

Clear Creek County Zoning Regulations: Section 17

SECTION 17. NR-R NATURAL RESOURCE - RESERVED

1701. PURPOSE

This District is intended to allow the County sufficient time in which to study and to plan for future use of the area in accordance with the County's on-going comprehensive planning program.

1702. AREA REGULATIONS

1702.1. There shall be no minimum lot size.

1703. DEVELOPMENT STANDARDS

No use shall be made of land unless the use meets the Development Standards specified in Section 10 for this district and other applicable Clear Creek County Zoning Regulations.

1704. HEIGHT

The height of a building is defined as: The Tallest Side of the Building, excluding Appurtenances.

1704.1. Tallest Side of the Building: Shall be measured on the side with the greatest vertical distance between the ground surface elevation, where a structure intersects finished grade, and the highest point of the coping of a flat roof or from the average elevation between the ridge and eave of the gable of a sloped roof.

1704.2. Appurtenances: The visible, functional, or ornamental objects accessory to and part of a building (e.g., chimneys, vents, and television or radio antennas that do not exceed more than 10% the maximum height allowed).

1705. PERMITTED PRINCIPAL USES

A parcel of land classified NR-R may be used, subject to other federal, state, and county laws, for the following purposes only, except as otherwise herein provided:

1705.1. Any use lawfully established or authorized as of the date of these Regulations, subject to all other county, state, and federal law. These uses are permitted at their current intensity. Expansions of such uses will require a Special Use Permit, as defined in Section 12 - Special Use Permits of these Regulations.

1706. EXISTING NATURAL RESOURCE - UNCLASSIFIED DISTRICT

Upon the passage of these Regulations, all parcels currently zoned Natural Resource - Unclassified (NR-U) will become a Natural Resource-Reserved (NR-R) district.

1707. ACCESSORY USES AND BUILDINGS

In conjunction with a permitted principal use as outlined above, a NR-R classified parcel of land may be used, subject to other federal, state, and county laws, for the following:

1707.1. Small Wind Energy Systems

The total extended height shall not exceed one hundred, thirty five (135) feet in height for systems **not** located within 1) a parcel listed on the National Register of Historic Places, 2) the scenic corridors of Guanella Pass Road and CO Hwy. 103, 3) the Silver Heritage Area, or 4) the Geneva Creek Basin Project Area, as described in the *Clear Creek County Master Plan 2030*, and further defined in the document, Geneva Creek Basin Project, a Project of the Clear Creek County Open Space Commission dated November, 2003.

General Provisions

Setbacks for said systems shall be the distance equal to the total extended height of the system. Systems may be allowed closer to a property line than its total extended height if the adjacent

Clear Creek County Zoning Regulations: Section 17

property owner(s) grants written permission in a form approved by the County and the installation poses no interference with public utility lines or public road and/or rail rights-of-way. Other than height, such systems are applicable to the zoning district performance standards. Systems shall not be lighted.

Methods shall be utilized on any turbine in order to prevent unauthorized climbing. If a small wind energy system ceases to perform its originally intended function for more than 12 consecutive months, the system shall be removed no later than 90 days after the end of the 12 month period.

1707.2. Small Solar Energy Systems

No part of a freestanding system shall exceed thirty-five (35) feet in height. Such systems accessory to and part of a building shall be considered an appurtenance and comply with the maximum height allowances for appurtenances. Such systems are applicable to the zoning district performance standards. Such systems shall not be lighted. If a small solar energy system ceases to perform its originally intended function for more than 12 consecutive months, the system shall be removed no later than 90 days after the end of the 12 month period.

1708. USES REQUIRING SPECIAL USE PERMIT

Pursuant to Section 12 - Special Use Permits of these Regulations, land may be issued a permit for other uses determined to be compatible with the uses in the same zoning district. A financial guarantee to ensure termination of the use and removal of associated structures, reclamation and/or revegetation when appropriate, in a form acceptable to the County Attorney may be required. The following additional uses require a Special Use Permit

1708.1. Small Wind Energy Systems that are located within 1) an area listed on the National Register of Historic Places, 2) either the Guanella Pass Road or CO Hwy. 103 scenic corridors, 3) the Silver Heritage Area, or 4) the Geneva Creek Basin Project Area, as described in the *Clear Creek County Master Plan 2030*, and further defined in the Geneva Creek Basin Project document.

1708.2. Small Wind Energy Systems with a total extended height over one hundred, thirty five (135) feet in all unincorporated areas of Clear Creek County

1708.3 Distributed Solar Energy Systems