

**LUDC
2013**

GARFIELD COUNTY, COLORADO

Article 3: Zoning

Table 3-403: Use Table

/P/ By Right /A/ Administrative Review /L/ Limited Impact Review /M/ Major Impact Review /●/ Exempt from County Review and Standards

Use Category	Use Type	Residential Districts				Nonresidential Districts				Resource Land Zone Districts				Unless exempted, all uses must comply with Article 7 Standards including Use-Specific Standards.	
		R	RS	RU	RM HP	CL	CG	I	PL	RL P	RL E	RL TS	RL GS		
Warehouse and Freight Movement	Storage	L				P	P	P	●	A	A	A	A	7-1001	
	Storage, Mini	L				P	P	P	●					7-1001	
	Storage, Cold Storage Plants					P	P	P	●	L			L	7-1001	
	Storage, Hazardous Materials	M				M	M	M	●	L			L	7-1001	
	Warehouse and Distribution Center	M				L	L	L	●				M	7-1001	
Waste and Salvage	Mineral Waste Disposal Areas	L						L	●	L	L	L	L	7-1001	
	Recycling Collection Center	L				P	P	P	●				L	7-1001, 7-1004	
	Recycling Processing Facility	M				M	M	L	●				M	7-1001	
	Salvage Yard	M					M	L	●				M	7-1001	
	Sewage Treatment Facility	L	L	L	L	L	L	L	●	L			L	7-1001, 7-1005	
	Solid Waste Disposal Site and Facility	M						M	●	M			M	7-1001, 7-1006	
	Solid Waste Transfer Facility	M				L	L	L	●	M			M	7-1001	
	Water Impoundment	L						L	●	L	L	L	L	7-1001	
UTILITIES															
	Electric Power Generation Facility, Small	L	L			A	A	P	●	A	L	L	A		
	Electric Power Generation Facility, Large	L							L	L		L	L		
	Lines, Distribution	P	P	P	P	P	P	P	●	P	P	P	P		
	Lines, Transmission	L	L	L	L	L	L	L	L	L	L	L	L		
	Pipeline	A ³	A ³	A ³	A ³	A ³	A ³	A ³	A ³	●	A ³	A ³	A ³	A ³	9-104
	Solar Energy System, Accessory	P	P	P	P	P	P	P	●	P	P	P	P	7-1101	
	Solar Energy System, Small	A	A	A	A	P	P	P	●	P	P	P	P	7-1101	

³ Review and decision of an application is completed administratively, but is subject to the process set forth in section 9-103.

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Use Category	Use Type	Residential Districts				Nonresidential Districts				Resource Land Zone Districts				Unless exempted, all uses must comply with Article 7 Standards including Use-Specific Standards.
		R	RS	RU	RM HP	CL	CG	I	PL	RL P	RL E	RL TS	RL GS	
	Solar Energy System, Large	M	M	M	M	L	L	L	L	L	L	L	L	7-1101
	Substation, Neighborhood	P	P	P	P	P	P	P	●	P	P	P	P	
	Substation, Utility	L	L	L	L	L	L	L	●	L	L	L	L	
	Telecommunication Facility	L	L	L	L	L	L	L	●	P/A ⁴	P/A ⁴	P/A ⁴	P/A ⁴	7-1102
	Utility Distribution Facility	P	P	P	P	P	P	P	●	P	P	P	P	
	Water Reservoir	P						L	●	A			A	7-1103
	Water Tank or Treatment Facility	L	L	L	L	L	L	L	●	L	L	L	L	
	Wind Energy System, Commercial	M				M	M	L	●	M			M	
	Wind Energy System, Small	L	L			L	L	P	●	A			L	
ACCESSORY USES AND STRUCTURES														
	Building or Structure, Accessory	P	P	P	P	P	P	P	●	P	P	P	P	7-1201
	Fence, Hedge or Wall	P	P	P	P	P	P	P	●	P	P	P	P	7-1201

⁴ Telecommunication Facilities 100 feet or less in height are By Right uses. A Facility over 100 feet shall be subject to an Administration Review.

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Article 7: Standards

E. Organic Materials.

Organic materials are limited to plant matter, including but not limited to, tree limbs, leaves, and grass clippings.

7-1005. SEWAGE TREATMENT FACILITY.

A. Exempt from Minimum Lot Size.

This use may be located on a separately dedicated lot and is exempt from the minimum Lot Size requirements for the zone district in which it is located.

B. Accessory to the Primary Use.

When part of an overall project requires a Land Use Change Permit, a new Sewage Treatment Facility shall be considered an accessory to the primary use and shall not require additional permitting except for those permits required by CDPHE.

7-1006. SOLID WASTE DISPOSAL SITE AND FACILITY.

Solid Waste Disposal Sites shall comply with State laws and regulations and must receive a "certificate of designation" from the County.

7-1007. VEHICLE SAFETY AREAS.

A. Continuing Obligation.

The provision and maintenance of Vehicle Safety Areas shall be a continuing obligation of the property owner.

B. Prohibited Uses.

Prohibited uses of Vehicle Safety Areas include:

1. Materials or inoperable vehicles shall not be stored in any Vehicle Safety Areas.
2. Vehicles shall not be displayed for sale in any Vehicle Safety Area.
3. Repair work shall not be conducted in any Vehicle Safety Area unless it is directly related to the safety of the vehicle in inclement weather. Such repairs shall not render a vehicle inoperable for more than 24 hours.
4. Vehicles may only park in a Vehicle Safety Area for safety reasons during adverse weather conditions. No vehicle shall park in a Vehicle Safety Area longer than 24 hours.
5. No loading/unloading of equipment or material, vending of any goods or services, storage, or staging shall be allowed within any Vehicle Safety Areas.

DIVISION 11. ADDITIONAL STANDARDS FOR UTILITIES.

7-1101. SOLAR ENERGY SYSTEMS.

A. Signage.

All Solar Energy Systems must install signage warning of electrical shock around the perimeter of the system.

B. Solar Energy Systems, Accessory.

These additional standards apply to Accessory Solar Energy Systems:

1. Building-Mounted System:

- a. The Solar Energy System components must be mounted as flush to the roof or structure as practicable.

- b. The building-mounted Solar Energy System may not exceed the roofline for pitched roofs.
 - c. Solar collectors installed on flat roofs may be raised up to 6 feet above the height of the building and shall have a 3-foot setback from the edge of the roof.
2. Ground-mounted System:
- a. A ground-mounted system must meet the minimum setbacks of the zone district and shall be located fully within the Building Envelope, if a Building Envelope exists.
 - b. The height of the Solar Energy System shall not exceed 15 feet.
 - c. The total area of the ground-mounted Solar Energy System shall not exceed 10% percent of the lot's gross area.
 - d. Size of the system(s) is limited to less than a combined 15kW-rated nameplate DC capacity to include equivalent kW measurement of energy for systems other than photovoltaics.

7-1102. TELECOMMUNICATIONS FACILITIES.

A. New Towers and Facilities.

To gain approval to construct a new transmission tower or facility, the Applicant must demonstrate that:

1. The proposed tower or facility has sufficient structural strength or space available to support the Applicant's Telecommunication Facility and related equipment; and
2. The proposed tower or facility will not cause unreasonable electromagnetic or other interference with the antennas on existing towers, structures, or utility structures; or
3. No owner of existing towers, structures, or utility structures, within a distance that meets the Applicant's engineering requirements, will allow the Applicant to place its tower or facility thereon.

B. Structural and Engineering Standards.

The Applicant shall submit evidence concerning structural and engineering standards prepared by a qualified professional engineer. The safety of the property and the neighborhood shall be protected.

C. Public Utility Structures.

Towers or facilities that are proposed to be mounted on existing structures of public utilities that have a franchise or other written permission from the County and use-concealed towers and facilities are permitted in all nonresidential zoning districts, unless otherwise specified by this Code.

1. The County may approve the placement, extension, or replacement of a transmission tower or Telecommunication Facility on an existing Public Utility structure up to 50 feet above the highest point on the same; and
2. The County may waive public notice and other submittal requirement if the Director believes that the public interest will not be harmed by such a waiver.

D. Design, Materials, and Color.

Transmission towers and Telecommunication Facilities shall be designed and maintained to minimize visual impact, carry gravity and wind loads required by law. At a

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Article 15: Definitions

Sign, Roof. Any sign erected upon, against, or directly above a roof.

Sign, Suspended. A sign suspended from the ceiling of an arcade, marquee, or canopy.

Sign, Temporary. Any sign, banner, pennant, valance, or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard, or other light materials, with or without frames, intended to be displayed for a limited period of time only.

Sign, Wall. A sign displayed upon or against the wall of a building where the exposed face of the sign is in the plane parallel to the lane of the wall

Significantly Degrade. As it pertains to Article 14, to lower in grade or desirability to a significant, as opposed to a trifling, degree.

Single-Family Equivalent. Measurement used to compare water usage of various land uses; 1 Single-Family Equivalent equals 350 gallons of water per day, regardless of the type of use.

Site. See "Lot."

Site Selection, Airport or Heliport. As it pertains to Article 14, the process for determining the location of Airports or Heliports, or the substantial expansion or relocation of an existing Airport or Heliport, by a recognized and bonafide agency or authority, the County, the State, or the Federal government or any subdivision of each.

Site Selection, Rapid or Mass Transit Facility. As it pertains to Article 14, the process for determining the location of Rapid or Mass Transit Facilities or the substantial expansion or relocation of an existing facility, by a recognized and bonafide mass transit agency or authority, the County, the State, or the Federal government, or any subdivision of each, or any private entity or person.

Site Specific Development Plan. The approved plan that has been submitted to the County to establish a vested right pursuant to C.R.S. Title 24, Part 1 of Article 68, as amended, and set forth in Article 1.

Slope. Rise versus run ratio for a specified distance.

Solar Energy System, Accessory. A device and/or system that has a combined name plate DC rating of less than 15 kilowatt and includes the equivalent kilowatt measurement of energy for systems other than photovoltaic that converts the sun's radiant energy into thermal, chemical, mechanical, or electric energy.

Solar Energy System, Large. A device and/or system that has a combined name plate DC rating of greater than 500 kilowatt and includes the equivalent kilowatt measurement of energy for systems other than photovoltaic that converts the sun's radiant energy into thermal, chemical, mechanical, or electric energy.

Solar Energy System, Small. A device and/or system that has a combined name plate DC rating of 15 kilowatt to 500 kilowatt and includes the equivalent kilowatt measurement of energy for systems other than photovoltaic that converts the sun's radiant energy into thermal, chemical, mechanical, or electrical energy.