

# Clear Creek County Zoning Regulations: Section 19

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## **SECTION 24. (B) BUFFER**

### **2401. PURPOSE**

This District is established for the purpose of providing for the long term conservation and preservation of public and private lands to protect natural resources, wildlife, significant views, and open space. It is not the purpose of this District to provide for the temporary reduction of taxes.

### **2402. AREA REGULATIONS**

#### **1. AREA**

There shall be no minimum lot area.

### **2403. PERMITTED PRINCIPAL USES**

2403.1. Preserving of natural resources, such as distinctive topographic features, natural water features and sources, wetlands, riparian areas and significant stands of vegetation;

2403.2. Wildlife habitat management;

2403.3. Preservation of scenic views and viewsheds;

2403.4. Preservation of open space;

2403.5. Management of geologic, fire, flood, and other natural hazard areas;

2403.6. Preservation of historic and archaeological resources and structures listed on the National Register of Historic Places or on the Colorado State Historical Society's list of historic places;

2403.7. Watershed protection;

2403.8. Minimum impact recreational uses that do not involve a structure or installation of any kind.

### **2404. ACCESSORY USES AND BUILDINGS**

In conjunction with a use outlined in Section C above, a parcel of land zoned Buffer may be used, subject to other federal, state, and county laws for the following:

#### **2404.1. 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.

##### **2404.1.1. 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 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

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12 consecutive months, the system shall be removed no later than 90 days after the end of the 12 month period.

### 2404.2. 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.

## 2405. 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:

2405.1. Accessory structures, so long as the parcel is combined with a contiguous property on which there is an existing principal use. Such structures must be typically incidental to the principal permitted use on the parcel with which it is combined.

2405.2. Driveways, excavation, earthwork, or grading, other than maintenance of existing road surfaces and drainage features.

2405.3. Fencing/Walls, other than rail or wire fencing.

2405.4. Preservation of historic and archaeological resources and structures other than those mentioned under permitted principal uses.

2405.5. 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.

2405.6. Small Wind Energy Systems with a total extended height over one hundred, thirty five (135) feet in all unincorporated areas of Clear Creek County.

2405.7. Distributed Solar Energy Systems

## 2406. ADMINISTRATIVE SPECIAL USE PERMITS

Pursuant to Section 12 - Special Use Permit of these Regulations.