appropriate document/plans as required. All buildable areas shall have ingress and egress in compliance with the driveway standards as specified in this Regulation and the Transportation Design and Construction Manual. (am. 7-12-05; am. 11-24-15)
 - b. Tracts for parks and schools shall have suitable areas for active and/or passive recreation facilities. (reloc. 7-12-05)
 - c. A letter from the R 1 School District or the applicable park district, as appropriate, indicating acceptance of the school or park tract must be submitted. (am. 7-12-05)

B. Superlot Plat

- 1. Any land zoned commercial, industrial, multifamily and/or institutional with public water and sewer service shall comply with the following conditions and provisions: (reloc. 7-12-05; am. 7-17-18)
 - a. The applicable plat submittal documents in accordance with the Submittal Requirements section of this Regulation shall be required. (am. 7-12-05; am. 7-17-18)
 - b. Proof of adequate public water and sewer must be demonstrated, or a plat restriction shall be placed on the plat which guarantees water availability prior to sale or issuance of a building permit in a form acceptable to the County Attorney's Office. (reloc. 7-12-05)
 - c. All superlots shall be designated as "NON BUILDABLE UNTIL FURTHER PLAT OR MINOR ADJUSTMENT AND/OR SITE DEVELOPMENT PLAN APPROVAL." (reloc. 7-12-05; am. 7-17-18)
 - d. The Plat shall contain the following plat restriction: (reloc. 7-12-05; am. 7-17-18; am. 12-17-19)

The County shall not issue any building permits and shall not be liable for the failure to issue any building permits on any lots, tracts or parcels contained within this plat which are designated as "NON-BUILDABLE UNTIL FURTHER PLAT OR MINOR ADJUSTMENT, AND/OR SITE DEVELOPMENT PLAN APPROVAL" until said lot, tract or parcel is platted in accordance with the Jefferson County Land Development Regulation or a Minor Adjustment and/or Site Development Plan approval is granted. This restriction shall run with the land and be binding on the heirs, executors, legal representatives, successors and assigns of the

Subdivider(s).

- e. The total impervious area planned within the entire subdivision and within each lot, tract or parcel shall be shown on the plat in a form acceptable to Planning and Zoning. (am. 7-12-05; am. 12-17-19)
- f. A regional drainage study that provides for site detention in accordance with the Storm Drainage Design and Technical Criteria. (reloc. 7-12-05)