



ZONING REGULATIONS

Adopted June 2007, Updated through November 2024

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CHAPTER 1 – ENABLING CLAUSES¹

1-100 Short Title

For the purpose of brevity, this resolution shall hereafter be referred to as the Morgan County Zoning Regulations and Zoning Map, hereinafter referred to as “these Regulations”, as amended.

1-105 Authority

The Morgan County Zoning Regulations are authorized by the 1973 Colorado Revised Statutes (C.R.S.), Title 30, Article 28, Section 111, Title 24, Article 65.1, Section 101, and Title 24, Article 67, Section 101, *et seq.*, as amended, and are hereby declared to be in accordance with all provisions of these statutes.

1-110 Purpose

These Regulations are designed and enacted for the purpose of promoting the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Morgan County, Colorado in full compliance with state law by establishing zoning districts which are intended to minimize the impacts of various land use types upon each other. Such regulations have further been made with reasonable consideration as to the character of each district and its peculiar suitability for particular uses with a view toward conserving the value of land and buildings, encouraging the most appropriate use of land throughout the County, and protecting the County’s tax base.

INTERPRETATION

1-115 General

The provisions of these Regulations shall be interpreted and applied to be the minimum required for the proper protection of the public health and promotion of safety and general welfare in Morgan County.

1-120 Language Clarification

For the purpose of these Regulations, words used in the section shall be interpreted in accordance with the rules set forth below:

- (A) The particular controls the general.
- (B) In case of any difference of meaning or implications between the text of these Regulations and the captions for each section, the text shall control
- (C) The word “shall” is always mandatory and not directory. The word “may” is permissive.

¹¹ 2021 BCC 11

- (D) Words used in the present tense include the future unless the context clearly indicates the contrary.
- (E) Words used in the singular include the plural, and words used in the plural include the singular, unless the context clearly indicates the contrary.
- (F) The word “person” includes a corporation as well as an individual and all other entities.
- (G) The word “lot” includes “plot” or “parcel”.
- (H) “Occupied” or “used” shall be construed to also include intended, arranged or designed to be used or occupied.

1-130 Definitions

Abutting Property: A parcel of land which has a common property line with another parcel of land.

Accessory Building or Structure: A building or structure, the use of which is customarily incidental to that of the main building or to the main use of the land (principal use) and which is located on the same lot with the main building or use.²

Adjacent: Meeting or touching at some point; adjoining.

Adult Arcade: Any commercial establishment in which the public is permitted or invited where, for any form of consideration, one or more motion picture projectors, slide projectors, image or virtual reality producing machines or similar machines, for viewing by five or fewer persons per machine at any one time, are used regularly to show films, motion pictures, video cassettes, slides, digital images, electronic reproductions or photographs describing, simulating or depicting specified sexual activities or specified anatomical areas.

Adult Cabaret: A nightclub, bar, restaurant or similar commercial establishment which, for any form of consideration, regularly features live performances which are characterized by the exposure of specified anatomical areas or by the exhibition of specified sexual activities.

Adult Entertainment Business: Means an adult arcade, adult store, adult cabaret, adult motion picture theater or adult theater, except an establishment where a medical practitioner, psychologist, psychiatrist or similar professional licensed by the State of Colorado engages in approved and recognized sexual therapy.

Adult Motion Picture Theater: A commercial establishment which is characterized by the showing, for any form of consideration, of films, motion pictures, video cassettes, slides, compact discs, digital video discs (DVDs), digital images or other visual representations that have an emphasis on depicting or describing specified sexual activities or specified anatomical areas.

² 2017 BCC 49

Adult Store: Any commercial establishment which, as one of its principal business purposes, offers for sale or rent for any form of consideration one or more of the following:

1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, compact discs, digital video discs (DVDs), digital images or other visual representations which are characterized by their emphasis on the depiction or description of specified sexual activities or specified anatomical areas; or
2. Instruments, devices or paraphernalia designed for use in connection with specified sexual activities.

Adult Theater: A theater, auditorium or similar commercial establishment which, for any form of consideration, regularly features live performances which are characterized by an emphasis on exposure of specified anatomical areas or specified sexual activities.

Agricultural Cultivation: The practice of plowing or disking or any other mechanical or chemical preparation of the land for the purpose of producing a crop for harvest by any means other than grazing of animals.

Agricultural Fertilizer and Chemical Storage: The storage of fertilizer and chemicals for agricultural operations, in any kind of container or structure.

Agricultural Processing: The processing and/or packaging of agricultural products. Agricultural processing does not include processing agricultural products into fuels, lubricants, paints, varnishes, or the similar product, where the final product is the result of the addition of a nonagricultural product.³

Agricultural Products: Products that originate from the land's productivity, such as fruits, vegetables, mushrooms, herbs, nuts, shell eggs, honey or other bee products, flowers, nursery stock, livestock products (including meat, milk, cheese and other dairy products), hay, grass, and grains. Agricultural products shall not include any marijuana product.⁴

Airport and Heliport: An airport, heliport and facilities owned and operated either by private enterprise or a public entity or authority with more than three takeoffs and landings per day located within an officially identified airport area of influence.

Alley: A public or private vehicular passageway dedicated or permanently reserved as a means of secondary access to abutting property and designated an alley on a final plat. An alley shall not be considered to be a street.

Alternative Livestock: Nontraditional domestic animals which do not, in the opinion of the Planning Administrator, pose a threat to the public or existing livestock. Examples may include but are not limited to elk, buffalo, ostriches, emus, fallow deer, peafowl, guinea fowl, game birds, and alligators.

³ 2021 BCC 29

⁴ 2021 BCC 29

Animal Unit Density: The number of animal units per acre of land area routinely devoted to harboring or confining the animals.

Animal Unit: A term used to establish an equivalent density for various species of livestock.

Applicant: Any individual, partnership, corporation, association, company, or public body, including the federal government, or any political subdivision, agency, corporation or instrumentality of the state applying for a development permit pursuant to these Regulations.

Appurtenant Facility: Any buildings, structures, or other property which are clearly incidental to and customarily found in connection with principal uses and are operated and maintained for the benefit or convenience of the occupants, employees, customers or visitors of such principal uses.

Batch Plant: Processing plant, together with its accessory facilities, for the manufacture of either concrete or asphalt, from raw materials.

Board of Adjustment: A special review Board operating under the authority of these Regulations for purposes of hearing and deciding variances to these Regulations and certain appeals as specified by these Regulations.

Board: Board of County Commissioners.⁵

Buffer: An area or other mechanism established to separate and protect one type of land use from another to screen from objectionable noise, odor, smoke or visual impact, or to provide for future public improvements or additional open space.

Building: Any permanent structure, or portion thereof, built for the shelter or enclosure of human beings, animals, or property of any kind, and excluding advertising signboards and fences.

Building Codes: The duly adopted building, mechanical and other similar codes.

Building Envelope: The portion of a lot within applicable setback requirements where building construction will be permitted.

Building or Structure Height: The vertical distance from the average finished grade to the highest point of the roof surface. An elevation average on the perimeter of the building or structure may be utilized to establish finished grade.

Building, Principal: A building in which is conducted the principal permitted use of the lot on which it is situated.

Camper: A unit, containing cooking or sleeping facilities, which is designed to be loaded onto or affixed to the bed or chassis of a truck to provide temporary living quarters for recreational camping or travel use.

⁵ 2021 BCC 06

Campground: An area used for temporary placement and occupancy of recreation vehicles and camping tents for a period not exceeding sixty (60) days.

Communication Facilities: Consisting primarily of communication towers and/or antennas and appurtenant facilities housing electrical equipment for television, radio and similar facilities, but does not include places of business where people work on a regular basis (e.g., radio or TV stations or studios) or Wireless Service Facilities.⁶

Community Building: A facility used for the assembling of people for recreational, social, cultural, political or educational purposes operated by a not-for-profit, governmental entity, a homeowners' association, or a manufactured home or recreational vehicle park owner generally designed to serve a community, neighborhood or development but not an event center.

Community Residential Homes: A residential building accommodating at least four but no more than eight persons, which is licensed by the state and in which services and supports are provided to persons with intellectual and developmental disabilities.

Comprehensive Plan: The Morgan County Comprehensive Plan.

Condominium: A legal form of ownership whereby an owner gains title to an interior air space dwelling unit, together with interest in the common areas and facilities appurtenant to such units.

Confined Animal Feeding Operation: An animal feeding facility in which livestock are fed 45 days or longer in any twelve month period and vegetative cover is not maintained, or where the capacity at any one time is greater than the permitted animal unit density for the zoning district in which it is located. This does not include livestock and animal sales yards or training, boarding and breeding facilities. For example, confined animal feeding operations may include dairies, cattle, equine or sheep feedlots, or poultry and swine production facilities.

Construction: The actual placement and fastening of construction materials in a fixed position. Any excavation shall be deemed to be actual construction. If demolition or removal of any existing building or structure has commenced preparatory to construction, such demolition or removal shall be deemed to be actual construction. The term construction shall apply to buildings, roadways, utilities, other structures and landscaping.

County: Morgan County, Colorado.

County Commissioners: The Board of County Commissioners of Morgan County; also called the Board.

Crop Dusting Operations: A licensed business which provides crop dusting services and includes the storage of aircraft and chemicals associated with crop dusting operations.

Cul-de-Sac: A round turning area located at the end of a local road providing limited access to a limited number of residences and/or land uses.

⁶ 2021 BCC 29

Dairy: An establishment for the primary production and subsequent sale or distribution of milk or milk products, inclusive of dairy farm.

Density: The ratio of the number of dwelling units to gross land area. Dwelling units per acre is a common example.

Detached Building or Structure: Any building or structure having no party wall or common wall with another structure. Bridges, tunnels, and other similar means of connecting one structure to another shall not be considered to constitute a party wall or a common wall.

Development Permit: A permit issued under the Guidelines and Regulations for Areas and Activities of State Interest adopted by Morgan County as amended from time to time.

Development: The construction or substantial improvement on land parcels of buildings or other structures for residential, institutional, commercial, industrial, agricultural, transportation, public flood control, utilities, and recreational and similar uses, in contrast to use of the land for growing crops, truck gardening, grazing farm animals, and other agricultural production pursuits. The term also applies to vacant ground which has been or is being prepared for development by such steps as installation of water and sewer lines, construction of railroad spur or branch tracks, and the construction of railroad utility facilities. Also included are other activities such as mining, lot grading, filling, bridge development, and storage of equipment or materials.⁷

Digester: A container in which plant or animal matters are treated with heat, enzymes, or a solvent in order to promote decomposition or extract essential components in anaerobic digestion.⁸

Domestic Pets: Animals kept on lots or in principal uses for the enjoyment of people such as dogs, cats, birds, hamsters, guinea pigs, turtles and tropical fish.

Driveway: A private vehicular access abutting a public road, for the exclusive use of the owners and occupants of the lot or project and their invitees. A driveway shall not be considered to be a street.

Dwelling Unit: One or more rooms connected together, constituting one separate, independent housekeeping establishment for permanent occupancy by a single family and having at least one (1) kitchen, one (1) bathroom and one (1) living area.

Dwelling, Multi-Family: A building situated on one (1) lot and arranged, designed and intended for occupancy in three (3) or more independent dwelling units, each with one kitchen, living area, and bathroom, excluding hotels and motels.

Dwelling, Single-Family: A detached building situated on one (1) lot and arranged, designed and intended for occupancy in no more than one (1) dwelling unit, and which has no more than one (1) primary kitchen and no less than one (1) bathroom.

⁷ 2014 BCC 05

⁸ 2023 BCC 06

Dwelling, Two-Family: A building situated on one (1) lot and arranged, designed and intended for occupancy in two independent (2) dwelling units, each with one kitchen, living area, and bathroom.

Easement: A right to use or control the property of another for a designated purpose, such as for access, drainage, utility or service, or landscaping, generally established by deed or recorded plat to permit a specific use or control of the land by the public, a corporation, or person.

Emergency Response and Public Safety Facilities: a facility operated by a government entity for the purpose of providing emergency response and protecting public safety. This definition includes fire stations and other fire-fighting facilities, law enforcement buildings, ambulance facilities, and other similar uses.

Encroachment: A placement of a structure, building, part of a building, sign, or fence upon the land or easement of another, or into required setbacks.⁹

Enforcement Action: A property shall be considered under an enforcement action upon the expiration of the time designated in the notice of violation, pursuant to C.R.S. §§ 30-28-124 and 30-28-124.5, to cure the violation, including any extension granted by the Planning Administrator.

Entertainment and Recreational Facilities: Entertainment and recreational facilities are recreational establishments including but not limited to gyms, theaters, arcades, bowling alleys, and other similar facilities. Entertainment and recreational facilities do not include adult entertainment businesses.¹⁰

Equipment Storage: The storage of operating equipment, vehicles and materials where these items are new or used and sold to the public in operating condition.

Erosion: The detachment and movement of soil or rock fragments by water, wind, ice, and/or gravity.

Event Center: A commercial establishment consisting of structures or premises used to accommodate the assembly of persons for private meetings, parties, weddings, wedding receptions, reunions, birthday and anniversary celebrations, charitable fundraisers, and other such social engagement purposes, or similar such uses. Such use may include the provision of food, beverages, and entertainment. Provision of alcoholic beverages by the operator of the event center or host of the event may require a liquor license or permit.

Existing Mobile, Manufactured and Factory Built Home Parks and Subdivisions: A mobile, manufactured or factory built home park for which the construction of facilities for servicing the lots on which these types of homes are to be affixed (including, at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads, and the construction of streets) is completed before the effective date of floodplain management regulations adopted by Morgan County.

⁹ 2021 BCC 11

¹⁰ 2021 BCC 29

Exotic Animals: All animals raised or boarded on any zone lot for commercial or recreational use that are not commonly classified as domestic pets or livestock. This definition shall not apply to game birds licensed through the Colorado Department of Wildlife.

Family: A group of persons, related or unrelated, up to a maximum number established under the applicable building or fire code, living together as a single housekeeping unit.

Farm: A parcel of land which is used to produce agricultural products as the main source of income that originates from the land's productivity for the primary purpose of selling these products.

General Commercial Facilities: A facility for the conduct of any commercial activity that is not of a manufacturing or industrial nature and that does not fall under the definition of General Retail Facilities, including but not limited to, carpentry, woodworking or furniture making facilities.¹¹

General Retail Facilities: A facility for the retail and wholesale of merchandise including, but not limited to, antiques or art, clothing, music and video, printing or publishing services, department store items, drugs, dry goods, flowers, furniture, gifts, groceries, garden stores, nurseries, greenhouses, automobile supplies and repair, tack, animal feed, grain, hardware, farm and ranch materials, hobby items, office supplies, package liquor, paint, pets, shoes, sporting goods, upholstery supply, appliances and repairs, copies and toys. A general retail facility may include a drive-up window. General retail shall include associated outdoor sales of any size.¹²

Grazing: The practice of permitting livestock to roam and consume vegetation.

Greenhouse: Structure used to enclose the growing of plants, trees, flowers, or agricultural products for commercial purposes, either wholesale or retail.

Group Home: A residential building housing one of the following groups of individuals:

- (A) For the exclusive use of eight (8) persons or less who are sixty (60) years of age or older who do not need nursing facilities and who so elect to live in normal residential surrounding.
- (B) For the exclusive use of eight (8) persons or less with behavioral or mental health disorders. The home must be a state-licensed facility.

Hazardous Chemicals: Chemicals which are hazardous to human health and wildlife, excluding agricultural fertilizer and chemicals.

Hazardous Waste: Waste as defined in C.R.S. § 25-15-101(6), as may be amended.

Home Occupations: Any business use which is conducted within the principal dwelling or an accessory building and by the occupants thereof, plus not more than one (1) non-related (by family) non-resident employee, is clearly incidental and secondary (occupying a limited amount of floor

¹¹ 2021 BCC 29

¹² 2021 BCC 29

area) to the use of the property for dwelling purposes, and does not generate more than occasional and minimal vehicular and pedestrian traffic.¹³

Hotel and Motel: Any structure intended for temporary housing or lodging for hire. A hotel or motel has toilet facilities, is furnished, and has bedding, linens and cleaning service provided at least weekly by the operator. Lodging for more than 30 days in the same or another unit or room in the hotel or motel is not considered to be temporary. Any facility in which more than 10% of the units are used for housing or lodging for longer than 30 days is considered to be a residence.

Hunting and/or Fishing Parks/Preserves: Property used primarily for hunting, fishing, and other outdoor recreation activities rather than for the cultivation of crops or the grazing of domestic animals.

Junk: Scrap brass, iron, lead, tin, zinc, all other scrap metals and the alloys, bones, rags, used cloth, rope, rubber, tinfoil, bottles, old or used machinery of any type, used tools, used appliances, used lumber or crates, building materials, fabrication of any material, used pipe or pipe fittings, used conduit or conduit fittings, used automobile parts, derelict vehicles, farm and heavy equipment, used tires and other manufactured goods that are so worn, deteriorated, or obsolete as to make them unusable in their existing condition.

Junk Yard and Salvage Yard: A yard or enclosure with or without buildings devoted or used in any manner for the sale, storage, or display of used, non-operating, worn, and/or discarded materials of any kind which may be used as is, turned into some use or converted to another, either of the same or of a different kind, including, but not limited to metals and base metals, machinery or parts of machinery, tanks and containers, appliances (with doors removed), glass and glass products including bottles, paper and paper products of all kinds, motor vehicles and light and heavy mechanical or electrical equipment, and/or parts thereof, and aircraft and parts thereof, and all other such materials and products stored or harbored in such manner as could commonly be recognized as a junk or salvage yard.

Kennel: Any place other than a pet shop or veterinary clinic or hospital where dogs are kept for boarding, breeding, sales and/or training.

Landowner: Any owner of a legal or equitable interest in real property, and includes the heirs, successors and assigns of such ownership interests, and also referred to as owner.

Livestock: Domesticated animals which are used for food, draft, profit and recreation and are found on farms, ranches, commercial feedlots or sale facilities, and residential lots consisting of horses, mules, cattle, burros, llamas, swine, sheep goats, rabbits and poultry. Poultry consists of domestic avian species raised for food or pets, including but not limited to chickens, turkeys, geese and ducks.

Lot: A parcel of real property, as shown with a separate and distinct number or letter on a plat recorded in the Morgan County Courthouse, or when not so platted in a recorded subdivision, a

¹³ 2011 BCC 19

parcel of real property abutting upon or having clear legal access to at least one public street and held under separate ownership.

Lot Line: The property line bounding a lot.

Lot Line, Front: The property line dividing a lot from a public right-of-way, except where a lot is bordered by more than one (1) public right-of-way. Each lot proposed for development shall have at least one (1) property line designated as the front lot line. When a lot is bordered by more than one (1) right-of-way, the property owner shall determine which side of the lot having right-of-way frontage is to be considered for setback purposes to be the front lot line, subject to review and approval by the Planning Administrator. The designation of the front lot line shall be consistent and uniform with front lot lines on surrounding developed properties.¹⁴

Lot Line, Rear: The lot line opposite the front lot line.

Lot Line, Side: Any lot line which is neither the front nor the rear.

Lot, Width: The mean horizontal distance between the side lot lines of a lot measured at right angles to the depth; or the same distance measured at a point midway between the front and rear lot lines; or at the rear line of the required front setback on irregularly shaped lots.¹⁵

Major Facility of a Public Utility: Shall have the same meaning as defined in the Guidelines and Regulations of Areas and Activities of State Interest, Morgan County, State of Colorado, adopted May 16, 1994, as they may be amended from time to time.

Manufactured Home: A building unit, or combination of pre constructed building units, manufactured and certified pursuant to the National Manufactured Housing Construction and Safety Standard Act of 1974, 42 U.S.C. Sec. 5401, et seq., as amended.¹⁶

Manufactured Home Park: A parcel of land under single ownership or control within which spaces are rented for occupancy by manufactured homes or manufactured homes are rented for occupancy. Automobile or manufactured home sales lots on which unoccupied manufactured homes are parked for inspection or sale shall not be considered manufactured home parks.¹⁷

Manufacturing: An establishment engaged in fabrication, assembly, processing, or manufacturing products of such establishments include bedding; boots or shoes; carpet; cloth products; finished wood products; small household appliances, business machines, etc.; lithographing; musical instruments; orthopedic and medical appliances; pottery and ceramics; rope, cord, and twine; sporting goods; wearing apparel; abrasives; agricultural implements; equipment, or vehicles; large appliances; asphalt products; brick or structural clay products; and cosmetics. This use also includes processes such as electroplating and chemical processing.

¹⁴ 2021 BCC 11

¹⁵ 2021 BCC 11

¹⁶ 2024 BCC 25

¹⁷ 2024 BCC 25

Medical Marijuana Business: Any of the following entities or facilities licensed and as defined pursuant to state law: a medical marijuana store, a medical marijuana cultivation facility, a medical marijuana product manufacturer, a medical marijuana testing facility, a marijuana research and development licensee, a medical marijuana business operator, or a medical marijuana transporter.

Mini-Warehouses: A mini-warehouse is a warehouse under 100,000 square feet used for commercial storage and distribution of goods, inventory, and equipment, with no storage of dangerous or flammable materials and no selling of merchandise and other tangible goods and services.¹⁸

Mobile Home: A factory-assembled structure equipped with the necessary service connections and made so as to be readily movable as a unit on its own running gear and designed to be used as a dwelling unit without a permanent foundation. Mobile homes were built prior to June 15, 1976. All mobile homes are prohibited within the County and any existing mobile homes are considered nonconforming uses.¹⁹

Nonconforming Building: A building or structure, or portion thereof, conflicting with the provisions of these Regulations applicable to the zone in which it is situated.

Nonconforming Use: The use of a structure or premises conflicting with the provisions of these Regulations applicable to the zone in which it is situated. Also, for conformance or nonconformance purposes, use is distinguished by the kind of animal and its applicable animal unit density allowed on a zone lot or parcel.

Open Space: A parcel of land, an area of water or a combination of land and water within a development site designed and intended primarily for the use or enjoyment of residents, occupants, and owners of the development site and/or the general public for uses including, but not limited to: open landscaped areas, recreation areas and facilities, gardens, parks, walkways, and paths and trails. Open space is left substantially in its natural state with limited to no built facilities. The term shall not include space devoted to building, rights-of-way for streets, roads and other motorized vehicle ways and parking, and storage and loading areas. Private open space as part of an individual lot may not be included in the open space requirement calculations.

- (A) **Common Open Space:** Open space designed and intended primarily for the common use of the lawful owners, residents and occupants of a development project, but not necessarily including the general public, which is owned and maintained by an organization established for such purpose or by other adequate arrangements.
- (B) **Private Open Space:** Open space designed and intended for the exclusive use of the owner of a portion of the property included in a development project and which is appurtenant to such property and maintained by the owners thereof. The land and structure are jointly deeded to the owner in this classification.
- (C) **Public Open Space:** An open area developed, designed and dedicated to the public for use by the owners of a development and the general public.

¹⁸ 2021 BCC 29

¹⁹ 2024 BCC 25

Outdoor Recreational Facility: Open space with appurtenant buildings and structures supporting recreational activities primarily occurring outside, such as skate parks, racetracks, and motorcross tracks, but excluding outdoor shooting ranges, golf courses, miniature golf courses, passive open space, parks, and playgrounds.

Outdoor Shooting Range: A public/governmental, commercial, or private group or club facility for pistol, rifle, and shotgun (trap and skeet) training, target practice, or contests.

Pack Animal: Burros, mules, and llamas.

Packing Plant: A facility used for the processing of meat or animal byproducts for human consumption.

Panel Antenna: A directional antenna, generally rectangular in shape, usually deployed in an array, typically used to transmit or receive transmissions to and from specific directions.

Permanent Foundation: A foundation designed by a licensed Colorado engineer in accordance with the applicable building code adopted by the County.²⁰

Personal Services: A facility primarily engaged in providing services involving the care of a person and his/her apparel, appearance or personal goods, including but not limited to, barber and beauty shops, laundries and laundromats, photography studios, but shall not include home occupations.²¹

Planned Development: A development of a single owner or a group of owners acting jointly, involving a related group of residences, businesses, industries, and associated uses planned as a single entity and therefore susceptible to development and regulation as one complex land use unit rather than as an aggregation of individual buildings located on separate lots.

Planning Commission: The Morgan County Planning Commission.

Professional Offices: A place used primarily to conduct the affairs of a business, profession, service, industry, government or other similar activity and where the indoor storage and sale of merchandise is secondary to the conduct of the business or profession, including but not limited to, medical and dental clinics, optometrist shops, veterinary clinics and hospitals, banks, public utility collection offices, and travel agencies, but not including a home occupation.²²

Property: All real property subject to land use regulation by Morgan County.

Ranch: A parcel of land which is used for grazing livestock as a main source of income that originates from the land's productivity for the primary purpose of selling those products.

Recovery Residence: A residential building that provides housing accommodation for individuals with a primary diagnosis of a substance use disorder in compliance with state law.

²⁰ 2024 BCC 25

²¹ 2021 BCC 29

²² 2021 BCC 29

Recreational Vehicle (RV): A vehicle which is designed primarily for recreational use, camping, or other seasonal use or as temporary living quarters, office, or storage and is designed to be self-propelled, towable, or capable of being carried by a pickup truck. Recreational vehicles shall include motor homes, camper trailers, 5th wheel trailers, pickup truck campers, and any similar vehicles.

Regulated Marijuana Business: Medical marijuana businesses and retail marijuana businesses.

Rendering Plant: A facility used for the processing of dead animals, hides, and animal by products for non-human consumption or industrial, commercial or agricultural uses.

Residential Child Care Facility: A 24 hour facility where children and youth live together with, or are supervised by, adults other than their parents or relatives.

Restaurant: An establishment where the principal business is the preparation and sale of food and beverages in a ready-to-consume state.²³

Retail Marijuana Business: Any of the following entities or facilities licensed and as defined pursuant to state law: a retail marijuana store, a retail marijuana cultivation facility, a retail marijuana products manufacturer, a marijuana hospitality business, a retail marijuana hospitality and sales business, a retail marijuana testing facility, a retail marijuana business operator, or a retail marijuana transporter.

Rezoning: For the purposes of these Regulations, a revision to the County zoning map.

Right-of-Way: An area or strip of land over which a rite of passage has been recorded for use by vehicles, pedestrians, and/or facilities of a public utility.

Road, Private: A privately owned access way generally not constructed to County specifications and not maintained by the County.

Road, Public: A dedicated right-of-way constructed to County specifications for a stated design classification. It includes engineered drainage, based on the 100 year storm frequency, and all traffic control devices necessary for the safe movement of traffic.

Service Building: A building housing laundry, toilet, and bathing facilities which meet State Department of Health requirements, and such other facilities as may be required by these Regulations.

Setback: The minimum horizontal distance required, in any given zoning district, to be maintained free of man-made structures between a property line and the nearest exterior wall of a building or structure or between two uses or walls of structures.²⁴

²³ 2021 BCC 29

²⁴ 2021 BCC 11

Setback, Front: The distance extending across the full width of the lot between the front lot line and the nearest exterior point of a building or structure.²⁵

Setback, Rear: The distance extending across the full width of the lot between the rear lot line and the nearest exterior point of a building or structure.²⁶ 1-710 **Setback, Side:**

Setback, Side: The distance extending from the front to the rear yard between the side lot and the nearest exterior point of a building or structure.²⁷

Sign: Anything designed to advertise or inform or attract the attention of people, but excluding there from any flag, badge, or insignia of any government or governmental agency or of any civic, charitable, religious, or fraternal organization if less than 100 square feet in area.

Site Specific Development Plan: A plan which has been submitted to Morgan County by a landowner or his representative describing with reasonable certainty the type and intensity of use for a specific parcel or parcels of property and as designated by the County in these Regulations to trigger vested property rights pursuant to C.R.S. § 24-68-102(4).

Slaughterhouse: A facility used for the slaughter of animals for economic gain.

Soil Conservation Plan: Any plan developed by a landowner and a soil conservation district (organized as provided in C.R.S. § 35-70-104) that describes measures required to prevent, to the extent possible, soil erosion from occurring on the land for which the plan was developed.

Solid Waste Management Facility: A facility (area, structure or containment site) at which the deposit or treatment of solid, liquid or hazardous waste occurs either as intermediate step or final step in the waste management stream. Treatment of solid waste means any form of storage, incineration, recombination or conversion of said waste. Residue from the treatment of waste is also considered any of the types of waste listed above.

Solid Waste: Solid waste shall have the same meaning as defined under Title 30, Article 20, Part 1, C.R.S.

Stable: A structure and area primarily used for the raising and/or boarding of horses, donkeys, and mules where animal unit (a.u.) densities are greater than one (1) a.u. per one-half (1/2) acre.

Street: A public or private right-of-way for motor vehicles other than an alley or driveway that affords the principal means of access to abutting property.

Structure: A generally walled and roofed building that is primarily above ground and affixed to permanent site. Also included but not limited to are earth sheltered structures, open pavilions, and manufactured homes, gas and liquid storage tanks, agricultural storage tanks for chemicals such as pesticides or fertilizers, septic tanks, sewage treatment facilities, utility facilities, bridges, weirs

²⁵ 2021 BCC 11

²⁶ 2021 BCC 11

²⁷ 2021 BCC 11

and dams. Excluded are off-street parking areas, fences and walls used as fences six feet (6') in height or less, and underground public utilities.

Training, Breeding and Boarding Facilities: All buildings, yards, pens, and other areas, or any portion thereof, at a single location in which pack animals and equine are kept, handled, or transported for the purpose of breeding, boarding, grooming, handling, selling, sheltering, trading, training or otherwise transferring pack animals and equine for commercial purposes, excluding a confined animal feeding operation.

Use: The purpose for which any land or building is designed, arranged, intended, occupied, maintained, rented or leased. Any man-made or man-caused activity, building, or structure on a parcel of land, whether temporary or permanent.

Use, Accessory: A use naturally and normally incidental to, and devoted exclusively to the main use of the premises.²⁸

Use, Principal: The main use of land or structures as distinguished from a secondary or accessory use.

Utility Facility: Any facility, equipment, and appurtenant structures of a public or private utility, which do not constitute a major facility of a public utility, as defined in the County's 1041 Regulations, Communication Facilities, Solar Collector Facilities, Wind Collector Facilities, and BESS.²⁹

Utility, Private: An entity, which is not a public utility, which provides utility services to the public, including but not limited to, water, wastewater, gas, or electric.³⁰

Utility, Public: Public utilities as defined under Title 40, Article 1 of the Colorado Revised Statutes, as may be amended.³¹

Variance: A grant of relief from the bulk requirements and design standards of these Regulations which permits construction in a manner that would otherwise be prohibited.

Vegetative Cover: Forage plants sufficient to support an animal density per acre as defined in Table 3 of Appendix B of these regulations with only minimal or occasional supplemental feeding.

Vested Property Right: The right to undertake and complete the development and use of property under the terms and conditions of a site-specific development plan and/or building permit.

Warehouse: A warehouse is a commercial storage area used for storage and distribution of goods, with no storage of dangerous or flammable materials and no selling of merchandise and other tangible goods and services.

²⁸ 2017 BCC 49

²⁹ 2021 BCC 29

³⁰ 2021 BCC 29

³¹ 2021 BCC 29

Wastewater Facility: A system or facility for treating, neutralizing, stabilizing, or disposing of wastewater, including appurtenances such as interceptors, collection lines, outfall and the outlet sewers, pumping stations, and related equipment. This term includes municipal, industrial, or residential wastewater treatment facilities. Residential wastewater treatment facilities are defined as a common system for the treatment of wastewater which serves three or more residences. Industrial wastewater treatment facilities shall include those associated with livestock truck wash out operations. This term does not include wastewater facilities used in association with confined animal feeding operations.

Water Facility: A facility for the provision to the public of water for human consumption through constructed conveyances, including tank storage and treatment facilities which regularly serves at least four residences but excluding water reservoirs.

Water Reservoir: An area of land where water rights are retained or intended for water storages

Weeds: Plants which have been designated as noxious weeds by the Board of County Commissioners. These include but are not limited to:

- Leafy Spurge (*Euphorbia esula* L.)
- Russian Knapweed (*Centaurea repens* L.)
- Spotted Knapweed (*Centaurea maculosa* Lam.)
- Diffuse Knapweed (*Centaurea diffusa* Lam.)
- Canada Thistle (*Cirsium arvense* [L.] Scop.)
- Musk Thistle (*Carduus nutans* L.)
- Field Bindweed (*Convolvulus arvensis* L.)
- Volunteer Rye (*Secale cereale* L.)
- Jointed Goatgrass (*Aegilops Cyindrica* Host.)

Wildlife: Wild vertebrates, mollusks, and crustaceans that exist as a species in a natural wild state in their place of origin, presently or historically, including those exotic or non-native species which have been introduced into the wild by the Colorado Division of Wildlife or classified as native by the Colorado Wildlife Commission.

CHAPTER 2 - APPLICATION AND IMPLEMENTATION OF REGULATIONS ^{32 33 34 35 36}

2-100 Land Use and Development

No building, structure, or land shall be used, and no building or other structure shall be erected, reconstructed, or structurally altered except in conformance with these Zoning Regulations.³⁷

2-120 Jurisdiction and Applicability³⁸

The provisions of these Regulations and accompanying Maps apply to the unincorporated lands of Morgan County, Colorado. To the extent allowed by law, these Regulations are applicable regardless of whether use is conducted by or such development is done by a public, quasi-public, or private entity.

2-125 Compliance with Regulations³⁹

- (A) No application for a permit, rezoning or any other action requiring County approval under these regulations shall be accepted by the County if the property subject to the application is under an enforcement action.
- (B) If, prior to final action on any application, the subject property becomes the subject of an enforcement action under these regulations the application shall be held at the current level of review until the conclusion of the enforcement action.

JURISDICTION

2-135 Permits Required⁴⁰

Use of property in the County may require a permit. The type of use and zone district will determine whether a permit is required and the type of permit.

2-137 Building and Zoning Permits⁴¹

- (A) The Administrator shall not issue any building or zoning permit unless the plans for the proposed erection, construction, reconstruction, movement, alteration, or use fully conform to all applicable provisions of these Regulations.

³² 2017 BCC 08

³³ 2018 BCC 08

³⁴ 2021 BCC 11

³⁵ 2021 BCC 11

³⁶ 2021 BCC 06

³⁷ 2017 BCC 53

³⁸ 2021 BCC 06

³⁹ 2021 BCC 06

⁴⁰ 2021 BCC 06

⁴¹ 2020 BCC 01

- (B) All building and zoning permits issued pursuant to these Regulations shall expire and be deemed void if the permit has not been substantially acted on or there is no objectively measurable development activity within two (2) years from the date of approval of the permit.
- (C) A fee shall be charged in conjunction with issuing the building permit or zoning permit and shall be set by the Board of County Commissioners.

JURISDICTION

2-135 Permits Required⁴²

Use of property in the County may require a permit. The type of use and zone district will determine whether a permit is required and the type of permit.

COORDINATION WITH OTHER PLANS AND REGULATIONS

2-140 Subdivision Regulations

The provisions of these Regulations are not intended to eliminate or replace the requirements applicable to the subdivision of land or airspace, as defined in State statutes and the Subdivision Regulations of Morgan County. If the land included within a proposed District is to be subdivided, the landowner must comply with the Subdivision Regulations concerning platting in the County before development may occur.

2-145 Morgan County Comprehensive Plan

It is the intention of the Morgan County Commissioners that these Regulations implement the Morgan County Comprehensive Plan covering the unincorporated lands of the County. Requests for zoning amendments will be judged for their conformity with the Plan, among other criteria.

2-150 Guidelines and Regulations for Areas and Activities of State Interest

Morgan County has adopted Guidelines and Regulations for Areas and Activities of State Interest, commonly known as §1041 Regulations, and has designated site selection and construction of major facilities of a public utility as an activity of state interest under such Guidelines. Additional designations of areas and activities of state interest may be made from time to time. The Guidelines provide that the requirement for a development permit thereunder shall control, and that a special or conditional use permit under the Zoning Regulations or a review pursuant to C.R.S. §30-28-220(1) shall not be required in addition to the development permit. For purposes of compliance with these Zoning Regulations, a project which has received a development permit under such Guidelines shall be classified as a use by right. Such projects shall remain subject to the requirement for a zoning permit or building permit and to all other requirements of these Zoning Regulations, the Morgan County Subdivision Regulations, the Morgan County Comprehensive Plan, and all other applicable Morgan County land use regulations.

⁴² 2021 BCC 06

2-155 Conflicts

Wherever the requirements contained in these Regulations are at variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the one which is more restrictive, or which requires the higher standard, shall apply.

2-160 Processing Fees

- (A) Minimum processing fees for zoning amendments, map changes, conditional and special use permits, variances, sign permits, site permits, planned development reviews, building permits, zoning permits, manufactured home placement permits and other permits required by these Regulations will be established and be subject to change from time to time upon approval of the Board of County Commissioners.⁴³
- (B) The County may charge such additional fees as are necessary to recover its costs and expenses and review in excess of the minimum fees, including and not limited to staff time, consulting fees, attorney's fees, special meeting fees and all out-of-pocket expenses. The County may require periodic retainer deposits in an amount set at the discretion of the Planning Administrator from time to time to cover anticipated additional costs.
- (C) All fees will be paid to the County Planning Department and deposited with the County Treasurer and drawn upon as needed.
- (D) Any application which is submitted after the start of construction or commencement of the act for which the permit, variance, or exemption is sought shall be assessed a surcharge of 100% of the regular fee. This surcharge may be waived by the County Commissioners. If the County Commissioners find, after a public hearing at which the applicant shall be notified at least five days in advance and may testify under oath, that failure to apply prior to the start of construction or commencement of the act for which a permit, variance, or exemption is sought was willful or intentional, an additional surcharge of up to 10% of the cost of the applicant's project may be assessed by the County Commissioners.
- (E) Should any remaining funds exist in excess of the minimum fee, then those funds will be returned to the applicant at the conclusion of all proceedings.

CONFORMANCE AND NON-CONFORMANCE

2-165 Intent

Within the districts established by these Regulations or amendments that may later be adopted there exist lots, structures, uses of land and structures, and characteristics of use which were lawful before these Regulations were passed or amended, but which would be prohibited, regulated, or restricted under the terms of these Regulations or future amendments. It is the intent of these Regulations to permit these non-conformities to continue unless provided otherwise below, until they are removed, but not to encourage their survival. It is further the intent that non-conformities

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shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

2-170 Non-Conforming Lots

Where an individual lot was held in separate ownership from adjoining properties or was platted in a recorded subdivision approved prior to the effective date of these Regulations or any amendment thereto applicable to such lot, such lot may be occupied according to the permitted uses provided for the district in which such lot is located. Any lot conforming in size immediately prior to the adoption of these Regulations shall not be denied usage for lot size non-conformance.

No lot of less than 35 acres that is conforming in size at the time of the adoption of these Regulations may be subdivided or reduced in size in such a way that it would become non-conforming, nor cause any building, space or use to become non-conforming.

2-175 Non-Conforming Uses of Land (or Land with Minor Structures Only)

Where at the time of passage of these Regulations lawful use of land exists which would not be permitted by the Regulations imposed, the use in the strictest sense may be continued so long as it remains otherwise lawful, provided:

- (A) No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption of these Regulations.
- (B) No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption of these Regulations.
- (C) If any such non-conforming use of land ceases for any reason for a period of more than 180 days, any subsequent use of such land shall conform to the regulations specified for the district in which such land is located. Upon request, extensions may be granted by the Planning Administrator under any unusual circumstances defined by the case in question.
- (D) No additional structure or accessory use not conforming to the requirements of these Regulations shall be erected in connection with such non-conforming use of land.

2-180 Livestock Confinement as a Non-Conforming Use

If any such non-conforming use of land is a confined animal feeding operation, the use may be ceased for a period of up to sixty (60) months without loss of right to re-commence the use without conformity to the current regulations.⁴⁴

⁴⁴ 2019 BCC 21

2-185 Non-Conforming Structures

- (A) To avoid undue hardship, nothing in these Regulations shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption of these Regulations and upon which actual building construction has been carried on diligently, if such building would have been in compliance with existing regulations immediately prior to adoption of these Regulations and properly permitted.
- (B) Where a lawful structure exists at the effective date of adoption or amendment of these Regulations that could not be built under the terms of these Regulations by reason of location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

2-190 No Increase in Non-Conformity

No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.

2-195 Partial Destruction⁴⁵

- (A) Except for single-family dwellings addressed in subsection B below, should such non-conforming structure or non-conforming portion of a structure be destroyed by any means to an extent of more than fifty percent (50%) of its fair market value at time of destruction, it shall not be reconstructed except in conformity with the provisions of these Regulations.
- (B) Non-conforming single-family dwellings in any zone may be restored or replaced without the requirement to obtain any permit, except for a building permit and a floodplain permit, as applicable, regardless of the limitations in subsection A above. No repairs, replacement or restoration may commence unless a building permit and a floodplain permit, as applicable, are obtained. The building permit and floodplain permit, as applicable, must be issued and repairs, replacement or restoration commenced within twenty-four (24) months of date of damage or destruction. If the applicable permits are not issued and work is not commenced within twenty-four (24) months from the date of destruction, no work may be performed on the structure unless the structure and/or use complies with these Regulations. This subsection shall not apply to manufactured homes or dwellings which are not on a permanent foundation. Any single-family dwelling must comply with the County's Floodplain Regulations in order to be rebuilt. The right to rebuild under this subsection is limited to the property owner at the time of destruction.

2-200 Moving of Non-Conforming Structure

Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

⁴⁵ 2021 BCC 07

2-205 Non-Conforming Uses of Structures and/or Premises

If a lawful use involving individual structures, or of structure and premises in combination, exists at the effective date of adoption of these Regulations that would not be allowed in the district under the terms of these Regulations, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

2-210 No Enlargement of Non-Conforming Structure⁴⁶

- (A) No existing structure devoted to a use not permitted by these Regulations in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located or in conformance with section 2-195.
- (B) This Section shall not apply to non-conforming single-family dwellings which are governed by Sections 2-195(B) and 2-230(A).

2-215 Interior Extensions

Any non-conforming use may be extended by permit throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption of these Regulations. No such use shall be extended to occupy any land or other structures outside the building in which it is housed. Extension of uses within a building requires the approval of a permit by the Board of Adjustment. The extension must meet site development requirements for the Zone District in which it is located.

2-220 Change in Non-Conforming Uses

If no structural alterations are made, any non-conforming use of a structure, or structure and premises, may as a special exception, be changed to another non-conforming use provided that the Board of Adjustment, either by general rule or by making findings in the specific case, shall find that the proposed use is more appropriate to the district than the existing non-conforming use. In permitting such change, the Board of Adjustment may require appropriate conditions and safeguards in accord with the provisions of these Regulations.

2-225 Elimination by Destruction⁴⁷

Where non-conforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land as long as the land in its undeveloped state conforms to the bulk requirements of the zone district in which it is located. Destruction for the purpose of this section is defined as damage to an extent of more than fifty percent (50%) of the fair market value at time of destruction. This Section shall not apply to non-conforming single-family dwellings which are governed by Sections 2-195(B) and 2-230(A) and the property on which they are located.

⁴⁶ 2021 BCC 07

⁴⁷ 2021 BCC 07

2-230 Repairs and Maintenance of Non-Conforming Structures

- (A) On any non-conforming structure or portion of a structure containing a non-conforming use, work may be done for ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing, in any twelve (12) consecutive months, to an extent not exceeding fifty percent (50%) of the current fair market value of the non-conforming structure or non-conforming portion of the structure as the case may be, provided that the footprint and/or square footage of the structure which existed at the time the structure became non-conforming shall not be increased. Non-conforming single-family dwellings in any zone district shall not be subject to the limitation on the increased footprint and/or square footage of a non-conforming structure under this subsection. For purposes of this subsection, single-family dwelling shall not include manufactured homes or dwellings which are not on a permanent and engineered foundation.⁴⁸
- (B) If a non-conforming structure or portion of a structure containing a non-conforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located.
- (C) Nothing in these Regulations shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

2-235 Uses Permitted Under Special Review Provisions

Any use which is permitted as a special review in a district under the terms of these Regulations (other than a change through Board of Adjustment action from a non-conforming use to another use not generally permitted in the district) shall not be deemed a non-conforming use in such district, but shall upon special use approval be considered a conforming use.

2-240 Determination of Status

- (A) Any landowner, or authorized agent thereof, within Morgan County, Colorado, may seek a determination of status from the Planning Administrator of Morgan County, Colorado, as to the existence of a legal nonconforming use, structure, lot, or structure and premises in combination (“Use to be Determined”). In order to obtain such a determination, the landowner shall file application with the Planning Administrator which shall include:
 - (1) An application form.
 - (2) A narrative describing the Use to be Determined as presently utilized.
 - (3) A sketch plan of the Use to be Determined which is drawn to scale and contains a legal description for the real property where the Use to be Determined is located.

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- (4) Proof of ownership which shall be a title insurance policy, commitment of attorney's title opinion which is dated within the previous five years.
 - (5) Affidavits from the landowner and at least three disinterested persons concerning the Use to be Determined which are specific as to location, size and scope of the Use to be Determined as it has existed in the period determined to be relevant for the determination sought.
 - (6) Such other information as the Planning Administrator may request or accept as probative.
 - (7) An application fee.
- (B) After evaluation of the information submitted, the Planning Administrator shall issue a written determination which shall be deemed to be an administrative decision appealable to the Board of Adjustment within 30 days after the date of such decision. Such decision, once final, shall be conclusive and binding upon the County as to the conformity or non-conformity of the Use to be Determined.

AMENDMENTS TO ZONING REGULATIONS⁴⁹

2-245 Initiation of Amendments

The Board may, on its own motion or on referral by the Planning Commission, amend the Morgan County Zoning Regulations. Such amendments shall be made in compliance with these Regulations and Colorado statutes. Amendments to the County's Zoning Map that have broad based application shall be processed under this amendment process. Rezoning applications shall be processed in accordance with the rezoning procedures below.

2-250 Review Procedure

- (A) **Initiation.** Planning staff, in consultation with the County Attorney, shall draft all amendments to the Regulations.
- (B) **Availability of Information.** The proposed amendments shall be available for inspection at Planning Department beginning fourteen (14) days prior to the Planning Commission until the final decision by the Board.
- (C) **Planning Commission Hearing.** Planning staff shall schedule a public hearing on the proposed amendments before Planning Commission and draft an advisory report on the proposed amendments. Notice of the public hearing shall be given in accordance with Sec. 2-255. Planning Commission shall hold a public hearing, review the proposed amendments and make a recommendation to the Board.

⁴⁹ 2021 BCC 06

- (D) Board Hearing. After review by the Planning Commission, the Board shall hold a public hearing on the proposed amendments. Notice of the public hearing shall be given in accordance with Sec. 2-255.
- (E) Decision. The Board shall review the proposed amendment, any public testimony, Planning Commission and staff recommendation and shall approve, approve with modifications, table for further study, remand to the Planning Commission or deny the proposed amendments.

2-255 Notice Requirements

Notice of a public hearing on amendments to these Regulations shall be given at least fourteen (14) days prior to the public hearing by publication in a newspaper of general circulation within the County and posted on the County's website. The notice shall remain posted through the conclusion of the hearing. Notices for the public hearings required under Section 2-250 may run concurrently. Notice shall be in the form provided in appendix A.⁵⁰

2-260 Review Criteria

Amendments to these Regulations must satisfy the following criteria:

- (A) That an existing regulation is in need of revision as proposed;
- (B) That the proposed amendment will be consistent with the future goals and needs of the County as set out in the Morgan County Comprehensive Plan; and
- (C) That the proposed amendment will be consistent with the overall intent of these Regulations.

2-265 Effective Date of Zoning Amendments

Amendments approved by the Board shall become effective immediately, unless otherwise stated in the resolution of approval.

REZONING

2-267 Policy

For the purpose of establishing and maintaining sound, stable and desirable development within the County, the rezoning of land is to be discouraged and allowed only under circumstances provided for in this Regulations. This policy is based on the opinion of the Board that the County's Zoning Map is the result of a detailed and comprehensive appraisal of the County's present and future needs regarding land use allocation and other zoning considerations and, as such, should not be amended unless to correct manifest errors or because of changed or changing conditions in

⁵⁰ 2024 BCC 44

a particular area or the County in general. The rezoning process shall not apply to Zoning Map amendments that have broad application and are in the nature of policy making by the County.

2-270 Submittal Requirements

The submittal requirements in this Section may be waived or altered by the Planning Administrator at the Planning Administrator's sole discretion.

- (A) Completed application provided by the County, signed by all owner(s) of, or persons having an interest in the property subject to the application. If owner(s) will not be signing the application, written authorization for the agent to sign the application must be supplied with the completed application.
- (B) Applicable fee.
- (C) A general description of the rezoning request and the reasons for it, and a description of any future development plans, including a narrative description of how the request meets the criteria of Sec. 2-285.
- (D) Names, addresses and phone numbers of the property owner(s), applicant(s) and/or representatives.
- (E) Proof of ownership of all parties in the area to be rezoned consisting of a title commitment issued within the previous six (6) months.
- (F) A list of names and addresses of property owners within thirteen hundred and twenty feet (1,320') of the perimeter of the property or properties to be rezoned.
- (G) A discussion of how the rezoning request may impact adjacent uses and integrate with existing zone districts.
- (H) Rezoning map pursuant to Sec. 2-460.

2-275 Review Procedure

- (A) Initiation. Rezoning may be initiated by the Board or the owner(s) of the property to be rezoned. Rezoning initiated by the Board shall not be subject to Secs. 2-270, 2-275(B) through (C).
- (B) Pre-application conference. Prior to actual submission of a rezoning application, each applicant shall attend a pre-application conference with the Planning Department. After the pre-application conference, the Planning Department may furnish the applicant with written comments regarding the proposed rezoning to inform and assist the applicant prior to the preparation of the application.
- (C) Review of Submission. Staff shall review the submittal materials within fifteen (15) working days and provide the applicant with initial written comments, specifically noting any inadequacies in the submittal items. Staff may request that the applicant make changes

or clarifications to the submittal information prior to review by the Planning Commission. An incomplete submittal will not be processed.

- (D) Availability of Information. The proposed rezoning application, if applicable, and map shall be available for inspection at Planning Department beginning fourteen (14) days prior to the Planning Commission until the final decision by the Board.
- (E) Planning Commission Hearing. After a complete application for rezoning is submitted or a Board-initiated rezoning has been prepared for review. Planning staff shall schedule a public hearing on the proposed rezoning before Planning Commission and draft an advisory report on the proposed rezoning. Notice of the public hearing shall be given in accordance with Sec. 2-280 of these Regulations. Planning Commission shall hold a public hearing, review the proposed rezoning and make a recommendation to the Board.
- (F) Board Hearing. After review by the Planning Commission, the Board shall hold a public hearing on the proposed rezoning. Notice of the public hearing shall be given in accordance with Sec. 2-280.
 - (1) Refer back. If a rezoning application considered by the Board contains additional or modified information from the application considered by the Planning Commission, the Board may, at its sole discretion and at any time prior to rendering a decision, refer the application back to the Planning Commission for its comments and recommendation on the additional or modified information. The public hearing before the Board shall then be continued to such time subsequent to the receipt of the Planning Commission recommendation on the revised application. In the event of resubmission to the Planning Commission, Planning staff shall schedule a public hearing as soon as possible and shall provide notice pursuant to Sec. 2-280(A) and (C).
- (G) Decision. Within fifteen (15) days of the closing of the public hearing, the Board shall render a decision on the application. The Board shall consider all evidence presented and make specific findings. A vote for approval is to be followed by insertion of boundary changes on the Official Map within fifteen (15) days of the decision.

2-280 Notice Requirements

Notice of the public hearings required under Sec. 2-275 shall be given at least fourteen (14) days prior to the hearing by all of the following methods:

- (A) Publication in newspaper of general circulation and on the County's website which shall remain posted through the conclusion of the hearing. Notice shall be in the form provided in Appendix A.⁵¹
- (B) The applicant shall be required to post notice on the property for which the rezoning is requested. Such notice shall consist of at least one (1) sign facing each public right-of-way adjacent to the property. Such sign(s) shall measure not less than twenty-four inches by

⁵¹ 2024 BCC 44

thirty-six inches (24"x 36"). The size of the letters should be a minimum of two inches (2") high and such signs shall be erected on posts no less than four feet (4') above ground level. Such sign(s) shall read as indicated in Appendix A. Signs advertising the rezoning of property in must be photographed by the applicant and submitted to the Planning Department subject to the following requirements:

- (1) Photographs of the signs posting the property shall be submitted to the Planning Department at least ten (10) days prior to each public hearing date. These photographs shall be accompanied by an affidavit from the applicant or applicant's representative that signs were posted at least fourteen (14) days prior to the public hearing date. The affidavit shall be in the form provided in Appendix A.
 - (2) Posted sign(s) shall be removed by the applicant within two (2) weeks following the final decision by the Board.
- (C) Mailed notice to property owners within thirteen hundred and twenty feet (1320') of the perimeter of the property or properties to be rezoned.

2-285 Review Criteria

The following criteria applies to all rezoning applications, but does not apply to acts of legislative rezoning by the Board. Rezoning of property should only be approved if the following criteria are satisfied:

- (A) The rezoning is consistent with the provisions of the Morgan County Comprehensive Plan;
- (B) The rezoning compatible with surrounding zone districts;
- (C) It is in the best interests of or furthers the health, safety, or general welfare of the citizens of Morgan County; and either:
 - (1) Conditions in the area of the proposed rezoning or in adjacent areas have changed or are changing to such a degree as to warrant the rezoning; or
 - (2) The property was zoned in error under the current zoning.

BUILDING PERMITS

2-290 Applicability

A building permit shall be required for the placement and/or use of any structure that are roofed and one hundred and twenty (120) square feet or larger, except as follows:

- (A) Non-occupied structures (e.g., detached garages, pole buildings, agriculture buildings, storage buildings)

- (B) Any structures expressly exempt from the building permit requirements pursuant to the building code duly adopted by the County.
- (C) Manufactured homes subject to the Manufactured Home Placement Permit.⁵²

2-295 Submittal Requirements

In addition to any submittal requirements imposed by the building code adopted by the County, applications for building permits shall require the following:

- (A) Completed application provided by the County, signed by all owner(s) of, or persons having an interest in the property subject to the application. If owner(s) will not be signing the application, written authorization for the agent to sign the application must be supplied with the completed application.
- (B) Application fee.
- (C) For residential buildings, proof of the following:
 - (1) Adequate water supply suitable for human consumption (meets criteria established by Colorado Department of Health).
 - (2) Adequate access to a public road.
 - (3) Utility services.
- (D) For commercial and industrial buildings, proof of the following:
 - (1) Adequate water supply suitable for human consumption (meets criteria established by Colorado Department of Health) for that portion of the water supply of the commercial or industrial use intended for human consumption.
 - (2) Adequate access to a public road.
 - (3) Utility services.
- (E) Construction plans for residential, commercial and industrial construction as may be required by the Building Department.
- (F) An adequate drainage plan. For any building or project which will result in five thousand (5,000) square feet or more of impermeable surface the drainage plan must be signed and sealed by a licensed civil engineer.
- (G) A brief description of the building or project.

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- (H) Proof of notification to any person or entity having ownership in any ditch or water delivery system/structure with rights over or adjacent to the property which is the subject of the application.
- (I) A signed copy of the Morgan County Right to Farm Policy.
- (J) Any other reasonable site specific information required by the Planning Administrator and/or Building Official.

2-300 Review Procedure

- (A) Review of Submission. Staff shall review the submittal materials within fifteen (15) working days and provide the applicant with initial written comments, specifically noting any inadequacies in the submittal items. An incomplete submittal will not be processed.
- (B) Decision. The Building official may approve, approve with conditions or deny the application. The decision of the Building official shall be provided to the applicant no later than two (2) business days from the date of the decision.

2-310 Review Criteria

- (A) All uses-by-right must be adequately served by public or private utilities, if required for the use, and have clear access to a developed public right-of-way.
- (B) The plans for the proposed erection, construction, reconstruction, movement, alteration or use fully conform to all applicable provision of these Regulations.

ZONING PERMITS

2-320 Purpose ⁵³

All structures and buildings over 200 square feet, which are uses-by-right, and not subject to the County's building or manufactured home placement permit requirements, require a zoning permit prior to the commencement of construction or use.

2-325 Submittal Requirements

The submittal requirements in Section may be waived or altered by the Planning Administrator at the Planning Administrator's sole discretion.

- (A) Completed application provided by the County, signed by all owner(s) of, or persons having an interest in the property subject to the application. If owner(s) will not be signing the application, written authorization for the agent to sign the application must be supplied with the completed application.
- (B) Application fee.

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- (C) For residential buildings, proof of:
 - (1) Adequate water supply suitable for human consumption (meets criteria established by Colorado Department of Health).
 - (2) Adequate access to a public road.
 - (3) Utility services.
- (D) For commercial and industrial buildings, proof of:
 - (1) Adequate water supply suitable for human consumption (meets criteria established by Colorado Department of Health) for that portion of the water supply of the commercial or industrial use intended for human consumption.
 - (2) Adequate access to a public road.
 - (3) Utility services.
- (E) An adequate drainage plan. For any building or project which will result in five thousand (5,000) square feet or more of impermeable surface the drainage plan must be signed and sealed by a licensed civil engineer.
- (F) A site plan pursuant to Sec. 2-465.
- (G) A brief description of the building or use.
- (H) Proof of notification to any person or entity having ownership in any ditch or water delivery system/structure with rights over or adjacent to the property which is the subject of the application.
- (I) A signed copy of the Morgan County Right to Farm Policy.
- (J) Any other reasonable site specific information required by the Planning Administrator.

2-330 Review Procedure

- (A) Review of Submission. Staff shall review the submittal materials within fifteen (15) working days and provide the applicant with initial written comments, specifically noting any inadequacies in the submittal items. Staff may request that the applicant make changes or clarifications to the submittal information prior to decision on the application. An incomplete submittal will not be processed.
- (B) Decision. The Planning Administrator may approve, approve with conditions or deny the application. The decision of the Planning Administrator shall be provided to the applicant no later than two (2) business days from the date of the decision.

2-335 Review Criteria

- (A) All uses-by-right must be adequately served by public or private utilities, if required for the use, and have clear access to a developed public right-of-way.
- (B) The plans for the proposed erection, construction, reconstruction, movement, alteration or use fully conform to all applicable provisions of these Regulations.

2-340 Expiration of Zoning Permit

The uses and structures subject to a zoning permits must be commenced or substantially constructed within twenty-four (24) months of the issuance of a zoning permit. If the use is commenced or structure substantially constructed within twenty-four (24) months of the issuance of a zoning permit, the zoning permit shall expire and a new permit will be required.

MANUFACTURED HOME PLACEMENT PERMIT ⁵⁴

2-345 Purpose

A placement permit shall be required for the installation of manufactured homes on individual lots and manufactured homes in a manufactured home park in Morgan County, which are not on a permanent foundation.

2-350 Submittal Requirements

- (A) Completed application provided by the County, signed by all owner(s) of, or persons having an interest in the property subject to the application. If owner(s) will not be signing the application, written authorization for the agent to sign the application must be supplied with the completed application. An incomplete submittal will not be processed.
- (B) Application fee.
- (C) A site plan pursuant to Sec. 2-465
- (D) A signed copy of the Morgan County Right to Farm Policy
- (E) An adequate drainage plan. For any manufactured home which will result in five thousand (5,000) square feet or more of impermeable surface, the draining plan must be signed and sealed by a licensed civil engineer.
- (F) The Morgan County Building Department may require any other information to enable the Building Official or Inspector to determine that the proposed manufactured home will comply with all applicable requirements.

2-355 Review Procedure

- (A) Review of Submission. Staff shall review the submittal materials within fifteen (15) working days and provide the applicant with the initial written comments, specifically

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noting any inadequacies in the submittal items. An incomplete submittal will not be processed.

- (B) Decision. The Building Official or Inspector may approve, approve with conditions or deny the application. The decision of the Building Official shall be provided to the applicant no later than two (2) business days from the date of the decision.

2-360 Review Criteria

- (A) All manufactured homes must be adequately served by public or private utilities and have clear access to a developed public right-of-way.
- (B) The plans for the proposed erection, construction, reconstruction, movement, alteration or use fully conform to all applicable provisions of these Regulations.

2-365 Expiration of Manufactured Home Placement Permit

Manufactured homes subject to a permit must be installed and receive a certificate of occupancy within twenty-four (24) months of the issuance of a manufactured home placement permit.

2-370 Post-Installation Procedures

After installation is complete, the Building Official or Inspector will inspect the manufactured home for compliance with all applicable regulations. If the manufactured home complies with all applicable regulations, the Building Official or Inspector may issue a certificate of occupancy for the manufactured home. No manufactured home without a certificate of occupancy may be occupied.

2-375 Installation Standards

- (A) Authority. Any manufactured home located in or relocated within the County shall bear a Housing and Urban Development (HUD) label, or verification of HUD compliance, and meet the following installation standards. The Building Official or Inspector may authorize the use of different materials or methods which will accomplish substantially the same result. The Building Department shall be authorized to act as the exclusive inspection agency for the County pursuant to the Colorado Division of Housing Manufactured Housing Installation Program.
- (B) Installation. Any installation of a manufactured home in the County shall be performed in strict accordance with the applicable manufacture's installation instructions and these Zoning Regulations. Where the manufacturer's instructions are not applicable, installation shall be in accordance with the rules promulgated by the Colorado Division of Housing for the installation of manufactured homes. A copy of the manufacturer's instructions or the standards promulgated by the Colorado Division of Housing shall be available at the time of installation and inspection.

- (C) Skirting. All manufactured homes, which are not required to have a permanent foundation, shall be skirted with aluminum or other material (excluding untreated wood products) which is nonflammable, capable of withstanding hail and wind and approved by the County Building Department. All skirting shall be installed around the perimeter of a manufactured home to the ground level. Such skirting shall be completely installed prior to the issuance of a certificate of occupancy. All skirting shall have one (1) or more openings constructed and located to allow convenient access to all points of utilities connections.

- (D) Foundations
 - (1) Basement or crawlspace foundations and foundations for any manufactured structure that requires a Floodplain Development Permit shall be designed by an architect or engineer licensed by the State.

 - (2) An architect or engineer licensed by the State may perform all foundation, perimeter drain, damp-proof and concrete encased electrode inspections. If this option is used, setback and offset distances must first be approved by the Building Department, and a stamped letter form the architect or engineer must be received and approved by the Building Department prior to any other inspections on the home. This letter must state that the architect or engineer did perform the inspections and that the work is consistent with the design drawings for the foundation.

 - (3) A permanent foundation is required where unstable or expansive soil conditions are encountered, for manufactured homes located in the floodplain or otherwise required by these Zoning Regulations.

2-380 Utilities and Minimum Interior Fixtures

- (A) All manufactured homes shall be connected to either an approved public or private sewage disposal system.

- (B) A licensed plumber, or owner if permissible, shall install all-natural gas, sewer, and water service lines; a licensed electrical, or owner if permissible, must install all electrical service connections. Electrical and plumbing installations must be approved by the State. The owner is responsible for obtaining those inspections and approval prior to the issuance of a certificate of occupancy by the Building Department. If owner intends to perform such electrical or plumbing work, the owner shall contact the State to ensure such work is permissible for owner to perform before undertaking such work.

- (C) Every manufactured home used as a dwelling unit shall be provided with a kitchen sink and a bathroom equipped with facilities consisting of a water closet, lavatory, and either a bathtub or shower. Each sink, lavatory and either a bathtub or shower shall be equipped with hot and cold running water necessary for its normal operation.

MANUFACTURED HOME PARK DEVELOPMENT PERMIT ⁵⁵

2-385 Purpose

The development of a new manufactured home park or expansion of a current manufactured home park shall require a manufactured home park development permit. This permit shall only be required for zones in which a manufactured home park is a use by right. For all other zones, development or expansion of a manufactured home park shall require the applicable permit if such use is allowed. No manufactured home placement permits shall be issued for installation of manufactured homes in a manufactured home park until the manufactured home park development permit has been approved.

2-390 Submittal Requirements

The submittal requirements in this Section may be waived or altered by the Planning Administrator at the Planning Administrator's sole discretion.

- (A) Completed application provided by the County, signed by all owner(s) of, or persons having an interest in the property subject to the application. If owner(s) will not be signing the application, written authorization for the agent to sign the application must be supplied with the completed application.
- (B) Application fee.
- (C) A general description of the request and the reasons for it, including a narrative description of how the request meets the criteria for a manufactured home park. The general description shall include plans for the operation and maintenance of the park.
- (D) Title commitment for the property issued within the six (6) months previous to the submission of the application. If the application is incomplete, the County may require that the title commitment be updated.
- (E) Proof of an adequate supply of water in terms of quantity, quality, and reliability.
- (F) A listing of type and availability of utilities and services; including sewer, water, electrical and fire protection to the manufactured home park including letters of commitment from providers of utilities and services serving the site or proof of ownership.
- (G) Discussion of any public improvements required to complete the project.
- (H) A plan map in accordance with the provisions of Sec. 2-470.
- (I) Any additional information required by the Planning Administrator.

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2-395 Review Procedures ⁵⁶

- (A) Pre-Application Conference. Prior to submission of a manufactured park development application, each applicant shall attend a pre-application conference with the Planning Department. After the pre-application conference, the Planning Department may furnish the applicant with written comments regarding the proposed use to inform and assist the applicant prior to the preparation of the application.
- (B) Review of Submission. Staff shall review the submittal materials within fifteen (15) working days and provide the applicant with initial written comments, specifically noting any inadequacies in the submittal items. Staff may request that the applicant make changes or clarifications to the submittal information. An incomplete submittal will not be processed.
- (C) Decision. The Planning Administrator may approve, approve with conditions, or deny the application. The decision of the Planning Administrator shall be provided to the applicant no later than two (2) business days from the date of the decision.

2-400 Review Criteria ⁵⁷

- (A) All manufactured home parks must be adequately served by public or private utilities and have clear access to a developed public right-of-way.
- (B) All manufactured home parks must comply with all applicable provisions of these Zoning Regulations.

CONDITIONAL USE PERMITS

2-405 Purpose

Conditional uses are uses that are generally associated with or similar to uses-by-right in a zone district but, because of potential impacts, the County requires a more in-depth review to assess and mitigate these potential impacts.

2-410 Submittal Requirements

The submittal requirements in Section may be waived or altered by the Planning Administrator at the Planning Administrator's sole discretion. Electronic submittals are encouraged, but not required.

- (A) Completed application provided by the County, signed by all owner(s) of, or persons having an interest in the property subject to the application. If owner(s) will not be signing

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the application, written authorization for the agent to sign the application must be supplied with the completed application.

- (B) Application fee.
- (C) A general description of the conditional use request and the reasons for it, including a narrative description of how the request meets the each of the criteria in Section 2-365.
- (D) Title commitment for the property issued within the six (6) months previous to the submission of the application. If the application is incomplete, the County may require that the title commitment be updated.
- (E) A list of names and addresses of property owners within thirteen hundred and twenty feet (1,320') of the perimeter of the area where the conditional use will be located.
- (F) A listing of type and availability of utilities and services; including sewer, water, electrical, and fire protection to the property, including letters of commitment from providers of utilities and services serving the site.
- (G) If applicable, descriptions of types of easements required for the project, widths and other pertinent information.
- (H) A site plan map in accordance with the provisions of Section 2-465.
- (I) If a conditional use permit is sought for a confined animal feeding operation allowed, the Facility Design Standards and permit requirements of Sec. 4-200 and following must be met and included in the permit application.

2-415 Review Procedure

- (A) Pre-Application Conference. Prior to submission of a conditional use application, each applicant shall attend a pre-application conference with the Planning Department. After the pre-application conference, the Planning Department may furnish the applicant with written comments regarding the proposed use to inform and assist the applicant prior to the preparation of the application.
- (B) Review of Submission. Staff shall review the submittal materials within fifteen (15) working days and provide the applicant with initial written comments, specifically noting any inadequacies in the submittal items. Staff may request that the applicant make changes or clarifications to the submittal information. An incomplete submittal will not be processed.
- (C) Referral. Referral agencies, as provided for Sec. 2-480 will be sent copies of the conditional use permit application and all materials for comment. The comment period is a total of fourteen (14) days and failure to comment is to be viewed as a favorable review. At the discretion of the planning staff and given unusual circumstances, some referral agencies may be contacted for additional comments or clarifications.

- (D) Report to Board. The Planning Administrator shall make available to the Board a record of all pending conditional use permit applications.
- (E) Availability of Information. The conditional use application shall be available for inspection at Planning Department beginning ten (10) days prior to the Planning Commission until the final decision by the Board.
- (F) Planning Administrator Review and Decision. The Planning Administrator may, in their sole discretion, approve, approve with conditions, or deny a conditional use permit application after all of the following:
 - (1) Pre-application conference.
 - (2) Submission of a complete application.
 - (3) End of Referral period.
 - (4) Notice has been provided in accordance with Sec. 2-360.
 - (5) Board has not called up the application pursuant to Sec. 2-415(G)(2).
- (G) Planning Commission/Board Review. The Planning Commission and Board may consider a conditional use permit application through the one of the following procedures:
 - (1) Referral by Planning Administrator. The Planning Administrator at their discretion may refer a conditional use permit application to the Planning Commission and Board for final decision, subject to the procedures of this Section.
 - (2) Call Up by Board. If a majority of the Board determines that the Board shall make the final decision on a conditional use permit application, the Planning Administrator shall schedule a public hearing before the Planning Commission and the application will be subject to the procedures in Sec. 2-415 (H) through (J).
- (H) Planning Commission Hearing. After a complete application for conditional use permit has been submitted and the Planning Administrator determines not to use their authority under Sec. 2-415(G)(1) or the Board has called up an application pursuant to 2-415(G)(2), Planning staff shall schedule a public hearing on the proposed conditional use permit before Planning Commission and draft an advisory report on the application. Notice of the public hearing shall be given in accordance with Sec. 2-420. Planning Commission shall hold a public hearing, review the proposed conditional use permit application and make a recommendation to the Board.
- (I) Board Hearing. After review by the Planning Commission, the Board shall hold a public hearing on the condition use permit application. Notice of the public hearing shall be given in accordance with Sec. 2-480.
 - (1) Refer back. If a conditional use permit application considered by the Board of contains additional or modified information from the application considered by the Planning Commission, the Board may, at its sole discretion and at any time prior to

rendering a decision, resubmit the application to the Planning Commission for its comments and recommendation on the additional or modified information. The public hearing shall then be continued to such time subsequent to the receipt of the Planning Commission comments and recommendation on the revised application. In the event of resubmission to the Planning Commission, the surrounding property owners shall be notified as required in Sec. 2-420(C).

- (J) Decision. Within fifteen (15) days of the closing of the public hearing, the Board shall render a decision on the application. The Board shall consider all evidence presented and make specific findings.

2-420 Notice Requirements

Notice of the public hearings required under Sec. 2-415 shall be given at least ten (10) days prior to the hearing by all of the following methods:

- (A) Posting on the County's website which shall remain posted through the conclusion of the hearing. Notice shall be in the form provided in Appendix A.⁵⁸
- (B) The applicant shall be required to post notice on the property for which the conditional use permit is requested. Such notice shall consist of at least one (1) sign facing each public right-of-way adjacent to the property. Such sign(s) shall measure not less than twenty-four inches by thirty-six inches (24" x 36"). The size of the letters, indicating the notice, should be a minimum of two inches (2") high and such signs shall be erected on posts no less than four feet (4') above ground level. Such sign(s) shall read as indicated in Appendix A. Signs advertising the conditional use permit application in must be photographed by the applicant and submitted to the Planning Department subject to the following requirements:
 - (1) Photographs of the signs posting the property shall be submitted to the Planning Department at least five (5) days prior to each public hearing date. These photographs shall be accompanied by an affidavit from the applicant or applicant's representative that signs were posted at least ten (10) days prior to the public hearing date. The affidavit shall be in the form provided in Appendix A.
 - (2) Posted sign(s) shall be removed by the applicant within two (2) weeks following the final decision by the Board.
- (C) Mailed notice to property owners within thirteen hundred and twenty feet (1320') of the perimeter of the area where the conditional use will be located.
- (D) Notice for public hearings required in Sec. 2-415 may run concurrently.

2-425 Review Criteria

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The following criteria will be used by the Planning Administrator and, if applicable, the Planning Commission and the Board, when reviewing an application for a conditional use permit. A conditional use permit may be granted only if:

- (A) The application documents are complete and present a clear picture of how uses are to be arranged on the site;
- (B) The site plan conforms to the design standards of these Regulations;
- (C) There are no off-site impacts imposed by the conditional use proposed that require additional infrastructure (utilities, drainage, and roads) or upgrades by the County or special districts; and
- (D) The use proposed is compatible with the surrounding uses and adequately buffered as necessary.

SPECIAL USE PERMITS

2-430 Purpose

Special review use is a discretionary review process for uses which have unique or widely varying operating characteristics or unusual site development features. The procedure encourages public review and evaluation of a use's operating characteristics and site development features and is intended to ensure that proposed special review uses will not have a significant adverse impact on surrounding uses and properties or on the community-at-large.

2-435 Applicability

In addition to uses designated as special uses in each zone district, any use, not designated as a Use by Right, Accessory Use, Conditional Use, Use by Special Review or not otherwise prohibited in a particular zone, may be approved as Use by Special Review pursuant to the criteria and procedure as established by these Regulations.

2-440 Submittal Requirements

The submittal requirements in Section may be waived or altered by the Planning Administrator at the Planning Administrator's sole discretion. All submittal requirements shall be provided electronically.

- (A) Completed application provided by the County, signed by all owner(s) of, or persons having an interest in the property subject to the application. If owner(s) will not be signing the application, written authorization for the agent to sign the application must be supplied with the completed application.
- (B) Applicable fee.

- (C) A general description of the special use request and the reasons for it, including a narrative description of how the request meets the criteria of Sec. 2-455.
- (D) Title commitment for the property issued within the six (6) months previous to the submission of the application. If the application is incomplete, the County may require that the title commitment be updated.
- (E) Discussion of any environmental impacts the special use will have on existing vegetation, land forms, water resources, air quality and wildlife. If impacts exist, a discussion of how the applicant plans to mitigate these impacts will be necessary.⁵⁹
- (F) If a supply of water is needed for the special use, in the case of human consumption, proof of an adequate supply of water in terms quantity, quality, and reliability.
- (G) A list of names and addresses of property owners within thirteen hundred and twenty feet (1,320') of the perimeter of the area where the special use will be located.
- (H) A discussion of how the special use will relate to or impact existing adjacent uses or properties.
- (I) A listing of type and availability of utilities and services; including sewer, water, electrical, and fire protection to the proposed special use area including letters of commitment from providers of utilities and services serving the site or proof of ownership.
- (J) Discussion of any public improvements required to complete the project.
- (K) Descriptions of types of easements required for the project, widths and other pertinent information.
- (L) A special use plan map in accordance with the provisions of Sec. 2-470.
- (M) If a special use permit is sought for a confined animal feeding operation allowed, the Facility Design Standards and permit requirements of Sec. 4-200 and following must be met and included in the permit application.

2-445 Review Procedures

- (A) Pre-Application Conference. Prior to submission of a special use permit application, each applicant shall attend a pre-application conference with the Planning Department and if need be with other County departments and referral agencies in connection with the preparation of the application submittal documents. After the pre-application conference, the Planning Department may furnish the applicant with written comments regarding the proposed use to inform and assist the applicant prior to the preparation of the application.

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- (B) Review of Submission. Staff shall review the submittal materials within fifteen (15) working days and provide the applicant with initial written comments, specifically noting any inadequacies in the submittal items. Staff may request that the applicant make changes or clarifications to the submittal information prior to review by the Planning Commission. An incomplete submittal will not be processed.
- (C) Referral. Referral agencies, as provided for Sec. 2-480, will be sent copies of the special use permit application and all materials for comment. The comment period is a total of fourteen (14) days and failure to comment is to be viewed as a favorable review. At the discretion of the planning staff and given unusual circumstances, some referral agencies may be contacted for additional comments or clarifications.
- (D) Availability of Information. The special use application shall be available for inspection at Planning Department beginning ten (10) days prior to the Planning Commission until the final decision by the Board.
- (E) Planning Commission Hearing. After a complete application for special use permit has been submitted, Planning staff shall schedule a public hearing on the proposed special use permit before Planning Commission and draft an advisory report on the application. Notice of the public hearing shall be given in accordance with Sec. 2-450. Planning Commission shall hold a public hearing, review the proposed special use permit application and make a recommendation to the Board.
- (F) Board Hearing. After review by the Planning Commission, the Board shall hold a public hearing on the special use permit application. Notice of the public hearing shall be given in accordance with Sec. 2-450.
- (G) Refer back. If a special use permit application considered by the Board contains additional or modified information from the application considered by the Planning Commission, the Board may, at its sole discretion and at any time prior to rendering a decision, resubmit the application to the Planning Commission for its comments and recommendation on the additional or modified information. The public hearing shall then be continued to such time subsequent to the receipt of the Planning Commission comments and recommendation on the revised application. In the event of resubmission to the Planning Commission, the surrounding property owners shall be notified as required in Sec. 2-450(C).
- (H) Decision. Within fifteen (15) days of the closing of the public hearing, the Board shall render a decision on the application. The Board shall consider all evidence presented and make specific findings.

2-450 Notice Requirements

Notice of the public hearings required under Sec. 2-445 shall be given at least ten (10) days prior to the hearing by all of the following methods:

- (A) Posting on the County’s website which shall remain posted through the conclusion of the hearing. Notice shall be in the form provided in Appendix A. ⁶⁰
- (B) The applicant shall be required to post notice on the property for which the special use permit is requested. Such notice shall consist of at least one (1) sign facing each public right-of-way adjacent to the property. Such sign(s) shall measure not less than twenty-four inches by thirty-six inches (24” x 36”). The size of the letters, indicating the notice, should be a minimum of two inches (2”) high and such signs shall be erected on posts no less than four feet (4’) above ground level. Such sign(s) shall read as indicated in Appendix A. Signs advertising the conditional use permit application in must be photographed by the applicant and submitted to the Planning Department subject to the following requirements:
 - (1) Photographs of the signs posting the property shall be submitted to the Planning Department at least five (5) days prior to each public hearing date. These photographs shall be accompanied by an affidavit from the applicant or applicant’s representative that signs were posted at least ten (10) days prior to the public hearing date. The affidavit shall be in the form provided in Appendix A.
 - (2) Posted sign(s) shall be removed by the applicant within two (2) weeks following the final decision by the Board.
- (C) Mailed notice to property owners within thirteen hundred and twenty feet (1320’) of the perimeter of the area where the special use will be located.
- (D) Notice required for public hearings required in Sec. 2-445 may run concurrently.

2-455 Review Criteria

The following criteria will be used by the Planning Commission and the Board when reviewing an application for a special use permit:

- (A) The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan;
- (B) All the application documents are complete and present a clear picture of how uses are to be arranged on the site or within Morgan County;
- (C) The site plan conforms to the district design standards of these Regulations;
- (D) All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures;
- (E) The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County;

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- (F) The special use poses only the minimum amount of risk to the public health, safety and welfare as set by either federal, state or county regulation, whichever is the strictest;
- (G) The special use proposed is not planned to be developed on a non-conforming parcel;
- (H) The applicant has adequately documented a public need for the project, all pertinent technical information, adequate financial resources to implement it, and has paid all fees and review costs levied by the County for application processing and review; and
- (I) For any special use requiring a supply of water for human consumption that the applicant has demonstrated a source of water which is adequate for the proposed use in terms of quantity, quality, and reliability. For any special use which does not require a supply of water for human consumption, an adequate source of water for the proposed use in terms of quantity and reliability must be obtained prior to commencement of the use.⁶¹

DRAWING SUBMITTAL REQUIREMENTS

2-460 Rezoning Map

The rezoning map should be drawn to a legible and at an appropriate scaled as required by the Planning Administrator that allows for maximum clarity of the proposed rezoning. The maximum sheet size shall be 24" x 36". Plan reductions (11" x 17") will be required for public hearing packets. The map shall also include the following:

- (A) The area proposed for rezoning in a dark outline or otherwise clearly delineated.
- (B) Legal description and address of the site.
- (C) A north arrow.
- (D) An information block in a corner of the map which includes the following: the preparation date; a scale; names and addresses of the owner and applicant, if different than the owner, names and addresses of engineer or surveyor who prepared the map; and the number of the sheet and total number of sheets.
- (E) A vicinity map that depicts the area to be rezoned and the area which surrounds this site within a 1 mile radius of the perimeter of the property and which is superimposed over the Morgan County Zoning Map to show the zoning of the properties on the vicinity map.
- (F) Boundaries of other properties and zone districts within 200 feet of the area being rezoned.
- (G) Clear delineation and labeling of the following features in relation to the property and adjacent lands:
 - (1) existing zoning (site and adjacent properties).

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- (2) existing uses and structures.
- (3) existing public accesses to the site and all existing roads in the vicinity.

2-465 Site Plan

The Site Plan is prepared to show development plans for a site. The site plan must clear and legible at an appropriate scale, as approved by the Planning Administrator, to clearly show all of the information required below:

- (A) The maximum sheet size shall be 24" x 36".
- (B) An information block in a corner of the map which includes the following: the preparation date; a scale; names and addresses of the owner and applicant, if different than the owner, names and addresses of engineer or surveyor who prepared the plan; addresses of the site; the number of the sheet and total number of sheets; and sheet title (e.g., site plan, landscape plan, drainage plan).
- (C) A north arrow.
- (D) The area proposed for permitting in a dark outline or otherwise clearly delineated.
- (E) For subdivided land, label all boundary lines with bearing, distances, and curve data as shown on the final plat.
- (F) For unsubdivided land, label all boundary lines with bearing, distances, and curve data as shown on the certified boundary survey prepared by, or under the supervision of, a registered Professional Land Surveyor licensed with the State of Colorado.
- (G) Written legal description of lot.
- (H) A vicinity map at a suitable scale. The map shall locate the site with respect to adjacent streets and roads and other major land features within one-half (1/2) mile radius of the property.
- (I) The location and name of any water features or irrigation ditches within the perimeter of the lot.
- (J) The location and names of all public rights of way abutting the lot.
- (K) Clearly show, label and dimension the planned uses, their locations and approximate building envelope dimensions.
- (L) Show all setback distances as prescribed by the zone district.

- (M) If applicable to the type of use, show the existing and planned circulation pattern external and internal to the site and designate the road classifications as to arterial, collector and local and designate right-of-way widths.
- (N) If applicable, show existing uses that will remain and that will be removed upon development within the lot including all existing structures remaining the lot, the use within that structure.
- (O) A drawing of any proposed landscape plan for the project;
- (P) If required by the Planning Administrator, an engineered drainage plan for the site. Show how the drainage plan conforms to the floodplain requirements of these Regulations if the project is located in a floodplain. All drainage runoff is to be contained on the site that is in excess of historical flows prior to development. In the use of re-developed property where drainage was previously not contained, the plan should assume no development as the base for historical flow measurements; and

2-470 Special Use Plan Map

The special use map is prepared to show development plans for special use. The special use map must clear and legible at an appropriate scale, as approved by the Planning Administrator, to clearly show all of the information required below:

- (A) The special use permit boundary monuments shall be surveyed as per requirements of C.R.S. §§ 38-51-100 through 108, as amended. Generally, such monuments shall be set at the surface of the found not more than fourteen hundred (1400) feet apart along any straight boundary line, at all angle points, points of change in direction or change in radius of any curved boundary, and at public land corners. All boundary corners shall be marked by reasonably permanent monuments solidly embedded in the found with a durable cap affixed securely to the top of each monument with the Colorado registration number of the responsible land surveyor. For any points that fall on solid bedrock, concrete, stone curbs, gutters, or walks, a durable metal disk or cap shall be securely anchored bearing the Colorado registration number of the responsible land surveyor.⁶²
- (B) The maximum sheet size shall be 24" x 36".
- (C) An information block in a corner of the map which includes the following: the preparation date; a scale; names and addresses of the owner and applicant, if different than the owner, names and addresses of engineer or surveyor who prepared the plan; addresses of the site; the number of the sheet and total number of sheets; and sheet title (e.g., site plan, landscape plan, drainage plan).
- (D) A north arrow.

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- (E) The special use plan map shall include certificates for the Surveyor, the property owner's signature, the Board and the Clerk to the Board.⁶³
- (F) Legal description of the lot(s) or permitted boundary, as applicable.⁶⁴
- (G) All existing and proposed structures.⁶⁵
- (H) All existing or proposed utility easements or rights-of-way for telephone, gas, electric, water and sewer lines.⁶⁶
- (I) Delineation of Special Flood Hazard Area and a note stating which Flood Insurance Rate Map (FIRM) was used and the appropriate zone definition.⁶⁷
- (J) Location of any geologic hazard areas or mineral resource areas.⁶⁸
- (K) Vicinity Map. A vicinity map shall be drawn on special use plan map. The vicinity map shall be at a suitable scale. The vicinity map shall delineate all of the required information within a one-half (½) mile radius of the property proposed for the special use. The following information shall be shown on the vicinity map:
 - (1) Section, township and range.
 - (2) Scale and north arrow.
 - (3) Outline of the perimeter of the parcel proposed for the special use.
 - (4) Locations and names of all public rights of way, irrigation ditches and water features.
 - (5) Location of all residences within a one-half-mile radius, existing and proposed accesses to the property proposed for the special use, any abutting subdivision outlines and names, and the boundaries of any adjacent municipality.
 - (6) Any other relevant information within a one-half-mile distance of the perimeter of the property proposed for the special use as may be reasonably required by the Planning Administrator to meet the intent and purpose of this Chapter.
- (L) For the lot or lots to be used for the special use, the following information shall be provided on the special use plan map:
 - (1) The special use permit boundary monuments shall be surveyed as per requirements of C.R.S. §§ 38-51-100 through 108, as amended. Generally, such monuments shall be set at the surface of the found not more than fourteen hundred (1400) feet apart along any straight boundary line, at all angle points, points of change in direction or change in radius of any curved boundary, and at public land corners. All

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boundary corners shall be marked by reasonably permanent monuments solidly embedded in the ground with a durable cap affixed securely to the top of each monument with the Colorado registration number of the responsible land surveyor. For any points that fall on solid bedrock, concrete, stone curbs, gutters, or walks, a durable metal disk or cap shall be securely anchored bearing the Colorado registration number of the responsible land surveyor.⁶⁹

- (2) The drawing shall include the location and identification of all of the following items within a two-hundred-foot radius of the boundaries of the lot(s) as well as within the lot(s) itself; it shall also include the proposed features and structures of the proposed special use:
- (a) All public rights of way of record (including names).
 - (b) All existing and proposed structures.
 - (c) All existing or proposed utility easements or rights-of-way for telephone, gas, electric, water and sewer lines.⁷⁰
 - (d) Irrigation ditches.
 - (e) Adjacent property lines and respective owners' names (may be shown on vicinity map instead).
 - (f) All hydrographic features including streams, rivers, ponds and reservoirs (including names).
 - (g) Location of areas of moderate or severe soil limitations as defined by the Natural Resources Conservation Service or by a soil survey and study prepared by a soils engineer or scientist for the uses and associated structures proposed for the parcel.
 - (h) Complete traffic circulation and parking plan showing locations and sizes.
 - (i) Location, amount, size and type of any proposed landscape material, including fencing, walls, berms or other screening.
 - (j) Delineation of Special Flood Hazard Area and a note stating which Flood Insurance Rate Map (FIRM) was used and the appropriate zone definition.⁷¹
 - (k) Location of any special flood hazard area, geologic hazard area, or mineral resource areas.
 - (l) Such additional information as may be reasonably required by the Planning Administrator, the Planning Commission or the Board in order to determine that the application meets the requirements of these Regulations.

SUPPLEMENTAL PERMIT REGULATIONS

2-475 Authority of Planning Administrator

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The Planning Administrator has the discretionary authority to waive the drawing submittal requirements or allow preliminary sketches in lieu of a formal site plan or map to accompany an application either during the preliminary review process or for a Planning Commission or Board review, or may in their sole discretion, require additional requirements upon an applicant, if necessary, to meet the intent of these Regulations. Any sketch drawing shall be at an appropriate scale that clearly shows the project's intent. The Board of County Commissioners may require a submittal of a plan or map in compliance with the drawing submittal requirements prior to approval of any permit or as a condition of approval.

2-480 Referral Agencies

The referral agencies and individuals include, but are not limited to the following:

- (A) County Attorney.
- (B) Public Works Director or his/her Designee.
- (C) Local Department of Health.
- (D) Colorado Division of Wildlife.
- (E) Fire Protection District.
- (F) Public School District.
- (G) Municipalities and counties located within three (3) miles of the re-zone or use permit area, or, in the case of a municipality, where the proposed rezoning or permit lies within its current (3) three mile planning area.
- (H) Colorado Department of Transportation where a state or federal highway is within or adjacent to the re-zone area.
- (I) Others as deemed necessary by Planning Staff.

POST-DECISION PROCESSES

2-490 Applications for Same Lot or Parcel

Development applications for the same lot where an earlier petition for the same action was denied may be reintroduced for reconsideration by the County no sooner than one (1) year after the original decision is rendered. All rezoning or permit reintroductions must follow the same procedure as original petitions, as amended.

2-500 Amending Permits

Any conditional use or special use permit issued under these Regulations may be amended upon application of the owner.

- (A) Minor amendments may be granted administratively by the Planning Administrator.
- (B) Major amendments must go through the same application, notice and hearing process as the original application.
- (C) Fees for an amendment shall be the same as for what is currently charged for the original type of permit.
- (D) The Board may, on a case by case basis, waive the requirement of paragraphs (B) and (C) of this section.
- (E) The Planning Administrator shall be the sole authority in determining whether an amendment is major or minor.

VESTED PROPERTY RIGHTS

2-505 Creation of Vested Property Rights⁷²

- (A) A vested property right shall be deemed established upon the approval, or conditional approval, of a site specific development plan as per Section 2-510 of these Regulations, following notice and hearing by the Board of County Commissioners as authorized by Section 24-68-101 and following C.R.S. Such vested property rights shall attach to and run with applicable property. The Board of County Commissioners may approve a site specific development plan upon such terms and conditions as may reasonably be necessary to protect the public health, safety, and welfare. Such approval or conditional approval shall result in a vested property right, although failure to abide by such terms and conditions will result in a forfeiture of vested property rights. A site specific development plan shall be deemed approved upon the effective date that the Board of County Commissioners has done so by the resolution relating thereto, and the Chairman of the Board of County Commissioners signing the approval upon the site plan triggers such vesting so identified at the time of its approval. Such approval shall be subject to all right of referendum and judicial review; except the period of time permitted by law for the exercise of such rights shall not begin to run until the date of publication, in a newspaper of general circulation in Morgan County, Colorado, setting forth that the Board of County Commissioners has granted such approval. Such publication shall occur no later than fourteen (14) days following approval.
- (B) Rezoning that does not include an approved site specific development plan shall not result in the creation of a vested property right.

⁷² 2021 BCC 06

2-510 Site Specific Development Plan

A plan which has been submitted to the County by a landowner or his representative describing with reasonable certainty the type and intensity of use for a specific parcel or parcels of property. The following are designated by the County as site specific development plans.⁷³

- (A) A Planned Development District Plan.
- (B) A Final Subdivision Plat for single family detached residential use.
- (C) A Conditional or Special Use Permit site plan accompanying approvals of said permits.
- (D) A Development Agreement that includes a site specific development plan as defined herein.⁷⁴
- (E) A development permit issued under the Guidelines and Regulations for Areas and Activities of State Interest adopted by Morgan County, as amended from time to time, the application for which included a plat conforming to the requirements of these Regulations for a Site Specific Development Plan set forth at Section 2-465 or the equivalent, in the sole discretion of the Zoning Administrator.⁷⁵

2-515 Duration and Termination of Vested Property Rights⁷⁶

- (A) A property right which has been vested as provided herein shall remain vested for a period of three (3) years. This vesting period shall not be extended by any amendments to a site specific development plan unless expressly authorized by the County.
- (B) Notwithstanding the provisions of the foregoing subsection (A), the County is hereby authorized to enter into a development agreement with landowners providing that property rights shall be vested for a period exceeding three years where warranted in light of all relevant circumstances, including, but not limited to, the size and phasing of the development, economic cycles, and market conditions. Such development agreements shall be adopted as legislative acts subject to referendum.
- (C) Following approval or conditional approval of a site specific development plan, nothing herein shall exempt such a plan from subsequent reviews and approvals by the County to ensure compliance with the terms and conditions of the original approval, provided that such reviews and approvals are not inconsistent with the original approval.

2-520 Subsequent Regulation Prohibited: Exceptions

- (A) A vested property right, once established, precludes any zoning or land use action by Morgan County or pursuant to an initiated measure which would alter, impair, prevent,

⁷³ 2024 BCC 42

⁷⁴ 2024 BCC 42

⁷⁵ 2024 BCC 42

⁷⁶ 2021 BCC 06

diminish, or otherwise delay the development or use of the property as set forth in the site specific development plan, except:

- (1) With the consent of the affected landowner.
 - (2) Upon the discovery of natural or manmade hazards on or in the immediate vicinity of the subject property, which hazards could reasonably have been discovered at the time of site specific development plan approval, and which hazards, if uncorrected, would post a serious threat to the public health, safety, and welfare.
 - (3) To the extent that the affected landowner receives just compensation for all costs, expenses, and liabilities incurred by the landowner, after approval by Morgan County, together with interest thereon at the legal rate until paid. Just compensation shall not include any diminution in the value of the property which is caused by such action.
- (B) The vested status of a property shall not preclude other regulations which are general in nature and applicable to all property subject to land use regulations, including but not limited to building, fire, plumbing, electrical, and mechanical codes.

2-525 Miscellaneous Provisions

- (A) A property which has vested rights under the jurisdiction of the County or a part of the property included with a site specific development plan which has been vested shall be effective against any other local government which may subsequently obtain or assert jurisdiction over such property.
- (B) Nothing in this section shall preclude judicial determination, based on common law principles, that a vested property right exists in a particular case or that a compensable taking has occurred.
- (C) A vesting of rights signature block must appear on the Site Plan face sheet as shown in Appendix A (Forms).

CHAPTER 3 - ESTABLISHMENT OF ZONING MAPS AND ZONING DISTRICTS ^{77 78 79 80}

OFFICIAL ZONING MAP

3-100 General

The location of the zoning districts established are shown on the map entitled “Official Zoning District Map and Zoning Inset Maps (Official Zoning Maps) of Morgan County” dated May 31, 2000 which was adopted by Resolution 2000 BCC 24. The official map is filed at the office of the County Planning Administrator and recorded with the County Clerk and Recorder and shall be kept current at all times. All amendments to the map made in conformity with Section 2-265 of these Regulations shall be recorded promptly after adoption, showing general location, effective date, and nature of any changes. Each map amendment shall be supplemented by a file and shall contain a legal description of the area changed, a description of the nature of the change and all pertinent documents such as application submittal materials, legal notices and meeting minutes, and record of proceedings.

No changes shall be made to the Official Zoning Map except in the manner described above and except for technical changes needed to clarify zoning district boundaries. Any unauthorized change to the Official Zoning Map by any person or persons shall be deemed a violation of these Regulations.

Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning map which shall be located in the above County office shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the County except in cases where inadvertent mistakes are found.

The Official Zoning Map shall be certified by the signature of the Chairman of the Board of County Commissioners and the County Clerk and Recorder under the following words: “This is to certify that this is the Official Zoning Map referred to in Section 3-100 of the Morgan County Zoning Regulations, Resolution Number 2000 BCC 24 of Morgan County, Colorado”, together with the date of the adoption of these Regulations.

3-105 Boundaries

The boundaries of zoning districts are established as shown on maps entitled “Official Zoning District Maps and Zoning Inset Maps” of Morgan County, Colorado, which maps and all future amendments thereto are hereby made a part of these Regulations.

Unless otherwise defined on the Official Zoning Maps, district boundary lines are lot lines; the center lines of streets, roads, highway rights-of-way, or such lines extended; section lines;

⁷⁷ 2019 BCC 19

⁷⁸ 2018 BCC 14

⁷⁹ 2018 BCC 24

⁸⁰ 2019 BCC 25

municipal corporate lines; center lines of stream beds; or other lines drawn to scale on the Zoning District Maps.

3-110 Interpretation and effect of Permit⁸¹

In the interpretation and application of the provisions of these Regulations, they are not intended to abrogate or annul any permits issued before the effective date of these Regulations, or any easement, covenant, or any other private agreement. A permit or approval issued under these Regulations does not guarantee compliance with any applicable easement, covenant, or other private agreement. Applicants and permittees are responsible for ensuring compliance with any applicable easement, covenant, or other private agreement.

3-112 Use Conversion⁸²

When one use is changed to another, the requirements of these Regulations shall apply to the new use. Use changes can occur in a number of ways, including from current primary to new primary, by adding a second (or later) principal use, by expanding the size of an accessory use so that it becomes a principal use, or by changing from a current accessory use to a new accessory use.

ZONING DISTRICTS

3-115 General

In order to carry out provisions of these Regulations, Morgan County, Colorado, is hereby and in the future may be, divided into the following zoning districts:

- A** Agriculture Production District
- A/B** Agriculture / Agri-Business District
- ER** Estate Residential District
- RR** Rural Residential District
- RCR** Rural Community Residential District
- MDR** Moderate Density Residential District
- HDR** High Density Residential District
- C** Commercial District
- LI** Light Industrial District
- HI** Heavy Industrial District

⁸¹ 2019 BCC 19

⁸² 2021 BCC 29

MH Manufactured Home Park Zone District ⁸³

JLV Jackson Lake Village District

PD Planned Development District

3-120 Use Categories

Uses of property are categorized and allowed in each of the zoning districts in the following manner:

3-125 Uses-by-Right⁸⁴

Uses-by-right include the use of land, structures or both which are authorized by the district zoning classification.

The design standards of any given zone district comprise the essential site plan requirements for the placement of a use on a parcel or in a structure. To construct or commence a use-by-right on a parcel, a building or zoning permit is required.

3-130 Accessory Uses and Structures⁸⁵

These uses are naturally and normally incidental to a use-by-right and comply with all the following conditions:

- (A) Is clearly incidental and customary to and commonly associated with the operation of the use-by-right.
- (B) Is operated and maintained under the same ownership as the use-by-right on the same zone lot.
- (C) Includes only those structures or structural features consistent with the use-by-right.
- (D) The maximum lot coverage percentage for the zone district shall apply according to Zone District Bulk Requirements and Special Design Standard Chart, Table 1, Appendix B.
- (E) May include home occupations, as defined by the zoning regulations and/or by zone district.
- (F) Must comply with setback and other design standard requirements in each zone district.
- (G) A drainage plan may be required prior to approval of the accessory use if the Planning Administrator determines that the accessory use or building meets at one of the following criteria:

⁸³ 2024 BCC 25

⁸⁴ 2021 BCC 06

⁸⁵ 2017 BCC 49

- (1) The accessory use or building may have a drainage impact on adjacent properties;
 - (2) The accessory use or building may have a drainage impact on adjacent rights of way; or
 - (3) The accessory structure is 5000 square feet or larger.
- (H) Construction of accessory uses may or may not require a building or zoning permit. If a permit is required, a map showing the location of the accessory use on the zone lot in relation to other buildings and property lines will be required.
- (I) Accessory buildings may be used to store materials, equipment or goods incidental to the primary use of the property or primary buildings on lot. Semitrailers with attached running gear (i.e., axles, wheels) cannot be used as storage buildings or garages. Only those buildings that are designed, constructed and approved as storage buildings or garages may be used for this purpose. Manufactured homes and mobile homes cannot be used as storage buildings, barns, or garages.⁸⁶

Accessory uses must meet setback and other design standard requirements in each zone district. Construction of accessory uses may or may not require a building or zoning permit. If a permit is required, a map showing the location of the accessory use on the zone lot will be required.

3-135 Conditional Uses

Uses normally associated with uses-by-right and permitted in any given zone district upon compliance with certain conditions and after review and approval of a site plan. Procedures and submittal requirements for conditional use review are found in Chapter 2.

3-140 Use by Special Review

A specific use of land or building or both described and permitted within a zone district is subject to special provisions and which, because of its unique characteristics, cannot be properly classified as a use-by-right or conditional use. Special uses require review before the Planning Commission and a public hearing before the Board of County Commissioners. These uses are usually extraordinary in nature, and a complete site plan and impact mitigation plan will be required to be reviewed and approved. Special use review criteria will be used to judge the acceptability of particular special use proposed in a specific zone district. Procedures and submittal requirements for special review uses are found in Chapter 2.

3-143 Special Provisions Regarding Single-Family Dwellings^{87 88}

- (A) If a single-family dwelling, which is subject to a previously approved conditional or special use permit, is damaged or destroyed, by unavoidable means or cause, it may be restored or

⁸⁶ 2024 BCC 42

⁸⁷ 2021 BCC 07

⁸⁸ 2023 BCC 06

replaced without the issuance of a new conditional or special use permit. The right to rebuild under this section is limited to the property owner at the time of destruction.

- (B) No repairs, replacement or restoration may commence unless a building permit and floodplain permit, as applicable, are obtained. The building permit and floodplain permit, as applicable, must be issued and repairs, replacement or restoration commenced within twenty-four (24) months of date of damage or destruction. If the applicable a permits are not issued and work is not commenced within twenty-four (24) months from the date of damage or destruction, no work may be performed on the structure unless a new conditional or special use permit is issued, as applicable. All work and structures restored or replaced under this Section, shall comply with these Zoning Regulations and any terms or conditions of the previously approved permit. Any single-family dwelling must comply with the County’s Floodplain Regulations in order to be rebuilt.
- (C) For purposes of this subsection, single-family dwelling shall not include mobile homes or dwellings which are not a permanent and engineered foundation.

3-145 Temporary Uses⁸⁹⁹⁰

The intent of this section is to provide for the regulation of temporary uses. For the purposes of this section the term “temporary” shall mean a period of up to six (6) months, except as expressly provided in Sec 3-150. The Planning Administrator may limit the amount of time a temporary use is permitted.

3-150 General Requirements and Procedures⁹¹

Prior to the establishment of a temporary use, the applicant shall be required to provide the following:

- (A) Submission requirements:
 - (1) A plot plan or map, 8 ½ x 11, not to scale, showing the following, as determined by the planning administrator:
 - (a) Property boundaries.
 - (b) Boundaries of proposed use.
 - (c) Location of proposed structure(s) and distances from all property lines.
 - (d) Location of any existing structures on the property.
 - (e) Location of property access (driveway) and existing roads or highways abutting the property.

⁸⁹ 2023 BCC 06

⁹⁰ 2024 BCC 25

⁹¹ 2023 BCC 06

- (f) All easements or right-of-ways located on the subject property.
 - (g) Parking areas associated with the use.
 - (h) Restroom facilities and sewage disposal facilities.
 - (i) Trash facilities.
 - (j) Address and north arrow.
- (2) A copy of a deed or legal instrument identifying the applicant's interest in the property.
 - (3) A copy of a document showing evidence of adequate water supply (e.g., well permit of letter from water district).
 - (4) A copy of a document showing evidence of adequate methods of sewage disposal (e.g., septic permit).
 - (5) A narrative plan for clean-up of site for temporary use after termination of use.
 - (6) For temporary fireworks stands only: copy of state of Colorado Department of Public Safety permit.
- (B) If the application meets the criteria herein, the planning administrator may issue a temporary use permit.
 - (C) The permit granted by the Planning Administrator shall expire six (6) months from the date of issuance, except for permits for temporary residences in Sec. 3-155(A)(1) which may be issued and renewed so long as there is a valid building permit, but no certificate of occupancy, for the property where the temporary residence is located and Sec. 3-155(A)(2) which may be issued as described in that subsection. All temporary uses shall be removed within thirty (30) days of the expiration of the permit.⁹²
 - (D) In approving a permit under these regulations, the Planning Administrator may impose any conditions necessary to address the impacts of the use.
 - (E) Review criteria
 - (1) The applicant has properly addressed any impacts of the temporary use to neighboring properties.
 - (2) The applicant has permission to use or ownership of the property where the use will be located.

⁹² 2024 BCC 25

- (3) As applicable, the applicant has demonstrated adequate water supply and sewage disposal.

3-155 Permitted Temporary Structures ⁹³

The following temporary uses are permitted, subject to the issuance of a temporary use permit:

(A) Temporary Residence ⁹⁴

- (1) Upon obtaining a building permit for a permanent residence, a permit for utilizing a temporary dwelling unit by the property owner may be obtained. Recreational vehicles may be permitted under this subsection as a temporary dwelling unit. ⁹⁵
- (2) Recreational vehicles may be used as a temporary dwelling unit, on the same lot, and subject to the issuance of a temporary use permit. The use of a recreational vehicle as a temporary dwelling unit under this subsection (A)(2) is prohibited as in all other zones. The temporary use permit for a recreational vehicle pursuant to this subsection (A)(2) may only be issued for increments of thirty (30) days, up to a maximum of six permits for a total of one-hundred eighty (180) days for the same lot. Each 30-day permit is subject to the permit fee adopted by the BOCC. An applicant may request up to six permits in one application or make multiple applications for the total number of permits allowed under this subsection (A)(2). ⁹⁶
- (3) Recreational vehicles in the JLV zone district are not subject to temporary use permits described in subsections A(1) and (2). Recreational vehicles within campgrounds or recreational vehicle parks are not subject to subsection A(2).

(B) Construction Structures

A temporary structure for construction activities may be utilized in all districts, which may be a construction office to be used for managing a construction job, a structure for the storage of construction materials, or a structure for the temporary manufacture of construction materials including but not limited to a concrete, asphalt, or mortar batching plant, subject to the following restrictions:

- (1) The unit is to be used only during normal construction hours by the construction superintendent, construction workers, contractors, and others working on the job.
- (2) The structure must be located within the area of a recorded final plan or an approved site plan.

⁹³ 2023 BCC 06

⁹⁴ 2024 BCC 25

⁹⁵ 2024 BCC 42

⁹⁶ 2024 BCC 42

- (3) No structure may be used as living quarters for a caretaker, property owner, contractor, or others except in approved cases where security necessitates such occupancy.
- (4) All on-site or off-site impacts, including but not limited to dust, noise, discharges into the air or water, other forms of nuisance, and protection of the character of the vicinity where the temporary structure is located, shall be mitigated.
- (5) No permanent changes to the site where the temporary structure is located shall be permitted without express prior approval.

(C) Residential Sales Offices

Temporary residential sales offices for the sale of units in an area shall be permitted with the following restrictions:⁹⁷

- (1) Sales shall be limited only to those units within the platted subdivision in which the office is located.
- (2) The temporary structure shall be located within the area of a recorded final plat.

(D) Commercial, Business and Industrial Offices

Temporary nonresidential offices used for sales or business operation purposes shall be permitted with the following restrictions:⁹⁸

- (1) Upon obtaining a building permit for permanent nonresidential structure a permit for utilizing a temporary structure on the premises by the property owner or representative may be obtained.
- (2) The temporary office shall be located within the area of a recorded final plat.

(E) Other Temporary Structures

- (1) Tents or other temporary structures used for bazaars, festivals, or other group activities are permitted for a maximum of three (3) months within any calendar year.⁹⁹

ZONES DESCRIBED

3-165 Agricultural Production Zone (A) Purpose¹⁰⁰

Agriculture is considered to be a highly valued resource in Morgan County. Conservation of agricultural resources and land is paramount and such land and resources must be protected from

⁹⁷ 2024 BCC 42

⁹⁸ 2024 BCC 42

⁹⁹ 2024 BCC 42

¹⁰⁰ 2024 BCC 42

adverse impacts resulting from uncontrolled and undirected business, commercial, industrial and residential uses. The A zone is established to maintain and promote agriculture as an essential industry of Morgan County. The A zone is established to provide areas for the conduct of agriculture activities and activities related to agriculture and agricultural production without the interference of other incompatible uses. Morgan County recognizes that non-agriculture uses, such as residences, occur in the Agriculture Zone, but that these uses are subordinate to agricultural uses.

3-185 Agricultural/Agri Business Zone (A/B) Purpose¹⁰¹

Agricultural land areas permitted to combine a range of agricultural production and agri-business uses together. The intent of this district is to direct agri-business uses to lands near the incorporated population centers of Morgan County thereby conserving prime production lands to the greatest extent possible.

3-190 Estate Residential Zone (ER) Purpose¹⁰²

This zone comprises land for very low density single-family residential uses and country estates on large lots, situated primarily in areas near the major population centers of Morgan County.

3-195 Rural Residential Zone (RR) Purpose¹⁰³

This zone district consists of land for low density single-family residential uses on moderately sized lots located close to major population centers of Morgan County.

3-200 Rural Community Residential Zone (RCR) Purpose¹⁰⁴

This zone district consists of land for moderate density residential development located in the following specific platted, unincorporated communities: Goodrich, Orchard, Snyder and Weldona. These RCR boundary lines may not be expanded through rezoning applications.

3-205 Moderate Density Residential Zone (MDR) Purpose¹⁰⁵

This zone district provides areas for moderate density residential development and allows for multi-family housing units.

3-210 High Density Residential Zone (HDR) Purpose¹⁰⁶

Areas for higher density multi-family residential development.

¹⁰¹ 2024 BCC 42

¹⁰² 2024 BCC 42

¹⁰³ 2024 BCC 42

¹⁰⁴ 2024 BCC 42

¹⁰⁵ 2024 BCC 42

¹⁰⁶ 2024 BCC 42

3-215 Commercial Zone (C) Purpose¹⁰⁷

Areas for retail, wholesale, and service related commercial uses with minimal assembly or manufacturing activities, and agricultural-related activities.¹⁰⁸

3-220 Light Industrial Zone (LI) Purpose¹⁰⁹

Land areas to be used primarily for research and development, mini warehousing, small product assembly and manufacturing and other service, distribution, and industrial uses that produce no off-site impacts as a result of the operations on-site.

3-225 Heavy Industrial Zone (HI) Purpose¹¹⁰

Reserved for land areas to be used primarily for manufacturing, assembly and distribution of basic goods. Other uses that pose significant off-site impacts may be located in this district under special conditions which mitigate those impacts.

3-230 Manufactured Home Zone (MH) Purpose¹¹¹

The Manufactured Home Zone provides a residential zone for manufactured home parks within unincorporated areas of Morgan County.

3-235 Table of Uses¹¹²

The table below lists the uses allowed within all base zoning districts, except JLV zone district.

(A) Table Abbreviations

- (1) Use by Right Uses (UBR). An “UBR” in a cell indicates that the use is use by right in the respective zoning district.
- (2) Conditional Uses (CU). A “CU” in a cell indicates that the use is permitted only with an approved conditional use permit in accordance with the procedure in these Zoning Regulations.
- (3) Special Uses (SU). A “SU” in a cell indicates that the use is permitted only with an approved special use permit in accordance with the procedures in these Zoning Regulations.
- (4) Temporary Uses (T). A “T” in a cell indicates that the use is permitted only with an approved temporary use permit in accordance with the procedures in these Zoning Regulations.

¹⁰⁷ 2024 BCC 42

¹⁰⁸ 2013 BCC 19

¹⁰⁹ 2024 BCC 42

¹¹⁰ 2024 BCC 42

¹¹¹ 2024 BCC 42

¹¹² 2024 BCC 42

(5) Not Permitted Uses (NP). A “NP” in a cell indicates that the use is not permitted in the respective zoning district.

(B) Classifications of New and Unlisted Uses. New types of uses will be proposed that are not anticipated by this table. When such application for a use category or use type is not specifically listed in the table, the Planning Administrator shall provide an interpretation as to the zoning classification into which such uses should be placed. In making such an interpretation, the Planning Administrator shall consider the nature of the use, the intensity of the use, and the general requirements for public utilities for such use. If the proposed use cannot fit within an identified use, Section 2-435 shall apply.

USE TABLE														
UBR - Use-by-right NP – Not Permitted			CU - Conditional Use T- Temporary Use				SU - Special Use Blank - Not Specified							
Uses	Zone District												Regulation Reference	
	A 20>	A 20<	A/B	ER	RR	RCR	MDR	HDR	C	LI	HI	MH		
PRIMARY USES														
Adult Entertainment Business	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SU	NP	NP	4-325 through 4-345
Agricultural Cultivation	UBR	UBR		CU	CU	CU					UBR	UBR	NP	
Agricultural fertilizer and chemical storage, excluding any sales activity	UBR	UBR											NP	
Agricultural fertilizer and chemical storage, including on and off premises sales	SU	SU	CU							SU	CU	CU	NP	
Agricultural processing, with no retail or wholesale activity	UBR	UBR	UBR							SU	UBR	UBR	NP	
Airports, heliports, airstrips, and/or aircraft recreational facilities	SU	SU	SU								SU	SU	NP	
Auto and truck sales – new and used										CU			NP	
Automobile service stations with gasoline pumps and retail gift and sundry sales											CU	CU	NP	
Batch Plants	SU	SU	SU								SU	CU	NP	
Batch plants for a single road project provided all other federal, state, and local laws and regulations are complied with	CU	CU											NP	
Bed and breakfast facilities	SU	SU								CU			NP	
BESS	SU	SU	SU								SU	SU	NP	4-850 through 4-880
Boarding, raising, or otherwise keeping exotic animals	SU	SU	CU										NP	
Campgrounds and recreational vehicle (RV) parks	SU	SU	SU							SU			NP	4-100
Car washes										CU			NP	

USE TABLE

UBR - Use-by-right
NP – Not Permitted

CU - Conditional Use
T- Temporary Use

SU - Special Use
Blank - Not Specified

Uses	Zone District												Regulation Reference
	A 20>	A 20<	A/B	ER	RR	RCR	MDR	HDR	C	LI	HI	MH	
PRIMARY USES													
Cattle truck washing and cleaning	SU	SU							CU			NP	
Cemeteries	CU	CU										NP	
Commercial boat and recreational vehicle storage	CU	CU								CU		NP	
Commercial dairies – milk processing only			CU									NP	
Commercial disposal injection wells	CU	CU	CU							CU	CU	NP	4-452 through 4-474
Commercial grain elevators	SU	SU	CU									NP	
Commercial synthetic fuel production	SU	SU	SU							SU	SU	NP	
Commercial trucking and heavy equipment parking	UBR		UBR							CU	CU	NP	
Communication facilities	UBR	UBR	UBR	CU	CU	CU	CU	CU	UBR	UBR	UBR	SU	4-705
Community Building						UBR			CU			UBR	
Community Residential Homes	Use classification based upon type of residential dwelling											NP	
Confined animal feeding operations confining more than the allowed animal unit densities but fewer than 200 animal units in a confinement area of two (2) or more acres or fewer than 90 animal units in a confinement area of one-half (1/2) acre or more or 15 animal units of fowl, game birds or other small animals in a confined area of 1500 square feet or more	CU	CU										NP	4-200 through 4-260
Confined animal feeding operations in excess of the allowed animal unit densities or conditional use permit allowances	SU	SU										NP	4-200 through 4-260
Confined animal feeding operations not exceeding the animal densities of Table 3, Appendix B	UBR	UBR	UBR	CU	CU	CU	CU	NP	CU	CU	CU	NP	
Contractor’s office with outside storage for construction materials or equipment									CU			NP	
Crop dusting operations and/or crop dusting airstrips	SU	SU	SU							SU	SU	NP	
Digesters which process plant or animal matters originating from activity not included in the permitted area where the digester is located	SU	SU	SU									NP	
Distilleries, brew pubs, or wineries (without growing operations)										CU	CU	NP	
Dry cleaning and dyeing establishments									UBR			NP	

USE TABLE

UBR - Use-by-right
NP – Not Permitted

CU - Conditional Use
T- Temporary Use

SU - Special Use
Blank - Not Specified

Uses	Zone District												Regulation Reference
	A 20>	A 20<	A/B	ER	RR	RCR	MDR	HDR	C	LI	HI	MH	
PRIMARY USES													
Elementary schools, secondary schools, colleges, universities, trade or vocational schools	CU	CU	CU	CU	CU	UBR	CU	CU				NP	
Emergency response and public safety facilities	UBR	UBR	UBR	CU	CU	CU	CU	CU	UBR	UBR	UBR	SU	
Entertainment and recreational facilities 75,000 square feet and greater									CU			NP	
Equipment rental										CU	CU	NP	
Event center	CU	CU	CU						CU			NP	
Extraction and/or crushing of sand, gravel, dirt or other natural resource extraction, with the exception of oil and gas activities	CU		SU						CU	CU	CU	NP	
Extraction of sand, gravel, or dirt for a single public road project provided all requirements of the Colorado Mined Land Reclamation Board have been met	CU	CU										NP	
Farm equipment and heavy equipment sales – new and used	CU	CU	UBR						UBR			NP	
Feed mills	SU	SU							CU			NP	
Flea markets, farmers’ markets									UBR			NP	
Flowlines and Gathering lines	CU	CU	CU						CU	CU	CU	NP	4-472
Fresh and frozen food lockers										CU	CU	NP	
Full service truck stores and repair, including farm and heavy equipment repair			SU						SU			NP	
Gas utility facilities, electric utility facilities	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	UBR	NP	
General commercial facilities over 50,000 square feet and up to 100,000 square feet and which has a traffic generation of less than 150 vehicle trips per day, including customers, employees and deliveries									CU	UBR		NP	
General commercial facilities under 50,000 square feet and which has a traffic generation of less than 150 vehicle trips per day, including customers, employees and deliveries									UBR	UBR		NP	
General retail facilities over 50,000 square feet and up to 100,000 square feet and which have a traffic generation of less than 150 vehicle trips per day, including customers, employees and deliveries			UBR						CU	UBR		NP	

USE TABLE

UBR - Use-by-right
NP – Not Permitted

CU - Conditional Use
T- Temporary Use

SU - Special Use
Blank - Not Specified

Uses	Zone District												Regulation Reference	
	A 20>	A 20<	A/B	ER	RR	RCR	MDR	HDR	C	LI	HI	MH		
PRIMARY USES														
General retail facilities under 50,000 square feet and which has a traffic generation of less than 150 vehicle trips per day, including customers, employees and deliveries			UBR							UBR	UBR		NP	
Golf courses, with or without driving ranges	CU	CU	CU	CU	CU	CU							NP	
Grazing of livestock not exceeding the animal densities of Table 3, Appendix B	UBR	UBR	UBR	UBR					NP	UBR	UBR	UBR	NP	3-730
Ground-mounted WEF	SU	SU	SU								SU	SU	NP	4-885 through 4-920
Group Homes, Aged	UBR	UBR		UBR	UBR	UBR	UBR	UBR					NP	
Group Homes, Behavior or Mental Health Disorders	Use classification upon type of residential dwelling												NP	
Hazardous chemicals												SU	NP	
Hospitals	CU	CU	CU					CU	CU	CU			NP	
Hotels and motels, including other incidental business uses located inside the principal building, such as restaurants										CU			NP	
Hunting and/or fishing preserves and hunting parks	CU	CU											NP	
Indoor shooting range										UBR	UBR	UBR	NP	
Injection wells, except commercial disposal injection wells	UBR	UBR	UBR							CU	UBR	UBR	NP	4-452 through 4-474
Junk, scrap metal, auto wrecking and farm and other equipment storage and salvage yards	SU	SU	SU								SU	SU	NP	
Keeping of alternative livestock	CU	CU											NP	
Kennels	SU	SU	SU	SU	SU	SU	SU	SU	SU	CU	SU	SU	NP	4-265
Livestock and animal sales yards and associated buildings and structures, including auction sales	UBR	UBR	UBR						SU				NP	
Major facility of a public utility for which a development permit has been issued	UBR			UBR	UBR	UBR	UBR	UBR					NP	See Morgan County 1041 Regulations
Manufactured home parks	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	UBR	4-575
Manufacturing, assembly and distribution of primary and secondary goods										CU	CU	CU	NP	
Miniature golf courses										CU			NP	
Mini-warehouses										CU	UBR	UBR	NP	

USE TABLE

UBR - Use-by-right
NP – Not Permitted

CU - Conditional Use
T- Temporary Use

SU - Special Use
Blank - Not Specified

Uses	Zone District												Regulation Reference	
	A 20>	A 20<	A/B	ER	RR	RCR	MDR	HDR	C	LI	HI	MH		
PRIMARY USES														
Mixed-use structures where the residential portion of the use is located at the rear of the structure or on an upper flood and is 5,000 square feet or more. The residential portion may be use for single-family or multi-family dwellings										CU			NP	
Mixed-use structures where the residential portion of the use is located at the rear of the structure or on an upper floor. The residential portion must be less than 5,000 square feet and may only be a single-family dwelling.										UBR			NP	
Mortuaries and funeral homes										SU			NP	
Motor vehicle, motorized equipment, recreational equipment sales, service, repairs, and storage (indoor or outside)											UBR		NP	
Multi-family dwellings					CU / SU ¹¹³		UBR	UBR					NP	
Natural Medicine Business	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SU	NP	NP	4-757
Nursing homes and other extended care facilities						CU	CU	CU					NP	
Oil and gas wells	UBR	UBR	UBR							CU	UBR	UBR	NP	
One (1) single-family dwelling per lot ¹¹⁴	UBR	UBR		UBR	UBR	UBR	UBR	SU	CU				NP	
Outdoor recreation facilities	CU	CU	CU										NP	
Outdoor shooting ranges	SU	SU										SU	NP	4-275
Outdoor storage												SU	NP	
Packing plants	SU	SU									SU	SU	NP	4-200 through 4-260
Personal services										UBR			NP	
Pipelines, and accessory structures, that transport water and wastewater for domestic, agricultural, commercial and/or industrial use, except for pipelines transporting wastewater produced as a result from oil and gas operation to a commercial disposal well facility or wastewater designed for hazardous waste	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	
Places of worship	CU	CU	CU	CU	CU	UBR	CU	CU	CU				NP	
Pre-schools, nursery schools, and day care centers				CU		CU	CU	CU					NP	

¹¹³ Multifamily dwellings with 3 units require a conditional use permit. Multifamily dwelling units with more than 3 units require a special use permit.

¹¹⁴ Manufactured homes are permitted but only with a permanent foundation in the MDR and commercial zones.

USE TABLE

UBR - Use-by-right
NP – Not Permitted

CU - Conditional Use
T- Temporary Use

SU - Special Use
Blank - Not Specified

Uses	Zone District												Regulation Reference	
	A 20>	A 20<	A/B	ER	RR	RCR	MDR	HDR	C	LI	HI	MH		
PRIMARY USES														
Processing and bottling plants, including agricultural and non-agricultural products											CU	CU	NP	
Processing plants, including agricultural and non-agricultural products												UBR	NP	
Professional offices over 50,000 square feet and which traffic has a generation of less than 150 vehicle trips per day, including customer, employees and deliveries											UBR	UBR	NP	
Professional offices under 50,000 square feet and which has a traffic generation of less than 150 vehicle trips per day, including customers, employees and deliveries										UBR	UBR	UBR	NP	
Public and private parking lots											CU	CU	NP	
Public parks, playground, and open space				UBR	UBR	UBR	UBR	UBR					UBR	
Recovery Residence	Use classification based upon type of residential dwelling												NP	
Regulated Marijuana Businesses	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Rendering plants	SU	SU									SU	SU	NP	4-200 through 4-260
Residential child care facility	CU	CU		CU	CU	CU	CU	CU					NP	
Restaurants and other food and drinking establishments (retail only)										UBR	CU	CU	NP	
Restaurants and other food and drinking establishments (wholesale only)											CU	CU	NP	
Scientific research facilities											CU	CU	NP	
Sign painting business										CU	CU	CU	NP	
Single family dwellings located less than 1,320 feet from an existing confined animal feeding operation, packing plant, slaughterhouse, or rendering plant except for single-family dwellings located on the same legal parcel as an existing confined animal feeding operation	SU	SU											NP	3-630
Single-family dwellings and manufactured homes on permanent foundations (one per lot)							UBR			CU			NP	
Slaughterhouses	SU	SU									SU	SU	NP	
Sod farms, vineyards, orchards and associated sales activities	UBR	CU	UBR										NP	
Solar collector facilities more than 20 acres	SU	SU	SU								SU	SU	NP	4-810

USE TABLE

UBR - Use-by-right
NP – Not Permitted

CU - Conditional Use
T- Temporary Use

SU - Special Use
Blank - Not Specified

Uses	Zone District												Regulation Reference	
	A 20>	A 20<	A/B	ER	RR	RCR	MDR	HDR	C	LI	HI	MH		
PRIMARY USES														
Solar collector facilities, 20 acres or less	CU	CU	CU								CU	CU	NP	4-810
Solid waste management facilities (excluding digesters)	SU	SU									SU	SU	NP	4-505 through 4-550
Synthetic fuel production not exceeding 10,000 gallons per year and provided the fuel is used where the production occurs	CU												NP	
Training, breeding and boarding facilities which do not exceed the animal unit densities of Table 3, Appendix B	UBR	UBR	UBR										NP	
Truck terminals and loading areas												CU	NP	
Two family dwelling, as the only residential structure, site built or manufactured home on a permanent foundation	SU	SU					UBR	CU					NP	
Veterinary clinics or veterinary hospitals	CU	CU	CU										NP	
Warehouses									SU		UBR	NP		
Wastewater Facility	SU	SU	SU	SU	SU	SU	SU	SU	SU	CU	CU	CU	SU	4-555 through 4-570
Water facility	SU	SU	SU	SU	SU	SU	SU	SU	SU	CU	CU	CU	SU	
Water reservoirs of 10 acres and greater and less than 20 acres maximum surface area or 65 feet and greater and less than 130 acre feet maximum capacity	CU	CU	CU										NP	
Water reservoirs of 20 acres and greater maximum surface area or 130 acre feet and greater maximum capacity	SU	SU	SU										NP	
Water reservoirs of less than 10 acres maximum surface are or 65 acre feet maximum capacity	UBR	UBR	UBR							CU	CU	CU	NP	
ACCESSORY USES														
Above ground fuel storage tanks	UBR	UBR	UBR							UBR	UBR	UBR	NP	4-480
Accessory uses, buildings, and structures	UBR	UBR	UBR							UBR	UBR	UBR	NP	3-130
Additional antennas for communication facilities.	CU	CU									CU	CU	NP	
Agriculture related businesses if associated with owner occupied housing	CU	CU											NP	
BESS	SU	SU	SU								SU	SU	NP	4-850 through 4-880
Building-mounted wind energy facilities (WEFs)	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	
Digesters (Confined animal feeding operations only)	UBR	UBR											NP	4-207
Garages, parking and other equipment storage buildings	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR			UBR	

USE TABLE

UBR - Use-by-right
NP – Not Permitted

CU - Conditional Use
T- Temporary Use

SU - Special Use
Blank - Not Specified

Uses	Zone District												Regulation Reference
	A 20>	A 20<	A/B	ER	RR	RCR	MDR	HDR	C	LI	HI	MH	
ACCESSORY USES													
Ground-mounted WEF	SU	SU	SU							SU	SU	P	
Home occupations conducted in an accessory building	CU	CU	CU	CU	CU	CU	CU	CU				NP	4-310
Home occupations conducted in residence	UBR	UBR	UBR	UBR	UBR	UBR						UBR	4-310
Roadside stands for sale of personally grown vegetables, fruits, and farm products	UBR	UBR	UBR									NP	
Solar collector facilities, 20 kilowatt capacity or less	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR			UBR	4-810
Solar collector facilities, more than 20 kilowatt capacity	CU	CU	CU									NP	4-810
Second single family dwellings per lot	UBR	CU										NP	
Third single family dwellings per lot	CU											NP	
Fourth single family dwellings per lot	CU											NP	
Wind energy conversion systems	CU	CU	CU	CU								NP	
TEMPORARY USES													
Fireworks stands, Christmas tree stands, or other short term retail activities	T	T	T	NP	NP	T	NP	NP	T	T	T	NP	3-155
Residential Sales Offices				T	T	T	T	T				T	3-155
RVs as temporary residence	T	T	T	T	T	T	NP	NP	NP	NP	NP	NP	3-155
Temporary construction structures	T	T	T	T	T	T	T	T	T	T	T	T	3-155
Temporary non-residential offices			T						T	T	T		3-155
Temporary residence	T	T	T	T	T	T							3-155
Tents or other temporary structures used for bazaars, festivals, or other group activities	T	T	T	NP	NP	T	NP	NP	T	T	T	NP	3-155

PLANNED DEVELOPMENT ZONE (PD)

3-425 Purpose of the Planned Development Zone

It is the intent of the Planned Development Zone to allow a development technique which is in the best interest of the County and will promote good design, enhancement of environment amenities and increased efficiency of public and private services. The PD Zone shall cover an area of land controlled by one or more owners under a unified control or unified plan of development for residential, commercial, industrial, educational, recreational, or any combination of the foregoing or other uses. All uses and structures must conform to the approved Final PD Plan and any change must be granted by amending such Plan and not by variance. Furthermore, the standards and procedures provided in these Regulations for the PD Zone are intended to ensure integrated

planning goals and objectives of the Comprehensive Plan for Morgan County, while allowing greater flexibility and innovations in development and site designs than is typically possible under the conventional zone regulations. A PD Zone is intended to allow greater flexibility in density, uses, and other land use controls than other zones while still providing for the general welfare of the citizens of the county and accomplishing the goals of the comprehensive plan. The regulations herein are intended to provide the developer reasonable assurance of ultimate approval prior to the expenditure of complete structure design costs, while providing the County with assurances that the project will retain the character envisioned at the time of concurrence.

It is the intent of these regulations that Planned Developments may be allowed in all zones without the necessity of demonstrating the criteria of section 2-280 (C)(1) and (2) of the Morgan County Zoning Regulations normally required for a zone change.

In addition to the detailed standards and conditions for Planned Developments set forth in these Regulations, consideration shall also be given to the following general criteria which are intended to qualify for review and approval any Planned Development: such criteria are illustrative and are not exclusive; no project must meet each and every criteria.

- (A) Constitutes a unique and truly innovative project which is represented by the developer to be constructed within a reasonable period of time in relation the projects' size and scope and which will be of economic benefit to Morgan County thereby qualifying the project under this and other criteria for review under these PD regulations.
- (B) Provides for and improves existing commercial, residential, industrial and education facilities within the County,
- (C) Ensures that the provisions of the zoning laws which direct the uniform treatment of dwelling type, bulk, density and open space within other zones will not be applied in a manner which would distort the objectives of the Morgan County Zoning Regulations.
- (D) Allows innovations in residential, commercial and industrial development and renewal so that the growing demands of population may be met by greater variety and types, design and layout of buildings and the conservation, specialized interests and more efficient use of open space ancillary to said buildings.
- (E) Allows an efficient use of land and of public and private services to reflect changes in the technology of land development so that resulting economies may benefit the community as a whole.
- (F) Reduces energy consumption and demand.
- (G) Lessens the burden of traffic on streets and highways by encouraging land uses which decrease trip length and encourage the use of public transit.
- (H) Conserves the value of the surrounding land and preserves environmental quality.

- (I) Provides a technique of development which can relate the type, design and layout of residential, commercial and industrial development to the particular site, thereby encouraging preservation of the site's natural characteristics.
- (J) Encourages integrated community planning and development in order to achieve the above purposes.

3-430 Planned Development Zone Applicability and Interpretation

(A) Limitations

- (1) An approved and filed Final PD Plan shall be binding upon the applicant, his heirs, successors, and assigns; it shall limit and control the issuance and validity of all building permits and occupancy permits, and shall restrict and limit the construction, location, use and operation of all land and structures included within the Plan to all conditions and limitations set forth in such Plan. Temporary uses and signs may be allowed by the County provided such uses or signs are within the intent of the PD Plan and the Morgan County Zoning Regulations. In addition, unless specifically stated on the approved and filed Final PD Plan, all exclusions, prohibitions, and standards as outlined in these Regulations shall apply.
- (2) If a zone change application is submitted to the county requesting other than a PD Zone and through the normal review process the Board of County Commissioners finds that the proper zoning for the application should be a PD, then the applicant shall submit all materials required for a PD to the Planning Administrator. It will then be scheduled for public hearings with proper notice and referral before the Planning Commission and the Board of County Commissioners.

3-435 Coordination with Other Regulations, Plans, and General Provisions

- (A) Morgan County Zoning Regulations approval of a Planned Development Final Plan by the Board of County Commissioners as per the requirements of these Regulations shall constitute a zone district subject to the contents of said Plan as Planned Development Zone No. _____ (PD# _____) and its geographical area outlined on the Office Zoning Map of Morgan County. The PD Zone designation (PD Zone#) shall also be written on the Official Zoning Map. This zone designation shall stand for as long as zoning regulations are effective in Morgan County unless a rezoning has been approved pursuant to these zoning regulations or an undeveloped PD zone or portion thereof has automatically reverted to the pre-existing zone status pursuant to a final PD zone plan.

Land use and development within any PD Zone approved pursuant to these regulations shall be controlled by the provisions of the approved PD Final Development Plan(s). Specific maps and documents detailing negotiated items and other matters related to these approved plans shall be recorded with the Morgan County Clerk and Recorder and duplicate files of said plans and documents kept on file for ready reference in the Planning Administrative offices of the county.

The public notice procedure for PD Zone change requests is specifically defined in Section 2-470 and following of the Morgan County Zoning Regulations.

- (B) It is the intent of the Regulations concerning Planned Developments to merge the provisions of the rezoning provisions of these regulations with provisions of the Morgan County Subdivision Regulations into a single process.

The provisions of these Regulations concerning Planned Developments are not intended to eliminate or replace the requirements applicable to the subdivision of land or airspace, as defined in State statutes and the regulations of Morgan County. However, the uniqueness and purpose of the PD may be such that modifications in these standards may be allowed by the Commission and Board for good cause and adequate justification. If the land included within a proposed Planned Development Zone is to be subdivided, the landowner must comply with the Subdivision Regulations concerning platting in the county before development may occur.

- (C) Conformity with Comprehensive Plan of Morgan County.

No Planned Development Zone shall be approved by the Planning Commission or the Board of County Commissioners unless the PD Plan is found to be in substantial conformance with the Comprehensive Plan as amended for Morgan County.

- (D) Multi-jurisdictional Joint Review Process

- (1) Large PD's with impacts affecting multiple jurisdictions covering more than one county or the County and a municipality or the County and State of Colorado (State) under intergovernmental agreements as allowed by Section 29-1-203 C.R.S. among applicable local governments or in conjunction with the State of Colorado may be reviewed jointly by responsible staff, planning commissions and boards under a Coordinated Review Process (CRP) so designated by the Board of County Commissioners of Morgan County. In addition, joint hearings may be held among multiple jurisdictions upon initial approval of this review process by resolution of the Board. The purpose of this section is to decrease the amount of review time and administrative overlap associated with large projects. Should local jurisdictions have varying review processes, the Board may agree on a separate joint process and appropriate submittal requirements before an application for a large, planned development proceeds through the process. In general, such a joint review process should allow for at least one public hearing before a joint session or sessions of the planning commissions of the jurisdictions involved. Said public hearing is to be noticed as required in Section 2-255 and following of the Morgan County Zoning Regulations. Final decisions concerning the District Plan or rezoning phase will be made by the respective governing bodies in their own jurisdiction's official meeting place. Final plans may be reviewed under the agreements in processes outlined in the CRP.

- (2) Amendments to Large PD Plans

Amendment may be made under the amendment process of this Section 3-485. If a project is reviewed and approved under a CRP then all participating jurisdictions must be notified of changes desired in all or a portion of the project. All participating jurisdictions have standing as defined by resolution or intergovernmental agreement for review and comment on the changes desired.

(3) Special Studies

Large PD projects may require the submittal of additional special reports not normally associated with other planned developments. The participant jurisdictions in the CRP may jointly approve the requirement for submittal of these additional reports at any point during the review process. Examples of special reports might be:

- (a) Demographic analysis; population projections compared to existing populations; locations of new housing areas if offsite, housing market study.
- (b) Special district coordination plan for road and utility infrastructure.
- (c) Community facilities, healthcare and schools development plan.
- (d) Fiscal impact analysis on affected jurisdictions.
- (e) Market feasibility study for projected land use types.
- (f) Employment characteristics and location splits for residential development by income and demographic segments.
- (g) Economic impact analysis of the PD upon the affected jurisdictions.
- (h) Consent of landowner and lien holders. No Planned Development Zone or Final Plan applications shall be approved without the written consent of each landowner whose properties are included within the Planned Development.
- (i) As part of the approval of a final PD plan, the County shall require reasonable financial sureties to insure that the infrastructure of the PD is properly developed.
- (j) As part of the approval of a final PD plan, the County may require reasonable impact fees to mitigate the impact of the PD on public facilities and services.

3-440 Uses Permitted

(A) Uses-By-Right

All uses-by-right shall be negotiated at the final plan stage and listed for entire PD or for any of its subparts. In addition, all negotiated industrial uses must be buffered by suitable open space from commercial, office and residential uses in those PD's where industrial uses are approved.

(B) Accessory Uses

All accessory uses appurtenant to the defined uses-by-right shall be negotiated and stipulated in the final PD plan document where necessary.

(C) Additional Uses

Additional uses may be permitted subject to review by the Planning Commission and Board of County Commissioners provided the Commission and Board find such uses are designed and/or intended for the use of residents and/or property owners and/or the general public of the subject Planned Development and such uses are compatible with the Morgan County Comprehensive Plan and uses on surrounding properties and are permitted by right, conditional, or special use in similar zones. The provisions of these regulations regarding Special Review Uses shall apply to applications and review by the Commission and Board.

3-445 Processing Fees

Processing fees will be established and subject to change from time to time upon approval of the Board of County Commissioners. The current fee schedule may be obtained from the Planning Administrator.

3-450 Development Plan Review Procedures

The application for a Planned Development shall be subject to a two phase review process similar to other rezonings and composed of the following:

- (1) a general pre-application conference; and
- (2) a final planned development plan. These Regulations are intended to be applicable to large as well as small projects sites. Applicants are encouraged to combine subdivision with the PD process where appropriate after conferring with county staff and/or the Planning Commission.

Developers are advised to be well organized and definite about their development plans.

3-455 General Pre-Application Conference

Prior to actual submission of the Planned Development Zone Final Plan application or development of any site improvements and in order to obtain and exchange information, each applicant shall confer, at the county administrative staff's direction, with either the staff or, should it be deemed necessary, with the Planning Commission (at a regular meeting) and other appropriate County departments and agencies in connection with the preparation of said application. Other appropriate governmental representatives may be notified and requested to attend the pre-

application conference at the discretion of either the staff or the Commission. The general outlines of the proposal evidenced schematically by sketch plans and appropriate design standards are to be considered at this conference. Thereafter, the staff may furnish the applicant with written comments regarding said conference, to inform and assist the applicant prior to the preparation of the Planned Development Zone Final Plan application. Any materials prepared by the applicant to be used in discussions with staff or Commission are to be submitted to the county five (5) days in advance of the meeting date the discussion is to take place. A minimum of four (4) copies of all materials need to be submitted for this conference before discussions can take place. Additional copies may be requested by staff. Should discussions take place only with staff, the staff shall notify the Planning Commission of the discussions upon their completion.

3-460 Submission Requirements

The PD Final Plan shall encompass all properties which are to be included in the proposed development and shall be sufficiently detailed to allow for an effective review. At the conclusion of the PD Zone review process, pertinent written and graphic documents will need to be recorded with the Morgan County Clerk and Recorder. They County will determine during the review process which documents shall be so recorded and cause the developer to have appropriate signature blocks placed on the documents. Submission requirement omissions are cause to continue or table the review process.

3-465 Written Documents – Development Guide

The applicant shall submit written documents and a Development Guide which shall include, where applicable, the following information:

- (A) A legal description of the total site, including any recorded easements, proposed for development, including a statement of present and/or proposed ownership. This statement shall include the address of the applicant and all surface and subsurface property owners or lessees with a description of their interests.
- (B) Evidence of the present ownership or agents thereof of all lands included within the Planned Development in the form of current commitment for Title Insurance or Title Insurance Policy, or an abstract opinion by an attorney at law.
- (C) Names and addresses of property owners within 1320 feet of the property perimeter.
- (D) A description of the character of the proposed development, the goals and objectives of the project, and explanation of the rationale behind the assumption and choices made by the applicant, and an explanation of the manner in which it has been planned to conform to Morgan County's Comprehensive Plan. This description shall include a discussion of the projects impact and influence on surrounding zone districts and existing uses. Both positive and negative impacts shall be discussed.
- (E) A general description and detailed studies, if required by the Planning Administrator, of the impact the project will have on public services. Areas of particular interest are roads, schools, fire protection, and law enforcement. Information provided shall be detailed

enough to permit local governments and agencies to evaluate the impact of the project on their ability to provide services.

- (F) Development Schedule as required by Sec. 3-500. A final copy of declaration of covenants to be imposed on the entire PD Zone or any portion of the PD Zone, as applicable.¹¹⁵
- (G) A final copy of covenants, condominium declarations, and homeowners association articles of incorporation and bylaws to be imposed on the entire PD Zone or any portion of the PD Zone as applicable.
 - (1) If the Planned Development application is approved the submitted covenants are considered part of the application and approval and may not be amended without county approval. Minor amendments may be approved or denied administratively by the Planning Administrator. Major amendments must be approved or denied by motion by the Board of County Commissioners. The determination of whether an amendment is major or minor shall be made by the Planning Administrator. The criteria for approval or denial shall be whether the proposed amendments are consistent with the nature of the Planned Development, are consistent with the intent of the Morgan County Zoning Regulations and the Morgan County Comprehensive Plan, are compatible with the land uses and character of the Planned Development's neighborhood, and are not incompatible with the health, safety, and welfare of the citizens of Morgan County. Notice of this approval requirement shall be included as a provision of the covenants.
- (H) Utilization and location of any outdoor storage if the PD includes commercial or industrial uses.
- (I) A letter from the appropriate utility districts, boards, etc. stating their future ability to serve the development with water, sewer, electricity, natural gas and telephone service. Also, a general description of the concept and method for providing utility services to the project; domestic water development and supply plan and description of water rights associated with the project. Underground utilities are favored for residential PD's. Adequate financial sureties shall be required to insure that water, electricity, telephone and sewer (if available) are provided to the edge of each residential lot.
- (J) A final development schedule for the Final PD Plan area indicating the date(s) when construction of the Planned Development or phases of said development can be expected to begin and to be completed and a date at which the project or individual phases shall revert to pre-existing zoning if not substantially completed.
- (K) Any general physiographic and environmental studies of the proposed site if required by the Planning Administrator. These may include but are not limited to:
 - (1) Wildlife report and/or wildlife impact mitigation plan.

¹¹⁵ 2019 BCC 19

- (2) Revegetation and erosion control plan; this will be required if the undeveloped property is presently cultivated or does not have an adequate ground cover.
 - (3) Landscape plan.
 - (4) Floodplain studies and/or mitigation reports.
- (L) Any other pertinent factors concerning the development.
- (M) If vested rights are requested any information or statements required by Section 2-475 not already provided.
- (N) Planned Development Plan (PD Plan) shall include the following as applicable:¹¹⁶
- (1) Information required by Sec. 3-470.
 - (2) Legal description of property subject to the PD Plan.
 - (3) The name of the proposed planned development.
 - (4) Permitted Uses.
 - (5) Conditional Uses.
 - (6) Special Review Uses.
 - (7) Standards for Principal and Accessory Uses:
 - (a) Minimum lot area
 - (b) Minimum lot width
 - (c) Minimum setbacks
 - (d) Minimum lot coverage
 - (e) Maximum building height
 - (f) Fence height
 - (g) Buffer requirements
 - (h) Parking requirements
 - (i) Sign regulations

¹¹⁶ 2019 BCC 19

(8) Land Use Table which indicates the total land use for the Planned Development for each type of land use by percentage, acreage and number of units.

(9) The following statements:

(a) Relationship to County Regulations:

The provisions of this Development Plan shall prevail and govern the development of (name of development), provided, however, that where the

provisions of this Development Plan do not address a particular subject, the relevant provisions of the Morgan County Zoning Regulations, as amended, or any other applicable resolutions or regulations of Morgan County, shall be applicable.

(b) PD Plan shall run with the land.

(c) Enforcement

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of land and the location of common open space shall run in favor of Morgan County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

(d) Conflicts

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by Planning Administrator.

(10) Any addition provisions required by Planning staff or the County.

3-470 Maps

All PD Zone applications shall be accompanied by the following maps. Maps shall follow the requirements of Section 2-460 and 2-470, as required by the County, except titles shall reflect the PD Zone request.

(A) Sheets shall be numbered “x of y sheets” in the upper right hand corner.

(B) A cover sheet with the title of the PD, its assigned number, the approval signature blocks shown on Form 5, Appendix A, legal description, and County Clerk recording information.

(C) Existing site conditions including appropriate topographic contours, 100 year floodplains and floodways, and any unique natural features or vegetation.

- (D) Subdivision Plat, if any showing streets, alleys, easements, parks, and any areas to be conveyed to common ownership.
- (E) An outline of building envelopes, if known at time of application, and parking plans.
- (F) A duplicate of the subdivision plat showing minimum building setbacks. If the setbacks are to be the same as another zone, this should be indicated on the subdivision plat, e.g. “setbacks shall be the same as the Rural Residential (RR) Zone”.
- (G) Drainage plan showing runoff patterns and any runoff or drainage control structures or easements. The Planning Administrator may require that this sheet be prepared by and certified by a licensed hydrologic or civil engineer.
- (H) Utilities plan showing all on site utilities and utilities easements.
- (I) Any additional sheets and information required by the Planning Administrator such as landscaping plans, signage, fencing, and detailed engineering plans of roads and intersections.

3-475 Approval Procedure

- (A) See Section 2-470 and following of the Morgan County Zoning Regulations for the approval procedure for PD District Plan.

No building permits may be issued on land within the Planned Development Zone until the Final Planned Development area has been approved by the Commission and Board.

3-480 Vesting of Rights

The approval or conditional approval of a Final PD Plan triggers the vesting of property rights and such property rights shall attach to and run with the applicable property in accordance with the provisions of Section 2-505 of the Zoning Regulations.

3-485 Modifications and Amendments to Existing District and Final PD Plans

- (A) This section shall serve as the mechanism for reviewing and approving changes to entire or portions of PD sites and a substitute for the variance procedures provided in Chapter 5 of the Zoning Regulations.
- (B) Minor changes or modifications (equal to or below the thresholds listed below) in the location, siting and height of buildings and structures, etc. may be authorized by the planning staff or Commission without additional public hearings if required by engineering or other circumstances not foreseen at the time the Final PD Development Plan was approved. Staff approved changes must be reported by memorandum to the Commission and the Board. No change authorized by this subsection may exceed the following thresholds unless formal public hearings are conducted on each change or a group of changes submitted as a package.

- (C) Threshold limits separating modifications from amendments to final PD plans.
- (1) Violate a specific standard, condition, or requirement of the Board of County Commissioners' approval of the District or Final PD Plan.
 - (2) Violation of any provision of these Regulations.
 - (3) Change the character of the PD or increase the intensity of use by increasing the density of up to and including a fifteen percent (15%) increase over the originally negotiated amount.
 - (4) A reduction of more than fifteen percent (15%) of the original areas reserved for the open space and recreation areas.
 - (5) Increasing the original floor areas proposed for non-residential use by more than fifteen percent (15%).
 - (6) Increasing the original total ground area covered by buildings by more than fifteen percent (15%).
 - (7) Reducing the originally approved separation between buildings, setbacks from property lines off-street parking and loading areas, driveway and walkway areas, or fencing by greater than twenty-five percent (25%).
 - (8) Varying the original lot area requirements by more than twenty-five percent (25%).
 - (9) Change, by more than twenty-five percent (25%), the subject, size, lighting or orientation of originally approved signs.
 - (10) Reduction in required pavement widths by ten percent (10%).
 - (11) Substantially increase external effects on adjacent property or increase internal problems of circulation, safety, and utilities.
 - (12) Any other items where changes amount to greater than twenty-five percent (25%) of originally negotiated amounts.

3-490 Disagreements between Developers and the Planning Administrative Staff

If the Developer disagrees with the planning staff over the nature of a PD change and whether it should be considered as an amendment or a modification, the planning staff shall schedule a meeting with the Board of County Commissioners, who shall make the final determination on the type of change.

3-495 Amendments

- (A) Amendment to existing District or Final PD Plans must be approved when the thresholds of Section 3-485 are exceeded and shall be considered by both the Planning Commission

and the Board of County Commissioners, subject to notice and hearing requirements provided in the rezoning process in these Zoning Regulations.¹¹⁷

- (B) The applicant shall submit graphic documents similar in format for PD Plans with specific approval signature blocks for ownership, Planning Commission approval, Board of County Commissioners approval, Clerk and Recorders Certificate plus the legal description and the dates when the Final PD Plans were recorded and particular file, map, and recording page numbers. The word “Amendment” shall appear under the PD title at the top of the page.
- (C) The proposed amendment shall be clearly indicated in a site plan and/or a written narrative explaining the change in the foregoing format.
- (D) If the proposed amendments are of such magnitude as to drastically change the overall character of the PD, the applicant shall be requested to re-apply for PD approval. The applicant shall consult with the planning staff prior to re-applying.

3-500 Development Schedule

Each PD shall include a development schedule. If the developer of the PD does not adhere to this schedule and does not meet the target development by eighteen (18) months or more after the date specified in the schedule, the Planning Commission shall schedule a special review. After the special review, the Planning Commission may recommend to the Board of County Commissioners that the PD Zone be cancelled in whole or in part and the property revert to its original or other appropriate zoning. This modification by the Board of County Commissioners shall not be taken within three years of original approval so as not to affect the vested rights granted by Section 24-68-101 and following C.R.S.

3-503 Periodic Reviews of All Planned Developments

Due to a change in circumstance or upon notice by either party, the Planning Commission may conduct a review of each project on or about the anniversary date of the District or Final P.D. Plan approval. No fees will be charged to the developer for these reviews. Developers of P.D. projects may be asked by the Commission or staff to appear at this review and make a progress report. The Commission will make a determination and so note in the minutes as to whether adequate or no progress has been made by the Developer.

3-505 Improvements Agreements

The Commission and Board will require adequate Improvements Agreements for public improvements both on and off-site to be signed and secured by an acceptable financial guarantee(s) as a supplement to any Final PD Plan liabilities and responsibilities between multiple owners need to be clearly spelled out in these agreements. Once these agreements are consummated, default by any party will trigger the use of the financial guarantees assigned to the defaulter in order to complete the improvements.

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Furthermore, mistakes in plan, plat or survey drawings by the developer which, when discovered, reveal that additional land needs to be acquired or additional costs incurred by the County in order to construct the public improvements of the development as planned and which were not covered by an Improvements Agreement will become the financial responsibility of PD developer or owner. Depending upon the severity of the mistake, Building Permits or Certificates of Occupancy may be withheld for buildings either being contemplated or in progress at the time of discovery of the mistake until the problems are resolved to the satisfaction of the Board.

No building permits will be issued on a total PD site or portions thereof unless a Final Planned Development Plan has been approved and any associated improvements agreement has been negotiated and signed. On large PD's developers are advised to sequence Final PD Plan approvals and construction phasing order to keep improvement agreement collateral amounts reasonable.

PLANNED DEVELOPMENT DESIGN STANDARDS

3-510 General Design Standards

Basic design standards which are largely quantitative in nature are outlined in this section and are either negotiable or are specified. Except where otherwise noted, these standards are to be defined at the Planned Development District review stage.

3-515 Density

Density is a negotiable item and is to be expressed in terms of residential or commercial units per acre (gross) on an entire site and/or on individual development parcels or as floor to area ratios for commercial, office and industrial uses. Densities shall be calculated for land areas comprising the property boundaries for entire sites and/or to the midpoint of adjacent streets for development parcels making up an entire site. Each site or parcel shall have the negotiated density numbers with the words "up to and including" on the plan to be recorded. All density figures represent maximum numbers and are not guaranteed; only final numbers are determined after detailed planning and site analysis and review at the Final Planned Development Plat stage.

3-520 Density Transfer

Within a total individual PD Plan, unused density initially negotiated at the PD Zone stage may be transferred from one portion of the entire PD site to another at the Final PD Plan stage so long as the parcel where density is being transferred to does not increase the density or commercial or industrial floor areas initially negotiated in the approved original PD District Plan by more than fifteen percent (15%). Density may not be transferred between different total PD sites (areas having different PD Zone numbers). Density may not be transferred from one parcel to another that already has an approved Final PD Plan without a formal Final PD Plan amendment and compliance with the rezoning procedures. All density transfer transactions between transferor and transferee must be reviewed and approved by the Planning Commission at a regularly scheduled meeting prior to the actual density transfer transaction taking place. Density transfer transactions discovered after the fact may be cause for not issuing future building permits until this violation is corrected.

3-525 Planned Development District Size

A Planned Development Zone shall consist of a minimum of one-half (1/2) acre.

3-530 Open Space

The amount of open space in a PD is a negotiable item and is to be expressed in terms of acres and percentages on the entire PD site and any of its subparts or development parcels. Open space shall be land areas not occupied by buildings or structures and attachments thereto, parking areas, driveways, streets or alleys. Said open space shall be devoted to landscaping, planting, patios, walkways, recreational areas and facilities, and preservation of natural features.

3-535 Landscape Plan

All industrial, commercial, residential, or mixed use PD's shall submit a landscape plan for open space at the Final PD Plan review stage.

3-540 Recreation Improvements

Recreation facilities or structures and their accessory uses located in common recreation areas shall be considered open space so long as total impervious surfaces, including courts and roofs, constitute no more than ten percent (10%) of the total open space negotiated for the development.

3-545 Natural Physical Characteristics

Streams, lakes, other bodies of water, slopes not in excess of thirty percent (30%), and floodplains may be included as open space. Land areas containing identified geologic hazards may not be included in the negotiated open space amounts.

Any amount of common or public open space may be left in its natural state except where landscaping plans are required as long as the recreational needs of the residents of the PD district and the general public are being met in the opinion of the Planning Commission.

3-555 Streets and Ways

- (A) Development of streets and ways in a Planned Development area shall be designed as per requirements of the Subdivision Regulations and Road Development Policies of the County. A general street plan showing, at a minimum, the public arterial and collector roads will be required at the PD Zone review stage. A detailed and engineered public and private street plan is required for any Final PD Plan approval. Compliance with any access control plan on state highways or county roads where such a plan exists will be required unless alternatives are approved by appropriate governing bodies.
- (B) Where appropriate, the internal circulation system shall provide pedestrian and bicycle paths that are physically separated from vehicular traffic to serve residential, non-residential and recreational facilities provided in or adjacent to the PD. Where designated bicycle paths or trails exist adjacent to the PD, safe convenient access shall be provided. The Planning Commission may require, when necessary, traffic signalization in the vicinity

of parks, shopping areas, or other uses that may generate considerable pedestrian and/or bicycle traffic and vehicular traffic conflicts.

- (C) All public and private streets are encouraged to be paved. The paving of streets and roads is a negotiable item in terms of location and sequence of completion. Private streets shall be dedicated to the utility districts or County as utility easements where said easements are necessary. All streets are to be completed as agreed in the Final PD Plan. Any paving requirements may be waived should weather conditions necessitate it. All improvement bonds, escrow funds, etc., are to be held by the County until streets are completed as agreed in the Final PD Plan.

All private streets shall be conveyed to a private homeowners or property owners association. If the private association or person(s) owning the private streets in the PD should in the future request that any private streets be changed to public streets, the private association or owner(s) will bear the full costs of reconstruction or any other action necessary to make the street conform to the applicable County standards for public streets and roads. The private association or owner(s) shall also agree that these streets shall be made to conform and be dedicated to public use without any form of public compensation to the private association or owner(s). It shall be the policy of Morgan County not to accept as county roads any dead end or cul-de-sac roads. Through roads may be accepted at the sole discretion of the Board of County Commissioners if the right-of-way is at least sixty(60) feet in width and the road is constructed to then current county standards.¹¹⁸

3-560 Parking and Loading

- (A) Parking is a negotiable item in terms of space size and amounts but, in general, shall be provided as per the off-street parking requirements found elsewhere in these Regulations. A detailed parking plan is to accompany all Final PD Plan applications.
- (B) Parking areas in multi-family residential, commercial, industrial and mixed use developments shall be a minimum of ten feet (10') from public or private road right-of-way.
- (C) Parking areas shall be designed using architectural and engineering standards.
- (D) Landscaping is required in multi-family residential, commercial, industrial and mixed use development on the perimeters of parking areas to screen them from public view and large parking areas are to be broken up with landscaped islands that provide a measure of aesthetics to the parking area.
- (E) Parking is to be allocated and located in proportion and in relation to the activity generated.
- (F) All parking areas are to adequately lighted for security reasons in commercial, industrial and mixed use developments.

¹¹⁸ 2019 BCC 19

- (G) All parking lots are to be provided with a minimum of two (2) accesses of double lane driveways.
- (H) Parking and loading areas are to be completed and paved before a Certificate of Occupancy (C.O.) is issued on any structure(s). The paving requirements may be waived in some residential areas at the discretion of the Commission or should weather conditions necessitate it or a separate paving schedule is agreed to as part of the Final PD Plan. All improvement bonds, escrow funds, etc., are to be held by the County until paving is complete.

3-565 Bridges

If any bridges are to be constructed within the PD on public or private ways (roads, streets, paths, etc.), these are to be built at the developer's expense to County standards and in full compliance with the dredge and fill laws of local, state and federal jurisdictions.

3-570 Buildings

- (A) Height: Height measurements shall be defined as per the Morgan County Building Regulations. Proposed height limits shall be negotiated at the Planned Development District stage. Final height of buildings may be negotiated by the planning staff at the Final PD Plan stage.
- (B) Spacing:
 - (1) Each PD shall provide reasonable visual and acoustical privacy for buildings. Fences, insulation, walks, barriers, landscaping and sound reducing construction techniques shall be used as appropriate for the aesthetic enhancement of property and the privacy of its occupants, the screening of objectionable view or uses, and the reduction of noise.
 - (2) No specific setback or lot size requirements shall be imposed, other than those provided herein, in the PD provided that the spirit and intent of this section are complied with in the Final PD Plan. The Commission may determine that certain setbacks and spacing be required within all or a portion of a PD for safety reasons.¹¹⁹
 - (3) All buildings will be located so as to take advantage of any passive or active solar gain as deemed appropriate by the developer in the interest of energy conservation.

3-575 Signs

All signs are to conform to Appendix S and following of these Regulations with the following exceptions.

- (A) No signs are allowed on roofs of buildings.

¹¹⁹ 2021 BCC 11

- (B) Internal sign regulations may be approved as part of the PD plan.¹²⁰

3-580 Planned Development District Perimeters and Major Road Right-of-Ways

- (A) Definition of the perimeters of a PD utilizing opaque barriers or fences is a negotiable item should they be desired by the applicant.
- (B) Where a PD is adjacent to a railroad, state or federal highway right-of-way, a permanent open space at least thirty-five feet (35') in width shall be required as a setback from these rights-of-way line(s). This area shall be kept free of buildings, structures and parking and contain permanently maintained landscaping, unless screened or protected by natural features or fences or other types of barriers. Fences or barriers on the highway rights-of-way shall have a maximum height of three feet (3').

3-585 Drainage and Utilities

General drainage and utility system layouts and off-site connection concepts are to be discussed at the PD pre-application stage. Utility details are to be worked out at the Final PD Plan stage.

- (A) The Final PD Plan is to include a drainage plan with contours drawn at an appropriate contour interval.
- (B) The drainage plan is to avoid point source drains from the development into streams. Catchments basins or other suitable means to reduce pollution and sedimentation of the South Platte River and its tributaries are to be designed and detailed at this stage.
- (C) The drainage system shall be designed for the Planned Development by a registered professional engineer and shall be constructed in accordance with such design.
- (D) The drainage plan shall include techniques and measures to prevent erosion on the site as well as into the South Platte River or any of its tributaries during and after construction.
- (E) The storm drainage and run-off system is to be designed for sufficient capacity to accommodate historical flows from a 100 year design storm onto and from the PD in its developed state. All drainage construction areas are to be re-landscaped. The PD may not divert historical incoming flows to adjacent properties during and after construction.
- (F) Final locations of connection points to existing utility (sewer, water, telephone, electricity, etc.) systems, both on or off the site and line layouts and sizes on the site are to be provided at the Final PD Plan stage in coordination with responsible utility districts.

3-590 Other Provisions and Standards

The Final PD Plan may include other provisions deemed necessary or desirable by the applicant for the efficient development and preservation of the PD subject to the approval of the Commission and the Board. In addition, the Commission and Board may, in review of each PD, require that

¹²⁰ 2019 BCC 19

additional provisions, unless previously accepted, be incorporated into the PD Final Plan where new circumstances, changed conditions, or the introduction of new information warrant them. New conditions may be imposed in the public interest to ensure that the PD will be developed in accordance with good design standards and practices and can exist compatibly with the neighboring land uses and the community as a whole. Such requirements and conditions may include, but shall not necessarily be limited to, any of the land use requirements or controls not mentioned in the previous sections which would otherwise be applicable by reason of the Morgan County Zoning Regulations or modifications thereof, including without limitation requirements relating to widths, building spacing and floor areas, and requirements regarding the availability and provision of streets, roads, utilities and other public or quasi-public facilities. Any such requirements and conditions imposed by the Commission or Board shall be specifically set forth in the Final PD Plan, as finally approved.

JACKSON LAKE VILLAGE ZONE (JLV)

3-595 Purpose of Jackson Lake Village Zone

This zone district covers only the platted area of the Jackson Lake Recreational Vehicle Park Subdivision. Due to the special and unique characteristics of this developed area, this special zone district applies only to the Jackson Lake Recreational Vehicle Park Subdivision recorded December 1, 1975 in Map Box 5 at page 14, and the replat of Lot D, Jackson Lake Recreational Vehicle Park, recorded May 2, 1984 in Map Book 6 at Page 16. The JLV district boundary lines may not be expanded through rezoning applications.

3-600 Jackson Lake Village Zone Uses-by-Right

- (A) One (1) recreation vehicle per lot or one (1) single-wide manufactured home per lot (except as permitted otherwise below).
- (B) Community halls.
- (C) Public or common open space used as parks or playgrounds or common open areas.
- (D) Public utility distribution mains and lines which are underground facilities.
- (E) Accessory uses: (Permit not required)
 - (1) Open and unroofed and unattached (free standing) porches, patios and decks.¹²¹
 - (2) Storage sheds (less than 120 sq. ft. in size).¹²²
 - (3) Satellite dishes without towers.
 - (4) Awnings for doors and windows (no ground supports).

¹²¹ 2009 BCC 19

¹²² 2009 BCC 19

- (5) Home occupations
- (F) Accessory uses: (Permit required)
 - (1) Open, unroofed, attached (permanently affixed to residential structure) porches, patios and decks.¹²³
 - (2) Storage sheds (120 sq. ft. or larger, but not a garage).¹²⁴

3-605 Jackson Lake Village Zone Conditional Uses

- (A) Single-family dwelling other than a single-wide manufactured home or recreation vehicle including manufactured homes on permanent foundations and other such permanent structures.
- (B) Garages and pole buildings.¹²⁵
- (C) Fire and police stations.
- (D) Multiple manufactured homes or a combination of recreation vehicles and manufactured homes on one (1) or more lots.
- (E) Accessory uses: Any accessory use not listed in 3-600 (E) and/or (F) associated with a use-by-right, and any accessory use associated with a conditional use.¹²⁶

3-610 Jackson Lake Village Zone Special Review Uses

- (A) Central sewer and water treatment, collection and distribution facilities.

3-613 Jackson Lake Village Zone Prohibited Uses¹²⁷

All uses not expressly listed as a use by right, conditional use, or special review use in the Jackson Lake Village Zone are prohibited.

3-615 Special Design Standards and Conditions for the Jackson Lake Village Zone

- (A) Holding vaults of concrete construction with a minimum 1000 gallon capacity shall be permitted for individual sewage disposal as long as the system is installed and operated and the collected sewage is disposed of, in accordance with local and state health department standards, or, if such standards are unavailable, any appropriate applicable standards. These systems are considered temporary pursuant to the requirements of the local health department. No building, zoning or manufactured home placement permits will be issued unless the local health department has approved the proposed method of

¹²³ 2009 BCC 19

¹²⁴ 2009 BCC 19

¹²⁵ 2009 BCC 19

¹²⁶ 2009 BCC 19

¹²⁷ 2024 BCC 42

sewage disposal for the lot or unit. Recreation vehicles, existing mobile homes and manufactured homes may use chemical or other toilets approved by the local health department as long as the central sewage disposal facility approved by the state health department in 1976 or before remains in operation under a current state health department operation and discharge permit and a Morgan County Certificate of Designation.¹²⁸

- (B) All individual sewage disposal systems that have been previously permitted by the local health department and are verified to be water-tight, but are not of concrete construction, or do not meet the current local health department ISDS regulations, may be used for as long as they do not create a public health problem. However, these systems must be inspected and recertified to be watertight by the local health department as it may require from time to time.
- (C) All dwelling units and recreation vehicles are required to have an adequate water supply both in terms of quality and quantity as required by these Regulations. Individual water supply from a central system is allowed. Proof of water supply availability will be required for all permits issued in the District.
- (D) No principal or accessory structures or vehicles are allowed in the common open space.
- (E) Required setbacks for conditional uses and accessory uses associated with conditional uses as well as special review uses differ from the setbacks for uses-by-right and are found in Table 1, Appendix B of these regulations.
- (F) At least two (2) access ways onto public roads from the subdivision are to remain open at all times.
- (G) There shall be a twenty-five (25) foot setback from the edge of a lot which borders Jackson Lake Reservoir and twenty (20) foot greenbelt easement along the shoreline of Jackson Lake Reservoir as shown on the subdivision plat of the Jackson Lake Recreational Vehicle Park. Therefore, the total setback for all uses shall be forty-five feet (45') from the shore edge of the greenbelt easement line as shown on the said plat. For lots bordering the inlet canal included in the Replat of Lot D of the Jackson Lake Recreational Vehicle Park, structures and vehicles shall be set-back a minimum of twenty-five feet (25') from the rear lot line which is the lot line bordering the inlet.
- (H) Only one (1) conditional use dwelling unit is allowed per platted lot. Owners of multiple lots wishing to place multiple conditional use units must observe the platted lot lines and setbacks in placing each unit on each platted lot. Owners of multiple lots wishing to place a corresponding number of conditional use units across original lot lines must apply for a re-subdivision to eliminate the interior lot lines. Owners of multiple lots are allowed to place one (1) unit across an interior lot line(s).

¹²⁸ 2024 BCC 25

- (I) Multiple use-by-right recreation vehicles are allowed on a single lot as long as the platted lot lines, the required setbacks and maximum lot coverage requirements are observed and there is a least ten (10) foot spacing between interior units.
- (J) All units must have direct access to a platted street or be on an access easement connecting to such streets.
- (K) Encroachment of attached architectural features into setbacks established by Table 1, Appendix B of these Regulations shall not be permitted in this zone district, except by the variance procedure set out in Section 5-175 and following of these Regulations.

ZONE DISTRICT BULK REQUIREMENTS AND DESIGN STANDARDS

3-620 General Bulk Requirements and Exceptions Intent

General requirements and exceptions contained herein are applicable to special case considerations covered by these Regulations.

3-625 Minimum Area and Width of Lot

- (A) No part of the area or width of a lot required for the purpose of complying with the provisions of these Regulations shall be included as part of the area or width required for another lot.
- (B) The minimum area and width limitations in these Regulations shall not apply to utility service facilities.
- (C) Where an individual lot was held in separate ownership from adjoining properties or was platted prior to the effective date of these Regulations, or the prior Zoning Resolution for Morgan County dated January 27, 1981, in a recorded subdivision approved by the County Planning Commission and Board of County Commissioners and has less area, less width, or less frontage than required in other sections of these Regulations, such lot may be occupied according to the permitted uses provided for the district in which the lot is located.
- (D) Portions of legal lots or parcels under lease agreement do not constitute a subdivision. Uses and appurtenances to the uses on lease portions must meet the bulk and lot requirements for the zone district in which they are situated.

3-630 Minimum Setbacks ¹²⁹

- (A) Required Setbacks. No building, structure, or lot shall be developed, used, or occupied unless the minimum setback requirements in the district bulk requirements and other requirements under these Regulations are met. Unless otherwise expressly provided in these Regulations, setbacks shall be measured from the property line. For setbacks where the abutting road is an easement, the setback shall be measured from the boundary of the easement. For section line road easements which have not been constructed by the County

¹²⁹ 2021 BCC 11

and have not been vacated pursuant to C.R.S. § 43-2-303, setbacks shall be measured from the boundary of the section line easement.

(B) Allowed Projections into Setbacks.

- (1) Cornices, canopies, eaves, fireplaces, wing walls or similar architectural features may extend into a required setback not more than three feet (3').
- (2) Open, unenclosed, uncovered porches at ground level may extend into a required setback to the property line.
- (3) Open, unenclosed, uncovered patios, decks, and porches greater than two feet (2') above ground level shall not extend into a required setback more than three feet (3').
- (4) No part of a setback required for a building shall be included as part of a setback for another building.

(C) Exemptions to Setback Requirements

- (1) Fences, walls and landscaping; provided they comply with the restrictions Sec. 3-640.¹³⁰

(D) Distances from an existing confined animal feeding operation, packing plant, slaughterhouse or rendering plant shall be measured from the boundary of the permitted area for the operation and the proposed building footprint on the single-family dwelling.¹³¹

3-635 Maximum Height of Buildings and Structures

- (A) The height limitation of these Regulations shall not apply to church spires, belfries, cupolas, penthouses or domes not used for human occupancy, to chimneys, ventilators, attached solar collectors, skylights, water tanks, silos, parapet walls, cornices without windows, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level. However, the height of towers used for noncommercial purposes, such as ham radio, television or citizen bands, shall be neither greater than the distance from the base of the tower to the nearest property line nor more than two (2) times the height limit for the zone district.
- (B) It shall be unlawful to construct, build, establish or continue to maintain any building, tree, smokestack, chimney, flagpole, wire, tower or other structure or appurtenance thereto which may constitute a hazard or obstruction to the safe navigation, landing and take-off of aircraft at a publicly used airport under the regulation of the appropriate United States Civil Aeronautics Authority.

¹³⁰ 2021 BCC 27

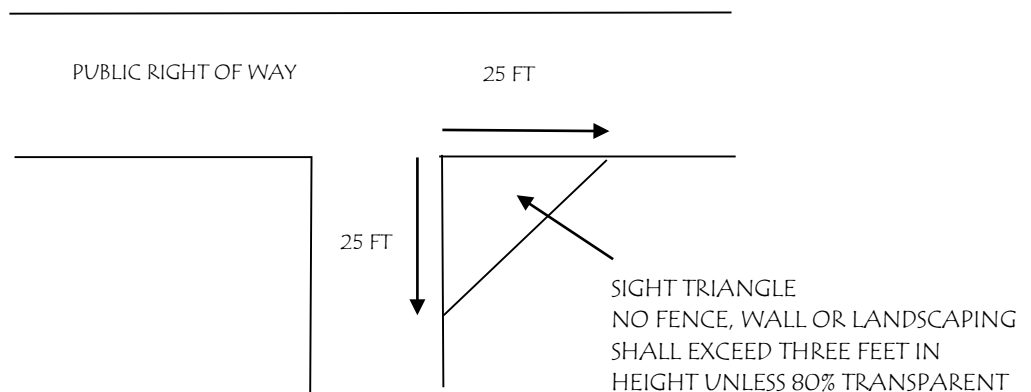
¹³¹ 2024 BCC 42

3-640 Fences, Walls and Landscaping¹³²

- (A) The fence, wall and landscaping limitations contained in these Regulations shall not apply to utility service facilities where a higher fence, wall, or landscaping is required for reasons of safety or screening. Fence, wall or landscaping requirements for major facilities of a public utility shall be addressed in the Use by Special Review procedure within Chapter 2 of these Regulations.
- (B) Fences, walls and landscaping greater than three (3) feet are not permitted within the sight triangle, as applicable in Appendix B and subsection (C) below, or within the setback if they would impede visibility of traffic or risk public safety. All plants, trees, bushes, grass, or any other vegetation which restricts the above vision requirement at all intersections shall be kept trimmed to three (3) feet above ground level or any lesser height needed to keep the above vision standard clear.
- (C) Sight Triangle.

A sight triangle is created by a triangle formed by combining the lines of sight for both left and right directions along intersecting rights of way as shown in the figure below. Sight triangle must be kept clear of fences, walls and landscaping and other materials greater than three (3) feet in height. Fences which are greater than three (3) feet in height and made of materials with at least eighty percent (80%) transparency may be located within the sight triangle.

FIGURE: SIGHT TRIANGLE



3-645 Encroachments¹³³

Except as provided by these Regulations or by agreement, encroachments are not permitted.

¹³² 2021 BCC 27

¹³³ 2021 BCC 11

3-655 Sewer and Water Requirements

The owner of any structure where people live, work or congregate shall ensure that the structure contains an adequate, convenient and sanitary toilet and sewage disposal system in good working order. Under no conditions shall sewage or effluent be allowed to be discharged upon the surface of the ground or into waters of the state.

Central sewer and water service are required for residential, business, commercial and industrial developments. Septic systems and private wells are allowed as long as they comply with the construction design and minimum lot area requirements of the local health department. Existing business, commercial and industrial subdivisions not having public sewer and/or water must continue to meet the minimum lot area requirements of the health department.

Concrete sewage collection vaults will be allowed only by County permits in specified zone districts on property which cannot accommodate an on-site sewage treatment system and a community treatment system is not available and no state or local laws or regulations would prohibit the installation of an individual sewage disposal system. A permit shall be obtained from the local health department for any type of individual sewage disposal system to be installed on a property and the system shall meet the requirements of the local health department ISDS regulations unless otherwise specified in these Regulations.

Sewage from self-contained recreational vehicles and concrete sewage collection vaults shall be disposed of at a Colorado Department of Health permitted sewage treatment facility.

3-665 Streets and Access ¹³⁴

- (A) Zone lots in all districts shall have clear and safe access to an approved public or private street. Access points must be approved by the County.
- (B) Acceleration / deceleration lanes may be required to be constructed to provide safe and efficient access to county roads and state highways. This requirement may be imposed as part of site plan reviews.
- (C) Street and road development in all districts will comply with the Morgan County Road Standards.

3-670 Noise

Uses and structures in the A, A/B, C, LI and HI zones shall be located, designed and operated in accordance with the noise standards as established in 25-12-101 C.R.S. 1973, as amended. Uses in the residential zones must confine site-generated noise to the zone lot.

¹³⁴ 2021 BCC 27

3-675 Air Quality

Uses in all Zones shall be located, designed and operated in accordance with the latest air quality standards established by the Colorado Air Pollution Control Commission and the Federal Environment Protection Agency.

3-680 Water Quality

Uses in all Zone Districts shall be located, designed and operated in accordance with the latest water quality control standards established by the Colorado Water Quality Control Commission and the Federal Environmental Protection Agency.

3-685 Radiation and Radioactive Materials

The handling, use, storage and processing of radioactive materials shall be in accordance with the applicable regulations of the State of Colorado and the United States Government in all Zone Districts except the ER, RR, MDR, HDR, MH, JLV and PD zones where they are not allowed except for medical purposes involving individual use.

3-690 Heat

Uses located with all Zones shall not emit heat in such an amount sufficient to raise the temperature of the air or of material at or beyond the lot line.

3-695 Light

In all Zone Districts, any lighting, including light from high temperature processes such as welding or combustion, shall be designed, located and operated in such a manner as to meet the following standards: sources of light shall be shielded so that beams or rays of light will not shine directly onto adjacent properties; neither the direct nor reflected light from any light source may create a traffic hazard to operators of motor vehicles on public or private streets; no colored lights may be used which may be confused with or construed as traffic control devices.

3-700 Property Maintenance

Property located within all Zones except the A and A/B zones shall be maintained in such a manner that grasses and weeds are not permitted to grow taller than six inches (6"). In no event shall the property owner allow the growth of noxious weeds. In the A and A/B zones, property owners must employ a program to control the growth of noxious and other weeds as part of either normal farming practices or general property maintenance.

3-705 Drainage Requirements

- (A) All users of land in all Zones shall provide and maintain storm water retention facilities designed to retain the storm water runoff in excess of historic flow from the undeveloped site. The storm water retention facility on a developed site shall be designed for a 100 year storm. The storm water retention facility shall be designed and operated to release the retained water at a quantity and rate of a five year storm falling on the undeveloped site.

- (B) Buildings, hard surfacing, or construction of any non-percolating surface requiring a building permit shall not be constructed until drainage plans for such improvements are approved by County staff.
- (C) Drainage plans are to be included with submittal documents for site specific development plan approval.

OFF-STREET PARKING AND LOADING REQUIREMENTS

3-715 Off-Street Parking

At the time of erection of a new structure or at the time of enlargement or change in use of an existing structure within any residential, commercial, or industrial district in the County, off-street parking spaces shall be provided as specified in the Regulations. If parking space has been provided in connection with an existing use or is added to an existing use, the parking space shall not be eliminated if elimination would result in less space than is required by the chapter. Where square feet are specified, the area measured shall be the floor area primary to the functioning of the particular use of property and exclude stairwells; elevator shafts; hallways; ornamental balconies; space occupied by heating, air conditioning or other utility equipment; and space devoted to off-street parking or loading. The number of employees of a new or expanding business shall be estimated in a manner approved by the Planning Commission, and the number of employees of an established business shall be determined from an examination of its actual or projected payroll. Specific parking requirements are shown in Table 2, Appendix B (Tables).

3-720 Off-Street Loading

- (A) Passengers

A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of any school having a capacity greater than twenty-five (25) students.

- (B) Merchandise, Materials, or Supplies

Buildings or structures to be built or substantially altered which receive and distribute material or merchandise by truck shall provide and maintain off-street loading berths in sufficient numbers and sizes to adequately handle the needs of the particular use. If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately handle the needs of the particular use. Off-street parking areas used to fulfill the requirements of these Regulations shall not be used for loading and unloading operations except during those periods of the day when they are not required to accommodate parking needs. Loading space shall not occupy or intrude into any fire lane. Off-street loading spaces shall be located in such a manner that when such spaces are being used to load or unload a vehicle, no part of the vehicle will occupy an adjacent street, sidewalk, alley or fire lane.

3-725 General Provisions – Off-Street Parking and Loading

- (A) The provisions and maintenance of off-street parking and loading spaces is a continuing obligation of the property owner. No building or other permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by these Regulations. Use of property in violation hereof shall be a violation of these Regulations. Should the owner or occupant of any lot or building change the use to which the lot or building is put, thereby increasing off-street parking or loading requirements, it shall be unlawful and a violation of these Regulations to be in or maintain such altered use until such time as the increased off-street parking or loading requirements are complied with. Variances to parking requirements may be made by the Board of Adjustment after a favorable recommendation from the Planning Administrator based on factual information and parking needs related to the use proposed.
- (B) Requirements for types of buildings and uses not specifically listed herein shall be determined by the Board of Adjustment, after a report and recommendation from the County Planning Administrator based upon the requirements of comparable uses listed.
- (C) In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several use computed separately. An exception to this requirement may be made by the Planning Administrator for a mixed use project where a detailed parking study has determined fluctuating parking needs for various segments of twenty-four (24) hour period.
- (D) Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory evidence is presented to the Planning Administrator in the form of deeds, leases, contracts and hours of operation to establish the joint use.
- (E) Off-street parking spaces for dwellings shall be located on the same lot with the dwelling. Other required parking spaces shall be located not farther than three hundred feet (300') from the building or use they are required to serve, measured in a straight line from the building.
- (F) Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons, and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.
- (G) Unless otherwise provided, required parking and loading spaces shall not be located in a required front yard but may be located within a required side or rear yard.
- (H) Off-street parking spaces for compact cars may occupy up to forty percent (40%) of the required parking area. Such plans will be reviewed on a case-by-case basis by the planning staff.

- (I) Adequate handicap parking spaces shall be provided and clearly marked for institutional and commercial uses, as determined on a case-by-case basis by the planning staff. Handicapped spaces shall be located at the closest or most convenient location to the entrance.
- (J) A plan, drawn to scale, indicating how the off street parking and loading requirements are to be fulfilled shall accompany an application for a building permit when appropriate, as determined by the Planning Administrator. The plan shall show all elements necessary to indicate that the requirement is being fulfilled, including the following:
 - (1) Delineation of individual parking and loading spaces.
 - (2) Circulation area necessary to serve spaces.
 - (3) Access to streets and property to be served.
 - (4) Curb cuts.
 - (5) Dimensions, continuity, and substance of screening or landscaping.
 - (6) Grading, draining, surfacing and sub-grading details.
 - (7) Delineation of obstacles to parking and circulation in finished parking area.
 - (8) Specifications as to signs and bumper guards.
 - (9) Other pertinent details.
- (K) Design requirements for parking lots shall be as follows:
 - (1) Areas used for standing and maneuvering of vehicles shall have durable surfaces maintained adequately for all weather use and so drained as to avoid the flow of water across sidewalks.
 - (2) Parking spaces along the outer boundaries of a parking lot shall be contained by a curb at least four feet (4') from the property line or by a bumper rail or other approved means.
 - (3) Artificial lighting which may be provided shall be so deflected as not to shine or create glare in any residential district or on any adjacent dwelling.
 - (4) Access aisles shall be of sufficient width for all vehicles turning and maneuvering.
 - (5) Except for dwellings, parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street right-of-way or alley.

- (6) Off-street parking spaces shall be a minimum of ten feet (10') in width and twenty feet (20') in length, except that a percentage of small car spaces (eight feet [8'] by sixteen feet [16']) may be provided upon approval of the planning staff.
- (7) For those uses which cater to the parking of semi-tractor trailers, designed off-street parking spaces shall be required for each such vehicle located on any parcel. The use of regular automobile parking spaces or automobile circulation aisles for semi-tractor trailer parking is prohibited. All parking spaces for semi-tractor trailers shall be at least twelve (12') in width and sixty feet (60') in length. All aisles shall be at least fifty feet (50') in width. Special design provisions may be required based upon the overall site layout and parking area design.
- (L) Required parking spaces shall be improved as required and made available for use before the final inspection is completed by the County Building Inspector. An extension of time may be granted providing a performance bond, or its equivalent, is posted equaling the cost to complete the improvements as estimated by the Administrator provided the parking space is not required for immediate use. In the event the improvements are not completed within one (1) years' time, the bond or its equivalent shall be forfeited and the improvements thenceforth constructed under the direction of the County.

LIVESTOCK

3-730 Animal Unit Densities

- (A) In order to minimize wind erosion of soil and other problems the keeping of all livestock on parcels 20 acres and smaller shall be required to follow generally accepted best livestock management practices as defined by the Colorado State University Extension Service.¹³⁵

3-735 Animal Densities as Applied to 4-H Projects

The provisions of Section 3-730(A) shall not apply to 4-H, FFA, and similar youth education animal husbandry projects except as follows:

- (A) In the event a complaint regarding negative effects (such as noise, odor, insects, etc.) of a 4-H or equivalent project which exceed the animal densities of Section 3-730, the Planning Administrator shall attempt to mediate the conflict.
- (B) In the event that mediation by the Planning Administrator is unsuccessful, the 4-H or equivalent project shall be required to obtain a Conditional Use Permit. No fee shall be charged for this Conditional Use Permit application.

¹³⁵ 2024 BCC 42

FLOODPLAIN OVERLAY AREAS

3-740 Authorization

These Regulations for flood prevention and control are adopted pursuant to inter alia, Title 29, Article 20, Section 101, *et seq.*, Title 30, Article 28, Section III *et seq.*, and Title 24, Article 65.1, Section 101, *et seq.*, of the C.R.S. 1973, as amended.

3-742 State of Colorado Floodplain Regulations^{136 137}

Morgan County adopts by reference the Department of Natural Resources, Colorado Water Conservation Board “**Rules and Regulations for Regulatory Floodplains in Colorado**” (Rules and Regulations for Regulatory Floodplains in Colorado) dated November 17, 2010.

Wherever the requirements contained in these floodplain regulations are at variance with the requirements of the Rules and Regulations for Regulatory Floodplains in Colorado, the one which is least restrictive shall apply. Whenever these floodplain regulations are silent, the Rules and Regulations for Regulatory Floodplains in Colorado shall apply.

The Rules and Regulations for Regulatory Floodplains in Colorado include but are not limited to the definition of Critical Facilities in these Regulations.

3-745 Findings of Fact

- (A) The flood hazard areas of Morgan County are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and government services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- (B) These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and, when inadequately anchored, damage uses in other areas. Uses that are inadequately flood-proofed, elevated or otherwise protected from flood damage also contribute to the flood loss.

3-750 Intent

This provision is meant to minimize flood losses by restricting or prohibiting uses which are dangerous to public health, safety and property in times of flood or which cause increased flood heights or velocities within the 100-year floodplain.

¹³⁶ 2011 BCC 19

¹³⁷ 2021 BCC 16

3-752 Definitions¹³⁸

Area of Special Flood Hazard: For the purposes of the National Flood Insurance Program, the land in the floodplain subject to a one percent (1%) or greater chance of flooding in any given year.

Base Flood: A flood having a one percent (1%) chance of being equaled or exceeded in any given year. The term is used interchangeably with “Intermediate Regional Flood”, “one hundred year flood”, and “one percent chance flood”.

Base Flood Elevation: The elevation shown of 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.¹³⁹

Basement: Any area of a building having its floor sub-grade (below ground level) on all sides.¹⁴⁰

Channel: A natural or artificial watercourse of perceptible extent with definite bed and banks which confines and conducts continuously or intermittently flowing water.

Conditional Letter of Map Revision (CLOMR): FEMA’s comment on a proposed project, which does not revise an effective floodplain map, that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodplain.¹⁴¹

Critical Facilities: Critical facilities are classified under the following categories:¹⁴²

- (A) Essential services facilities include public safety, emergency response, emergency medical, designated emergency shelters, communications, public utility plant facilities, and transportation lifelines.
- (B) Hazardous materials facilities include facilities that produce or store highly volatile, flammable, explosive, toxic and/or water-reactive materials.
- (C) At-risk population facilities include medical care, congregate care, and schools.
- (D) Facilities vital to restoring normal services including government operations.

Expansion to an Existing Mobile, Manufactured and Factory Built Home Park or Subdivision: The preparation of additional sites by the construction of facilities for servicing the lots on which these types of homes are to be affixed (including the installation of utilities, either final site grading or pouring of concrete pads, or the construction of street[s]).

¹³⁸ 2024 BCC 42

¹³⁹ 2014 BCC 05

¹⁴⁰ 2014 BCC 05

¹⁴¹ 2014 BCC 05

¹⁴² 2011 BCC 19

Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from:

- (A) The overflow of inland waters and/or
- (B) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM): The official map on which the Federal Emergency Management Agency has delineated both the area of special flood hazards and the risk premium zones applicable to the County.

Flood Insurance Study: The official report provided by the Federal Emergency Management Agency that includes flood profiles, the Flood Insurance Rate Map and the water surface elevation of the base flood.¹⁴³

Flood Proofing: Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, and structures and their contents.

Floodplain: An area of land periodically subject to partial or complete inundation from a flood.

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Letter of Map Revision (LOMR): FEMA's official revision of an effective Flood Insurance Rate Map (FIRM), or Flood Boundary and Floodway Map (FBFM), or both. LOMR's are generally based on the implementation of physical measures that 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 (BFEs) or the Special Flood Hazard Area (SFHA).¹⁴⁴

Letter of Map Revision Based on Fill (LOMR-F): FEMA's modification of the Special Flood Hazard Area (SFHA) shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway.¹⁴⁵

Lowest Floor: The lowest floor of the lowest 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 requirements of these Regulations.

Mean Sea Level: For purposes of the National Flood Insurance program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum to which base flood elevations shown on the Flood Insurance Rate Maps are referenced.

¹⁴³ 2014 BCC 05

¹⁴⁴ 2014 BCC 05

¹⁴⁵ 2014 BCC 05

New Construction: Structures for which the “start of construction” commenced on or after the effective date of these Regulations.

New Manufactured Home Park or Subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by Morgan County.

Obstruction: Any development, stockpile, refuse, or matter in, along, across, or projecting into any floodplain which might impede, retard, or change the direction of a flow of water either by itself or by catching or collecting debris carried by such water.

Start of Construction: Includes the substantial improvement of a structure, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 90 days of the permit date.

Storage Yard: An area of land for the purpose of keeping equipment, commodities and/or structures for individual use or by the business and related to that business for sale or resale to the same types of businesses (distinguished from “junk or salvage yard”).

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 fifty percent (50%) of the market value of the structure before the damage occurred.

Substantial Improvements: Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure 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. The term does not, however, include either (a) existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or (b) any alteration of a structure listed on the National Register of Historic Places or on the Colorado State Historical Society’s list of historic places.

Watercourse: A natural or artificial channel, depression, dry wash, slough, gulch, arroyo, stream, creek, drainage way, pond reservoir, or lake in which water flows either continuously, intermittently, or periodically.

3-755 Nature of Overlay Areas^{146 147}

These floodplain regulations shall be applied on existing zoned areas containing flood hazard areas. These Regulations are superimposed as an overlay district on the existing zoning and the restrictions and requirements herein are in addition to those of the zone districts. The regulations set forth in this section for the flood regulatory area shall apply to those lands within the Special Floodplain Hazard Area (“SFHA”) which is the 100-year floodplain as mapped on the Flood

¹⁴⁶ 2021 BCC 16

¹⁴⁷ 2021 BCC 16

Insurance Rate Maps (FIRM). All zone district regulations shall remain in full force and effect to the extent that their provisions are more restrictive.

The Planning Administrator may determine that any area or site which has been certified by a registered professional engineer as lying above the base flood elevation of a 100-year flood for that area shall not be considered to be a portion of the Floodplain Overlay Area for purposes of these regulations. The owner or applicant of any area or site which is determined by the Planning Administrator not to be part of a Floodplain Overlay Area pursuant to Section 3-755 of this section, but which lies within the area of the 100-year floodplain as shown on the Flood Insurance Rate Maps, shall be required to submit an application for a Letter of Map Amendment, Letter of Map Revision, or conditional Letter of Map Amendment or Revision to the Federal Emergency Management Agency (FEMA) within (90) days of the determination by the Planning Administrator as a condition of such determination. A copy of such application shall be submitted to the Morgan County Planning and Zoning Department. In the event FEMA denies the application, a Morgan County Floodplain Development Permit shall be required.

3-760 General Provisions

(A) Jurisdiction

The jurisdiction of this section shall apply to all lands adjacent to any water course within the unincorporated area of Morgan County which could be inundated by a 100-year flood for that water course, and areas removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F). No manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials, shall be commenced until a floodplain development permit has been obtained from the Planning Administrator for each change.¹⁴⁸

(B) Boundaries^{149 150 151}

The SFHAs identified by the Federal Emergency Management Agency (FEMA) in a scientific and engineering report entitled, “The Flood Insurance Study for Morgan County,” dated April 4, 2018 and May 18, 2021, with an accompanying Flood Insurance Rate Maps (FIRM), and any revisions thereto, are hereby adopted by reference and declared to be a part of these floodplain regulations. The Flood Insurance Studies and FIRM are on file in the Planning Department of Morgan County, 231 Ensign Street, Fort Morgan Colorado 80701.

(C) Use of Other Base Flood Data:

When base flood elevation data has not been provided in accordance with Section 3-755 of this section, the Morgan County Planning Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State, or other source as

¹⁴⁸ 2014 BCC 05

¹⁴⁹ 2014 BCC 06

¹⁵⁰ 2018 BCC 13

¹⁵¹ 2021 BCC 16

criteria for requiring that new construction, substantial improvements or other development in Zone A are administered in accordance with Section 3-810, Specific Design Standards for Developments in Floodplain Areas.

(D) Warning and Disclaimer of Liability:

The degree of flood protection intended to be provided by this section is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on occasion or the flood height may be increased by manmade or natural causes such as bridge openings restricted by debris. This section does not imply that the areas outside floodplain boundaries or land uses permitted within such areas will always be totally free from flooding or flood damages. Nor shall this section create a liability on the part of, or a cause of action against, the County or any officer or employee thereof for any flood damages that may result from reliance on this section or any administrative decision lawfully made there under.

(E) Mandatory Review:

In the event that significant changes occur within the flood regulatory area, such as flood control measures, channelization and stream improvements, etc., there shall be an evaluation of the boundaries as follows. The County will study the magnitude of the apparent change and will determine whether there is need for a full-scale study of the boundaries with a view to possible FEMA revision of boundaries. The County will then follow through on the FEMA revision procedure as warranted.

(F) Nonconforming Uses:

These Regulations shall not apply to uses existing in the floodplain overlay areas prior to the passage of these Regulations, provided that if a structure is substantially damaged or improved, it must be brought into compliance with these Regulations.¹⁵²

3-765 Uses Permitted in the Floodplain Overlay Areas

The following uses shall be allowed by permit within the SFHA, zones A and AE, to the extent that they are not prohibited in a particular area by the existing zoning category and comply with the procedures of Section 3-775 and following.

- (A) Residential, commercial and industrial uses as allowed in the underlying zone category or as approved by Special Use Permit.
- (B) Agricultural uses such as general farming, pasture, truck farming, sod farming, grazing and crop harvesting.
- (C) Public and private recreational uses not requiring structures designed for human use or habitation. Such uses may include parks, swimming areas, golf courses, driving ranges, picnic grounds, wildlife and natural reserves, game farms, fish hatcheries, shooting reserves, target ranges, trap and skeet ranges, and hunting, fishing and hiking areas.

¹⁵² 2014 BCC 05

- (D) Any land use relating to open space. Such uses shall be in compliance with the Morgan County Comprehensive Plan, and the defined functional categories found therein.
- (E) Utility and flood control facilities such as dams, flowage management areas, transmission lines, pipelines and water monitoring devices.
- (F) Domestic livestock and wildlife management facilities such as fences, observation towers, and structures relating to the control or maintenance of domestic stock or wildlife.
- (G) Private and public roads and related structures which are in compliance with this section.
- (H) Lawns, gardens, parking areas and other similar uses, provided that this shall not be construed to allow any dwelling unit or other structure within the Floodplain Overlay Areas.
- (I) Commercial/industrial uses such as loading areas, parking area, airport landing strips and storage yards for equipment or machinery easily moved or not subject to flood damage, but not extending to junk yards nor solid or liquid waste disposal facilities.
- (J) Open pit mining for the removal of top soil, sand, gravel or other minerals.
- (K) Development relating to activities permitted within the floodplain.
- (L) Temporary structures relating to domestic livestock management.
- (M) Public or private water storage and sewer treatment facilities and multiple use water treatment facilities.
- (N) New, existing, and expansions to existing manufactured home parks and manufactured homes as permitted within the underlying zone district. New mobile home parks and expansions to existing mobile home parks are prohibited in all zones.

3-770 Uses Prohibited in Floodplain and Floodway Areas

No development, encroachment, use or alteration in, on or over any part of the floodplain or floodway shall be permitted which alone or cumulatively with other such uses would cause or result in:

- (A) The storing or processing of materials that are buoyant, flammable, explosive, or otherwise potentially injurious to human, animal or plant life.
- (B) Solid waste disposal sites or other solid or liquid waste materials.
- (C) The potential of solid debris or waste being carried downstream.

FLOODPLAIN DEVELOPMENT PERMIT PROCESS

3-775 Purpose

A floodplain development permit is required for any manmade change to improved or unimproved real estate located within the SFHA area (100-year floodplain) within the unincorporated area of the County. This shall include any proposed land use change such as subdivisions, zoning, site specific development plans, manufactured home parks, building and use permits or improvements requiring a County permit or other approval. The intention of this permitting system is to take necessary steps which are particular to flood-prone areas and land use proposals, specifically, those which alter existing character of the land and lie within known or designated 100-year floodplains and can affect drainage patterns and flood carrying capacities of the known watercourses within these flood-prone areas. Any proposed development which would alter or increase the potential damage or impacts of a major storm or alter the floodplain impacts on other tracts of land shall require this review prior to permit approval.

3-780 Review and Record Keeping Duties of Morgan County

The Planning Administrator shall:

- (A) Review all development permit applications pursuant to the requirements of the floodplain regulations.
- (B) Notify, in riverain situations, all referral agencies, adjacent communities and the Water Conservation Board during the review process concerning any alteration or relocation of a watercourse, and submit copies of such notification to FEMA.
- (C) Review all development permits to determine if the proposed development adversely affects the flood-carrying capacity of the area of special flood hazard. For purposes of these Regulations, “adversely affects” means that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot (1’) at any point.
- (D) Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.
- (E) Prepare recommendations for the Board of County Commissioners.
- (F) Maintain and make available for public review records of base flood elevations for the County from other data sources and that collected by the County from original sources.
- (G) Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
- (H) For all new or substantially improved flood-proofed structures:

- (1) Verify and record the actual elevation (in relation to mean sea level to which the structure has been flood-proofed.
 - (2) Maintain the flood-proofing certifications required in Section 3-810.
- (I) Issue permits upon permit approval by the County.

The Board of County Commissioners shall:

- (A) Review all permits forwarded to them for decision to approve, deny or approve with conditions.
- (B) Approve any modifications to these Regulations.
- (C) Approve all data studies and floodplain maps used as references in these Regulations.

3-785 Special Factors Used for Land Use Proposal Within the SFHA Area

The following factors shall be used to evaluate a proposed land use in the SFHA area:

- (A) The effects upon the efficiency or capacity of the flood regulatory area.
- (B) The effects upon lands upstream, downstream and in the immediate vicinity.
- (C) The effects upon the flood profile and flood heights.
- (D) The effects upon the flood regulatory area and lands beyond the flood regulatory areas.
- (E) The effect upon tributaries to the main stream, drainage ditches, or any other drainage facilities or systems.
- (F) Whether additional public expenditures for flood protection or prevention will be necessary.
- (G) Whether the applicant would obtain an undue advantage compared to later applicants who might request a permit.
- (H) The potential danger to persons upstream, downstream and in the immediate vicinity.

3-790 Application Process

- (A) All applications for a land use change lying within the SFHA area (zones A and AE) must submit an appropriate number of copies, as determined by the Planning Administrator, of plans containing the following items:
 - (1) Plans prepared by a qualified engineer and drawn to an appropriate scale which show the floodplain and floodways and overall site affected, the proposed improvements or development, the elevations of the area in question, any existing

or proposed structures, fill, storage of materials, drainage facilities, and the location of each.

- (2) The plans should indicate at two foot (2') intervals the mean sea level elevation of all existing and finished grades and of the lowest floor (including the basement) of all new and substantially improved structures and the mean sea level elevation to which any structure or use is flood-proofed.
 - (3) The plans shall be certified by a registered professional engineer that the flood proofing methods meet flood-proofing criteria provided by the County, district or agency involved in the review procedure.
 - (4) Provide a description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
- (B) Submittal of copies of all necessary permits from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
- (C) It will be the responsibility of the County Planning Administrator to coordinate reviews for all floodplain development permits to assure that the County regulations and codes are being satisfied.
- (D) A permit may be used for the proposed improvement or development when, according to the review by the County, the proposal is in full compliance with the applicable State and local requirements.
- (E) Time limits for the development of various uses in a floodplain will be the same as those attached to any use, building, zoning or other development permits issued.¹⁵³

3-795 Administrative Approval

The Planning Administrator, in the Administrator's sole discretion, may issue a Floodplain Development Permit unless the Planning Administrator determines that the application should be considered and decided by the Board of County Commissioners. In considering any application the Administrator must follow the same criteria and impose the conditions and design standards required by Sections 3-740 through 3-810 of the Floodplain Regulations.¹⁵⁴

3-800 Variance Procedure

- (A) The Board of Adjustment, as established in Chapter 5 of these Regulations, shall hear and decide appeals and requests for variances from the requirements of the County's Floodplain Regulations. Applications for appeals and variance shall be governed by the process outlined in Sections 5-175, 5-180, 5-190, 5-200 and 5-215 of these Regulations.¹⁵⁵

¹⁵³ 2017 BCC 53

¹⁵⁴ 2017 BCC 55

¹⁵⁵ 2017 BCC 55

- (B) The Board of Adjustment shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Planning Administrator in the enforcement or administration of these Regulations.
- (C) Those aggrieved by the decision of the Board of Adjustment, or any taxpayer, may appeal such decisions through the judicial system of the State of Colorado.
- (D) In reviewing upon such appeals, the Board of Adjustment shall consider all technical evaluations, all relevant factors, standards specified in other sections of the Floodplain Regulations¹⁵⁶, and:
- (1) The danger that materials may be swept onto other lands to the injury of others.
 - (2) The danger to life and property due to flooding or erosion damage.
 - (3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners.
 - (4) The importance of the services provided by the proposed facility to the County.
 - (5) The necessity to the facility of a waterfront location, where applicable.
 - (6) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage.
 - (7) The compatibility of the proposed use with the existing and anticipated development.
 - (8) The relationship of the proposed use to the Morgan County Comprehensive Plan and floodplain management program for that area.
 - (9) The safety of access to the property in times of flooding for ordinary and emergency vehicles.
 - (10) The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site.
 - (11) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, streets and bridges.
- (E) Upon consideration of the factors of Section 3-800 (D) and the purposes of the Floodplain Regulations, the Board of Adjustment may attach such conditions to the granting of variances as it deems necessary to further the purposes of the Floodplain Regulations.¹⁵⁷
¹⁵⁸

¹⁵⁶ 2017 BCC 55

¹⁵⁷ 2017 BCC 55

¹⁵⁸ 2017 BCC 55

- (F) The Planning Administrator shall maintain the records of all appeal actions, including technical information, and report any variances to FEMA.

3-805 Conditions for Variance

- (A) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half (1/2) acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (1)–(11) of paragraph (D) of this Section have been fully considered. As lot sizes increase beyond one-half (1/2) acre, the technical justifications required for issuing the variance increase.
- (B) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places without regard to the procedures set forth in the remainder of this section.
- (C) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (D) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief to the property owner.
- (E) Variances shall only be issued upon:
 - (1) A showing of good and sufficient cause.
 - (2) A determination that failure to grant the variance would result in exceptional hardship to the applicant.
 - (3) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in Section 3-800(D)(4) or conflict with existing local laws or regulations.
- (F) Any applicant to whom a variance is granted shall be given written notice of the disclaimer of liability by the County, that the structure will be permitted to be built with a lowest floor below the base flood elevation and that the cost of flood insurance is payable by the applicant, and, if granted, will be commensurate with the increased risk from the reduced lowest floor elevation.

3-810 General Design Standards for Developments in Floodplain Areas (applies to all areas of special hazards)

- (A) The Planning Administrator or his designee shall review all development and use permit proposals and other proposed new development to determine whether such proposals will be reasonably safe from flooding. If a development proposal is in a floodplain area, any such proposals shall be reviewed to assure that all such development are consistent with the need to minimize flood damage within the floodplain area; all public utilities and

facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; adequate drainage is provided to reduce exposure to flood hazards; and applicant shall provide certification by a registered professional engineer that standards listed below have been met or exceeded. Base flood elevation data shall be provided for subdivision proposals and other proposed developments which contain at least 50 lots or 5 acres (whichever is less).

- (B) New and replacement water supply systems within floodplain areas are to be designed to minimize or eliminate infiltration of flood waters into the systems.
- (C) New and replacement sanitary sewage systems are to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters; and on-site sanitary waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- (D) Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- (E) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- (F) All new construction and subsequent improvements shall be constructed using methods and practices that minimize flood damage.
- (G) All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure and be capable of resisting the hydrostatic and hydrodynamic loads.
- (H) The cumulative effect of any proposed development, when combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood more than one-half foot (1/2') at any point.¹⁵⁹

3-815 Manufactured Home Parks and Subdivisions¹⁶⁰

All manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home, electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), are elevated to one foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

¹⁵⁹ 2014 BCC 05

¹⁶⁰ 2014 BCC 05

All manufactured homes placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of the above paragraph, shall be elevated so that either:

- (A) The lowest floor of the manufactured home, electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), are one foot above the base flood elevation, or
- (B) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. Specific requirements shall be that:
 - (1) Over-the-top ties be provided at each of the four corners of the manufactured home with two (2) additional ties per side at intermediate locations, with manufactured homes less than fifty feet (50') long requiring one additional tie per side.
 - (2) Frame ties be provided at each corner of the home with five (5) additional ties per side at intermediate points, with manufactured homes less than fifty feet (50') long requiring four (4) additional ties per side.
 - (3) All components of the anchoring system shall be designed by a registered engineer and be capable of carrying a force of 4,800 pounds.

3-820 Specific Design Standards for Developments in Floodplain Areas

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Sections 3-755 and 3-760, Use of other Base Flood Data, the following provisions are required:

- (A) New construction and substantial improvements of any residential structure shall have the lowest floor, including basement, one foot (1') above the base flood elevation. In areas that the base flood elevation has not been determined, new construction and substantial improvements of any residential structure shall have the lowest floor, including basement, one foot (1') above the highest adjacent grade.¹⁶¹
- (B) New construction or substantial improvement of any residential construction with below-grade crawlspace shall:
 - (1) Have the interior grade elevation that is below base flood elevation or below the highest adjacent grade, where base flood elevation has not been determined, no lower than two feet below the lowest adjacent grade.
 - (2) Have the height of the below-grade crawlspace measured from the interior grade of the crawlspace to the top of the foundation wall, not exceed four feet (4') at any point.

¹⁶¹ 2018 BCC 13

- (C) New construction or substantial improvement of any residential construction with or without base flood elevation shall:¹⁶²
- (1) Have an adequate drainage system that allows floodwaters to drain from the interior area of the crawlspace following a flood.
 - (2) Be anchored to prevent flotation, collapse, or lateral movement of the structure and be capable of resisting the hydrostatic and hydrodynamic loads.
 - (3) Be constructed with materials and utility equipment resistant to flood damage.
 - (4) Be constructed using methods and practices that minimize flood damage.
 - (5) Be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
 - (6) If it will have fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access, or storage in an area other than a basement, be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:¹⁶³
 - (a) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - (b) The bottom of all openings shall be no higher than one foot above grade.
 - (c) Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- (D) New construction and substantial improvement of any nonresidential structure, including critical facilities, shall either have the lowest floor, including basement, elevated one foot (1') above the base flood elevation in Flood Zone AE, or one foot (1') above the highest adjacent grade in Flood Zone A or, together with attendant utility and sanitary facilities shall:¹⁶⁴
- (1) Be flood-proofed so that below the base flood elevation the structure is water tight with walls impermeable to the passage of water.

¹⁶² 2018 BCC 13

¹⁶³ 2014 BCC 05

¹⁶⁴ 2014 BCC 05

- (2) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
 - (3) Be certified by a registered professional engineer that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this paragraph. Such certifications shall be provided to the Morgan County Planning Administrator as set forth in Section 3-780.
- (E) New construction and substantial improvement of critical facilities shall either have the lowest floor, including basement, elevated two feet (2') above the base flood elevation in Flood Zone AE, or two (2') above the highest adjacent grade in Flood Zone A or, together with attendant utility and sanitary facilities shall:¹⁶⁵
- (1) Be flood-proofed so that below the base flood elevation the structure is water tight with walls impermeable to the passage of water.
 - (2) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
 - (3) Be certified by a registered professional engineer that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this paragraph. Such certifications shall be provided to the Morgan County Planning Administrator as set forth in Section 3-780.
- (F) Any exterior fuel storage or supply equipment must be adequately anchored to prevent flotation.¹⁶⁶

3-821 Properties Removed from the Floodplain by Fill¹⁶⁷

A Floodplain Development Permit shall not be issued for the construction of a new structure of addition to an existing structure on a property removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F), unless such new structure or addition complies with the following:

(1) Residential Construction

The lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), must be elevated to one foot above the Base Flood elevation that existed prior to the placement of fill.

(2) Nonresidential Construction

The lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork)

¹⁶⁵ 2018 BCC 13

¹⁶⁶ 2018 BC 13

¹⁶⁷ 2014 BCC 05

must be elevated to one foot above the Base Flood Elevation that existed prior to the placement of fill, or together with attendant utility and sanitary facilities be designed so that the structure or addition is watertight to at least one foot above the base flood level that existed prior to the placement of fill with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.

CHAPTER 4 - SUPPLEMENTARY REGULATIONS ^{168 169 170}

CAMPGROUND AND RV PARK REGULATIONS

4-100 Applicability and Permit¹⁷¹

It shall be unlawful to allow any recreational camping unit (camper, motor home, recreational vehicle, tent, travel trailer, etc.) to be occupied in a campground or RV park for which there are no available spaces conforming to the provisions of these Regulations.

An applicant for a new campground or recreational vehicle park permit shall obtain a Development Permit in accordance with these Regulations. The application for a Development Permit shall be accompanied by any necessary fees as specified by Morgan County and by plans for operation and maintenance of the campground or recreational vehicle park, including tenant rules and regulations. Developers contemplating the development of RV subdivisions are advised to consult Section 3-425 and following, Planned Developments, for guidelines concerning rezoning.

4-105 Site Selection Criteria

Existing zoning and health regulations must be considered prior to selection of the site for a campground. Sites providing shade trees are advantageous. The campground shall be on a well-drained site and shall be located so that its drainage will not cause adverse effects on surrounding areas. Existing streams and creeks shall be preserved. Campgrounds shall not be subject to flooding, fire or safety hazards, and shall not be exposed to chronic nuisances such as noise, smoke, or fumes. The topography shall be favorable to minimum grading and ease of maintenance. Submission of a site-specific development plan per Section 2-460 and following of these Regulations is required for any proposed campground use, and shall include a landscape plan detailing any necessary landscape buffers and screening.

4-110 Minimum Site Area

The site shall contain a minimum of two (2) acres of land.

4-115 Density

A campground shall have a gross density of not more than fifteen (15) units per acre.

4-120 Setbacks – Perimeter

Each campground shall set aside along the perimeter of the park the following setbacks which shall be landscaped and used for no other purpose.

¹⁶⁸ 2018 BCC 35

¹⁶⁹ 2018 BCC 35

¹⁷⁰ 2018 BCC 35

¹⁷¹ 2024 BCC 42

- (A) Abutting a State or Federally designated highway or City designated major arterial – fifty feet (50’).
- (B) Abutting any public right-of-way other than (A) above including alleys – twenty-five feet (25’).
- (C) Abutting any exterior boundary other than (A) or (B) above – fifteen feet (15’), except that the minimum setback when abutting a residential district shall be fifty feet (50’).

4-125 Campground Space Requirements

Space Area

All campground spaces shall be a minimum of one thousand two hundred fifty (1,250) square feet and not less than twenty-five feet (25’) wide.

Interior Setbacks

- (A) Side setback of camping unit – not less than seven and one-half feet (7 ½’) from the side lot lines.
- (B) Front setback of camping unit – not less than ten feet (10’) from the front lot lines.
- (C) Rear setback of camping unit – not less than five feet (5’) from the rear lot lines.

Surfaced Area

Each campground space shall contain a surfaced area of not less than ten by forty feet (10’ x 40’). Surfacing shall consist of asphalt or concrete. A camping unit shall be parked entirely on the surfaced area. It shall be unlawful to park a camping unit so that any part of such camping unit obstructs any roadway or walkway within the campground. A gravel surface patio area shall be provided adjacent to the surfaced parking area for the camping unit. A suitable ground cover must be provided on un-surfaced portions of the campground space.

Tent Camping Areas

Tent camping areas shall be separate from those spaces used for vehicular campers (RVs, travel trailers, etc.). One (1) picnic table for each tent space and a minimum of one (1) barbecue stand for every two (2) tent spaces shall be provided.

4-130 Access and Interior Roadways

- (A) The site shall have at least one (1) direct access to a public road or highway which shall be at least thirty-two feet (32’) in width. Access points to a County Road shall be subject to review and approval by the County. Access roads shall be provided to each campground space.
- (B) Interior roadways shall not be less than twenty four feet (24’) in width, with minimum fifty-foot (50’) radius cul-de-sacs. No on-street parking shall be permitted.

(C) Roadways shall be surfaced with gravel, asphalt, or concrete.

4-135 Walks and Lighting

(A) Walkways shall be a minimum of four feet (4') wide and shall have a minimum two-inch (2") gravel surface.

(B) Streets and walkways shall be lighted with lights spaced a maximum of five hundred feet (500') apart.

4-140 Open Space and Recreation Areas

Each campground shall provide an amount not less than fifteen percent (15%) of the gross campground area for private recreation and/or open space. The area allowed for recreation or open space shall not include any area designated as a roadway, campground space, storage area, or any area required for setback as set forth in Section 4-125. All open space areas shall be maintained so that no weed or grasses grow taller than six inches (6").

4-145 Service Buildings

Every campground shall be provided with one or more service building adequately equipped with flush type toilets, lavatories, showers, and laundry facilities meeting minimum health department standards. Such building(s) shall be well lighted and well ventilated, with screened openings.

4-150 Maximum Residency

(A) No camper, motor home, recreational vehicle, travel trailer, tent, or other type of recreational camper shall be allowed to occupy space within the campground for periods exceeding sixty (60) days, unless otherwise approved by the Board of County Commissioners.

(B) Campgrounds are designed for short-term residency, and it is the intent of these provisions to ensure that occupancy within a campground will not be perpetuated beyond the time limits set forth in subsection (A) above. Movement of vehicles in or out of spaces during the specified time limits is allowed.

4-155 Water Supply

An accessible, adequate, safe and potable supply of water under pressure shall be provided in each campground. The number of spaces to be occupied in a campground shall be limited to the quantity of water available to supply each space with the minimum requirements. Where a public supply of water of such quality is available, connection shall be made thereto and its supply shall be used exclusively. The development of an independent water supply to serve the campground shall be made only after plans and specifications for the water system have approved by the State Department of Health. All plumbing in the campground shall comply with State and County plumbing laws and regulations.

4-160 Sewage Disposal – Sanitary Stations

- (A) Each campground shall provide sufficient facilities at sanitary stations for the sole purpose of removing and disposing of wastes from holding tanks in a clean efficient and convenient manner.
- (B) Each sanitary station shall consist of a drainage basin constructed of impervious material, containing a disposal hatch and self-closing cover, and related washing facilities.
- (C) This disposal hatch of sanitary station units shall be connected to the park sewage disposal system. Related facilities required to wash holding tanks and the general area of the sanitary station shall be connected to the campground water supply system.
- (D) Sanitary stations shall be approved by the State Department of Health and the local health department.

4-165 Electricity and Phone

- (A) All spaces in a campground shall be provided with an electrical outlet supplying at least 110 volts, or 110/220 volts. The installation shall comply with all State and County electrical regulations.
- (B) At least one (1) public telephone shall be provided at the service building(s).

4-170 Solid Waste Disposal

The storage, collection, and disposal of solid wastes in the campground shall be so managed as to create no health hazards, rodent harborage, insect breeding areas, accident hazards, or air pollution. All refuse shall be stored in fly tight, water tight, rodent proof containers, which shall be provided in sufficient number and capacity to prevent any refuse from overflowing or blowing away. Satisfactory container racks or holders shall be provided at permanent locations convenient to campground spaces, in areas screened by appropriate landscaping features.

4-175 Dedication of Easements and Public Lands

The developer must submit warranty deeds or file a site plan of a new campground or recreational vehicle park covering the dedication of all easements and public lands, if any, prior to or at the time of final approval of the proposed campground or recreational vehicle park.

4-180 Building Permits

All buildings and utilities to be constructed in the campground or RV park must comply with all applicable codes of Morgan County and the State of Colorado.

4-185 Tie-Downs

Recreational vehicles which are self-propelled are not required to be tied down while located within campgrounds or RV parks. All such vehicles must be adequately blocked while stationary.

CONFINED ANIMAL FEEDING OPERATIONS (FEEDLOTS), SLAUGHTER HOUSES, PACKING PLANTS, AND RENDERING PLANTS

Facility Design Standard and Special Permit Requirements

4-200 Location Restrictions¹⁷²

- (A) Confined animal feeding operations which exceed the densities for operations designated as conditional uses in the table in Section 3-235, slaughter houses, packing plants, or rendering plants shall be located at least thirteen hundred twenty feet (1320') from any public place of assembly, from any existing residence or occupied commercial building, any county or municipal residential zone, from any residential building site for which a building permit has been issued as measured from the permitted building footprint.¹⁷³, or from the lot line of any property, which is vacant, but which was created through a subdivision plat approved by the County or other land use authority.¹⁷⁴
- (B) Confined animal feeding operations which meet the densities for a conditional use as designated in the table in section 3-235 shall be located at least six hundred sixty feet (660') from zone boundaries and places set out in paragraph (A) of this section.
- (C) A confined animal feeding operation which is a nonconforming use because of this section may be allowed to expand provided that the expansion does not decrease any set back distances set out in this section.¹⁷⁵
- (D) The permitted area of confined animal feeding operations shall be located at least fifteen feet (15') from any County, State or Federal highway right-of-way, and subject to review by the County and the Colorado Department of Transportation. The County has established right-of-ways (ROWS) that are located 30 feet on each side of the section lines. The purpose of this ROW is to allow for maintenance of existing county roads and construction of new county roads. The inclusion of any portion of the permitted area for a confined animal feeding operation within this ROW will be reviewed by the County on a case-by-case basis to confirm that they will not conflict with the County's existing road plans and future road plans. In the event of a potential conflict, the permitted area may need to be relocated outside of this established ROW to allow for future construction of county roads and any waiver granted is subject to the County's rights to the ROW which are not extinguished by the waiver. In the event that there is no conflict, the County may issue a waiver that will allow for the inclusion of the permitted area, or any portion thereof, within the existing county ROW. It is the responsibility of the applicant to apply for a waiver in these situation, and to provide exact location of proposed permitted area and the distance from section lines. In the event a survey is required, the applicant will be responsible for obtaining and for paying the cost of the survey.¹⁷⁶

¹⁷² 2009 BCC 19

¹⁷³ 2019 BCC 21

¹⁷⁴ 2023 BCC 41

¹⁷⁵ 2023 BCC 41

¹⁷⁶ 2023 BCC 41

- (E) Unless stated otherwise, distances from confined animal feeding operations set forth in these Zoning Regulations shall be measured from the boundary of the permitted area upon which the confined animal feeding operation is or will be located.¹⁷⁷, and not the nearest building or structure located within the permitted area.¹⁷⁸
- (F) The distance limitations in subsections A and B of this Section shall not apply to existing residences or residence for which a building permit has been issued when that residence is located on the same legal parcel as the confined animal feeding operation.¹⁷⁹

4-205 Waste Management

Manures shall be handled and disposed of in a sanitary manner. A written waste management plan shall be submitted as part of the application and must be approved by the County. The County may require that such waste management plan be certified by a licensed engineer with experience in waste management. In instances where the facility is required to submit a waste management plan to the Water Quality Control Division of the State Health Department, such plan and any comments of the division on such plan must be submitted to the County as part of the application. Where the plan includes a waste management lagoon, the County will require that the lagoon be lined in accordance with the regulations of the Water Quality Control Division of the State Health Department, effective August 30, 1992, as they may be amended from time to time, or by an equivalent material which meets with the approval of the County's Planning Administrator, based on satisfactory engineering data submitted by the applicant. The seepage rate from such lagoons shall not exceed the standards set forth in the regulations of the Water Quality Control Division of the State Health Department, effective August 30, 1992, as they may be amended from time to time, or failing such standards, then the seepage rate shall not exceed 1/32 inch in a 24-hour period for process waste water and ¼ inch in a 24-hour period for runoff water.

4-207 Digesters¹⁸⁰

Digesters which only process plant or animal matters originating from the confined animal feeding operation within the permitted area where the digester is located are allowed as part of the permitted confined animal feeding operation. If the digester is used to process plant or animal matters originating from outside the permitted area of the confined animal feeding operation, the digester shall require a separate permit as designated in these zoning regulations.

4-210 Rodent and Insect Control

Suitable chemical and scientific controls shall be provided for rodent and insect control.

4-215 Feed and Water Facility Aprons

Concrete or other suitable aprons adjacent to the permanently affixed feed bunks, water tanks and feeding devices shall be provided.

¹⁷⁷ 2019 BCC 21

¹⁷⁸ 2023 BCC 41

¹⁷⁹ 2019 BCC 21

¹⁸⁰ 2023 BCC 06

4-220 Grading of Confinement Area

Adequate mechanical means for scraping, grading and cleaning of the confinement area shall be provided at all times; and scraping, grading and cleaning of the area will be accomplished as approved by the County and the local health department.

4-225 Drainage Facilities

Drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams or other bodies of water from pollution, as approved by the County. The County adopts the Confined Animal Feeding Operations Control Regulation of the Water Quality Control Division of the State Health Department, effective August 30, 1992, as they may be amended from time to time, as a statement of the County's minimum requirements but reserves the right to extend such standards to operations to which the State regulations are not applicable in order to prevent conditions which constitute a health and safety risk to neighboring landowners or state waters in the County.

4-230 Fugitive Dust Control

All confined animal feeding operation areas are to be watered sufficiently to control fugitive dust; and on and off site fugitive dust control plan must be approved by the County.

4-235 Odor Control

Odors are to be controlled by confined animal feeding operation operators both on and off site for the health and safety of workers, the public and confined livestock. An odor control plan must be approved by the County.

4-240 Expansion

- (A) Any minor or routine expansion of either a permitted confined animal feeding operation or a pre-existing ("grandfathered") confined animal feeding operation may be granted by Planning Administrator as a Conditional Use.
- (B) Any expansion of a permitted or pre-existing confined animal feeding operation which is in excess of minor or routine shall require a permit pursuant to Sections 4-200 and following of these regulations.

4-245 Health of Animals

All confined or pastured livestock must be kept in a safe and healthful condition. All cases of animal cruelty will be prosecuted to the full extent of Colorado law.

4-250 Land Use Map and Ownership

Applicants for a confined animal feeding operation special use permit must file an existing land use (by type and location of use) map and an ownership map (showing ownership by parcel and location and notification addresses) as part of their application.

4-255 Notification

All property owners within thirteen hundred and twenty feet (1,320') of the confined animal feeding operation property ownership boundary shall be notified of the Planning Commission special use permit hearings for the confined animal feeding operation.

4-260 Adequate Water¹⁸¹

Applicants requesting a permit for a confined animal feeding operation, or any expansion, are not required to demonstrate rights to an adequate source of water upon application for a permit. However, all permittees must obtain rights to adequate water for all livestock within the permitted area, prior to bringing such livestock in to the permitted area. All livestock must be watered in accordance with any applicable state law or regulation.

KENNELS¹⁸²

4-265 Location Restrictions

Kennels shall be located a minimum of six hundred sixty feet (660') from any existing residence, public place of assembly, occupied commercial building, or any residential building site for which a building permit has been issued as measured from the permitted building footprint. This requirement shall not be applied to a residence occupied by the operator of the kennel or a family member of any employee of the operator.

4-270 Application Requirements

All applications for conditional or use by special review permits for kennels shall be accompanied by the following documents:

- (A) A scaled plan of the property showing all proposed and existing buildings, facilities and fences.
- (B) A waste disposal plan.
- (C) Estimated distances to all residences or other facilities listed in Section 4-265 located within one (1) mile.
- (D) A listing of the maximum number of animals by species, breed, and estimated adult body weight of each type, breed, or species of animal to be kept in the kennel.

OUTDOOR SHOOTING RANGES

4-275 General

A special use permit to develop and operate and/or expand or reopen an existing outdoor shooting range is required.

¹⁸¹ 2023 BCC 41

¹⁸² 2024 BCC 42

4-280 Application Submittal Requirements

- (A) Existing conditions map of site with topography at appropriate contour intervals.
- (B) A plan of operations and the maintenance of safety on-site is required.
- (C) Proof of ownership or an authorization letter from the owner(s).
- (D) A list of owners of property within one mile of the site.

4-285 Design Standards

- (A) Minimum land requirements shall be set by the Planning Commission for each application.
- (B) Shooting ranges shall, when possible, be located to take advantage of natural terrain barriers.
- (C) The design standards for the type of range proposed shall be no stricter than those issued by the National Rifle Association (NRA) or equivalent military range construction standards.
- (D) No rifle, pistol, shotgun, or other range shall be permitted if it poses unacceptable risk to other land uses.
- (E) Provisions for parking, equipment storage, and toilets may be required by the Planning Administrator.

4-290 Safety Baffles

When natural terrain does not offer adequate safety protection, overhead safety baffles, or other safety features shall be required.

4-295 Occasional Shotgun Events

Occasional (not to exceed 12 times per year) or infrequent shotgun shooting events shall not be considered an “outdoor shooting range” for purposes of these regulations.

SIGN REGULATIONS

All signs in the unincorporated portion of Morgan County shall be regulated and governed by the provisions of Appendix S to these Zoning Regulations.

HOME OCCUPATIONS

4-305 Intent

The purpose and intent of the home occupation regulations is to allow for certain home occupations within the County based on specific limits and requirements. These regulations are also intended

to ensure that home occupations are compatible with the residential development in the surrounding neighborhoods and to protect the overall community character.¹⁸³

4-310 General Provisions ¹⁸⁴

All home occupations in the County are subject to the following restrictions:

- (A) Such use shall be conducted only by the occupants thereof plus not more than one (1) non-related (by family) non-resident employee. Such use shall be conducted only within the principal dwelling.
- (B) Such use shall be clearly incidental and secondary to the use of the dwelling as a dwelling unit and shall not change the character thereof.
- (C) The total area utilized for such purposes shall not exceed one-half (1/2) of the first floor area of the principal dwelling.
- (D) Exterior advertising of the home occupation shall consist of a maximum of one (1) two-sided sign no more than six (6) square feet in size.
- (E) There shall be only limited and incidental sale of products made by the residents and conducted on the premises.
- (F) There shall be no outside storage on the premises of materials or equipment used in connection with the home occupation.
- (G) There shall be no excessive or offensive noise, vibration, smoke, dust, odors, heat, glare or light noticeable or extending beyond the property.
- (H) Home occupations shall not generate traffic which significantly affects the residential character of an area.
- (I) The Board of County Commissioners shall determine which activities other than those listed are compatible with the Section.
- (J) Home occupations housed in accessory structures will require a conditional use permit for that use.

4-315 Uses Permitted

Those uses falling generally within the definition of home occupation, including but not limited to:

- (A) Tutoring Lessons.
- (B) Day care home (no more than eight (8) children including the providers children).

¹⁸³ 2022 BCC 09

¹⁸⁴ 2022 BCC 09

- (C) Artist studio.
- (D) Accounting service.
- (E) Personal skills lessons (no more than six (6) people per lesson).
- (F) Individual professional office.
- (G) Small appliance repair or sharpening service.
- (H) Secretarial service.

ADULT ENTERTAINMENT BUSINESS

4-325 Location¹⁸⁵

No adult entertainment, business shall be operated or maintained within one thousand feet (1,000') of any property zoned as A, ER, RR, RCR, MDR, HDR, and PD or used for a school or church, measured from the closest property line of such property to the property line of the adult entertainment business. Such restriction may be waived by the Board of County Commissioners if a petition requesting such waiver is received and verified by the Board signed by fifty-one percent (51%) of those persons owning, residing, or operating business within the one-thousand-foot (1,000') radius area.

4-330 Separation Distance¹⁸⁶

No adult entertainment business shall be operated or maintained within two thousand feet (2,000') of two (2) other adult entertainment businesses measured from the closest property lines of each establishment from the other. Such restrictions may be waived by the Board of County Commissioners if it is found:

- (A) The proposed business will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of these Regulations will be observed.
- (B) All other applicable restrictions of these Regulations will be observed.

4-335 Hours of Operation¹⁸⁷

Hours of operation of any adult entertainment business may be limited by the Board as a condition of approval of the special use permit.

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¹⁸⁶ 2024 BCC 42

¹⁸⁷ 2024 BCC 42

4-340 Opaque Covering of Windows and Doors¹⁸⁸

All windows, doors and other apertures of adult entertainment business establishment shall be located, covered, screened or otherwise obstructed in such a manner as to prevent a view into the interior from any public or semi-public area; and for new construction and wherever else it is considered feasible by the Commission and the Board, the building shall be oriented so as to minimize any possibility of viewing the interior from public or semi-public areas.

4-345 Signs¹⁸⁹

Signs present or visible on any adult entertainment business shall be subject to all provisions contained within these Regulations. Additionally, advertisements, displays, or other promotional materials shall not be shown or exhibited so as to be visible to the public from pedestrian sidewalks or walkways or from other public and semi-public areas.

4-350 through 4-435 (Reserved)¹⁹⁰

DUST CONTROL

4-440 Responsibility of Landowners and Lessees

Landowners or lessees of land throughout the County are required to prevent the blowing of dust from land and property when said blowing of dust may or does damage to adjacent or surrounding property or creates a danger to motor vehicle traffic.

4-445 Dust Mitigation

Persons are required to prevent damage which is or may be caused by blowing dirt by either watering and wetting down the area, by installing a snow fence or barrier or by chiseling the ground. Such areas are to be reseeded as necessary.

4-450 Abatement by County¹⁹¹

In the event the landowner or lessee does not institute dust prevention measures as herein above set out, within forty-eight (48) hours after being notified by the Planning Administrator in writing that the dust blowing from the described premises is causing damage to the adjacent or surrounding properties, then the County is hereby and herewith authorized to enter upon the property and take whatever corrective measures are determined necessary to prevent the blowing of dust. The landowner shall be responsible for the actual cost of the dust prevention measures taken by the County.

¹⁸⁸ 2024 BCC 42

¹⁸⁹ 2024 BCC 42

¹⁹⁰ 2020 BCC 42

¹⁹¹ 2024 BCC 42

OIL AND GAS DRILLING AND / OR PRODUCTION¹⁹²

4-452 Definitions¹⁹³

All terms used in these Oil and Gas Regulations that are not otherwise defined in this section, or the Zoning Regulations, are defined as provided in the Act or in such regulations adopted by the Commission. All other words used in these Oil and Gas Regulations are given their usual, customary and accepted meaning, and all words of a technical nature or peculiar to the oil and gas industry shall be given that meaning which is generally accepted in said oil and gas industry. When not clearly otherwise indicated by the context, the following words and phrases used in this article have the following meanings:

Act: the Oil and Gas Conservation Act, C.R.S. § 34-60-101 *et seq.*, as may be amended.

COGCC or Commission means the Colorado Oil and Gas Conservation Commission.

Commercial disposal injection well: any hole drilled into the earth into which Class II waste is injected for the purposes of storage or disposal from a third party for financial profit, pursuant to authorizations granted by the Commission.

Gas storage well: any well drilled for the injection, withdrawal, production, observation, or monitoring of natural gas stored in underground formations. The fact that any such well is used incidentally for the production of native gas or the enhanced recovery of native hydrocarbons shall not affect its status as a gas storage well.

Injection well: any hole drilled into the earth into which fluids are injected for the purposes of secondary recovery, storage or disposal, pursuant to authorizations granted by the Commission.

Oil and gas facility: equipment or improvements used or installed at an oil and gas location for the exploration, production, withdrawal, gathering, treatment, or processing of oil or natural gas.

Oil and gas location: a definable area where an operator has disturbed or intends to disturb the land surface in order to locate an oil and gas facility.

Oil and/or gas well: any hole drilled into the earth for the purpose of exploring for or extracting oil, gas or other hydrocarbon substances

Oil and gas operations: exploration for oil and gas, including the conduct of seismic operations and the drilling of test bores; the siting, drilling, deepening, recompletion, reworking, or abandonment of an oil and gas well, underground injection well, or gas storage well; production operations related to any such well, including the installation of flowlines and gathering systems; off-location flowlines and gathering lines; the generation, transportation, storage, treatment, or disposal of exploration and production wastes; and any construction, site preparation, or reclamation activities associated with such operations.

¹⁹² 2018 BCC 24

¹⁹³ 2018 BCC 24

Operator: the person designated by the working interest owners as operator and named in Commission Form 2 or a subsequently filed Commission Form 10.

Owner: any person with a working interest ownership in oil and gas or a leasehold interest therein.

Production site: the area surrounding proposed or existing production pits or other accessory equipment required for oil and gas production, at which may also be located tanks and tank batteries, exclusive of transmission and gathering pipelines.

Production facility: any storage, separation, treating, dehydration, artificial lift, power supply, compression, pumping, metering, monitoring, flowline and other equipment direction associated with the oil and/or gas wells or injection wells. Production facilities located on the same property as an oil or gas well or injection well shall be considered accessory uses to that well.

Secondary recovery: A technique of recovering additional crude from a mineralized zone by injecting steam, water and similar methods in an effort to force more of the crude to a production well.

Well: an oil and gas well or an injection well.

Well site: the areas that are directly disturbed during the drilling and subsequent operation of, or affected by production facilities directly associated with, any oil well, gas well, or injection well and its associated well pad.

Wellhead: the equipment attaching the surface equipment to the well bore equipment at the well.

4-454 Compliance with Regulations

- (A) In addition to compliance with those conditions required herein or imposed by the Zoning Regulations, an applicant seeking use approval for oil or gas operations or facilities shall comply with the conditions and requirements of these Oil and Gas Regulations and all other state or federal regulations.
- (B) It shall be unlawful for any person to commence any oil and gas operation or facility that has not been previously permitted under the Zoning Regulations, reactivate a plugged or abandoned well or perform initial installation of accessory equipment or pumping systems (in cases where a well is not being drilled) unless the applicable permit has first been granted by the County.
- (C) In recognition of the potential impacts associated with oil and gas operations, all wells and accessory equipment and structures may be inspected by the County and any designated inspectors at reasonable times to determine compliance with applicable provisions of the Zoning Regulations, these Oil and Gas Regulations, and the Building Code as adopted by the County and all other applicable County regulations and/or health or safety standards, adopted by the County. For the purpose of implementing and enforcing the provisions of County regulations, County personnel or appointed agents have the right to enter upon private property after reasonable notification to the operator. The County shall not inspect

a site without an operator or operator's representative being present; however, the operator shall comply promptly with the request of the County to inspect.

4-456 Pre-Application Meeting

Prior to submitting an application for any oil and gas operation or facility which requires a conditional or special use permit, the applicant is required to attend a pre-application meeting with County Planning staff. At the pre-application meeting, the applicant will receive direction from County staff that will provide necessary information that will enable the applicant to submit a complete application to the County. At that time the County will also provide a list of applicable referral agencies that will be asked to provide input and comment on an application.

4-458 Applications

In addition to any submittal documents required by Sections 2-410 or 2-440 of the Zoning Regulations for the applicable use permit, except as modified by these Oil and Gas Regulations, any application for any oil and gas operation or facility requiring a conditional or special use permit, shall contain the following items:

- (A) Location Drawing. A scaled drawing, or scaled aerial photograph showing the approximate outline of the oil and gas location and all wells and/or production facilities used for measuring distances shall be attached. The drawing shall include all visible improvements within five hundred (500) feet of the proposed oil and gas location (as measured from the proposed edge of disturbance), with a horizontal distance and approximate bearing from the oil and gas facilities. Visible improvements shall include, but not be limited to, all buildings, publicly maintained roads and trails, fences, above-ground utility lines, railroads, pipelines or pipeline markers, mines, oil wells, gas wells, injection wells, water wells known to the operator and those registered with the Colorado State Engineer, known springs, plugged wells, known sewers with manholes, standing bodies of water, and natural channels including permanent canals and ditches through which water may flow. If there are no visible improvements within five hundred (500) feet of a proposed oil and gas location, it shall be so noted on the application.
- (B) Location Pictures. A minimum of four (4) color photographs, one (1) of the staked location from each cardinal direction shall be attached. Each photograph shall be identified by: date taken, well or location name, and direction of view.
- (C) A list of major equipment components to be used in conjunction with drilling and operating the well(s), including all tanks, pits, flares, combustion.
- (D) Hydrology Map. A topographic map showing all surface waters and riparian areas within one thousand (1,000) feet of the proposed oil and gas location, with a horizontal distance and approximate bearing from the oil and gas location.
- (E) Access Road Map. An 8 1/2" by 11" vicinity map, U.S. Geological Survey topographic map, or scaled aerial photograph showing the access route from the highway or county road to the proposed oil and gas location.

- (F) NRCS Map Unit Description. Natural Resources Conservation Service (NRCS) soil map unit description.
- (G) Contact information for the surface owner(s) and an indication as to whether there is a surface use agreement(s) or any other agreement(s) between the applicant and the surface owner(s) for the proposed oil and gas location.
- (H) A list of all permits or approvals obtained or yet to be obtained from local, state or federal agencies. Copies of all applications submitted to other local, state or federal agencies shall be included, along with any issued permits or permissions.
- (I) A plan for weed control at the production or well site.
- (J) Application for a floodplain development permit, if applicable.
- (K) A report from a traffic engineer providing estimated number of daily trips by vehicle type and recommended roadway surface maintenance and/or improvements.
- (L) The names of adjacent subdivisions and/or the names of owners of properties within one thousand three hundred and twenty (1,320) feet of the oil and gas location. The identity of any municipality or county whose boundary is within one thousand three hundred and twenty (1,320) feet of the oil and gas location.

4-460 Procedures

- (A) Except as provided for in these Oil and Gas Regulations, applications for oil and gas operations shall processed as provided for in these Zoning Regulations for the applicable use permit.
- (B) If determined by the Planning Department to be necessary, due to the intensity or size of the oil and gas operation, the applicant shall conduct a neighborhood meeting, prior to consideration of the application by the Planning Commission or consideration by the Planning Department, at a convenient public location on the subject property or at the closest practical location to the subject site at a time to allow surrounding land owners the best opportunity to attend. Applicants for off-location flowlines and gathering lines should discuss with the Planning Department the appropriate location for a neighborhood meeting or if more than one meeting in necessary due to the length of the line.
 - (1) Notice of the neighborhood meeting shall be given by the applicant to the property owners within one thousand three hundred and twenty (1,320) feet of the oil and gas location or in the case of off-location flowlines and gathering lines, one thousand three hundred and twenty (1,320) feet from the proposed centerline of the line. Notice shall be mailed at least ten (10) days prior to the neighborhood meeting date. The notice shall state the date, time, place and purpose of the neighborhood meeting and shall include a map of the oil and gas location or the line. A copy of the notice shall be provided to the County. The applicant or applicant's representative shall attend the neighborhood meeting.

- (2) At the neighborhood meeting, the applicant shall provide an overview of its proposed oil and gas operation and allow those in attendance to provide input as to the proposed operation, including, but not limited to, issues that arise from application of these regulations to the proposed operation, and suggested mitigation to adequately ensure compliance with these regulations.
 - (3) The neighborhood meeting shall be in a presentation format with maps of the oil and gas location, facility and, if applicable, location of off-location flowlines and gathering lines. The applicant or applicant's representative shall be available to answer questions. The applicant shall provide comment sheets for participants to provide feedback concerning the proposed development. The applicant shall offer participants the opportunity to provide their name and mailing addresses for the purpose of receiving notice of public hearings concerning any application that is subsequently submitted.
 - (4) A written summary of the neighborhood meeting shall be prepared by the applicant at least 15 days prior to consideration of the application by the Planning Commission. The written summary shall be included with the development application submittal and shall explain how any issues identified at the neighborhood meeting have been addressed. In addition, any names and addresses for participants who would like to receive notice of public hearings concerning any application, which is subsequently submitted shall be submitted with the meeting summary.
 - (5) Any neighborhood meeting shall occur after the pre-application meeting and at least 20 days prior to review of the application before the Planning Commission or Planning Department, as may be applicable. Any delay in the neighborhood meeting or submission of the meeting summary, as provided for in subsection 4 above, shall result in a continuation of consideration of the application before the Planning Commission or a delay in the consideration of the application before the Planning Department, as applicable.
- (C) Notice. At least fifteen days prior to any hearing on an application required by these Oil and Gas Regulations or the County's Zoning Regulations, notice of the hearing shall be sent certified mail to owner(s) of record of property located within one thousand three hundred and twenty (1,320) feet of the oil and gas location, and to the governing body of any municipality and/or county whose boundaries are within one thousand three hundred and twenty (1,320) feet of the oil and gas location. The notice shall include the following information:
- (1) Date, time and location of the hearing.
 - (2) The location and a general description of the proposed oil and gas facilities.
 - (3) The anticipated date operations will commence (by calendar quarter and year).
 - (4) A proposed access map, including off-site haul route(s).

- (5) A copy of the location drawing required in Sec. 4-458(A) above.
- (6) A list of the oil and gas facility components required in Sec. 4-458(C) above.
- (7) Operator and County contact information.
- (8) At least five (5) days prior to a hearing, the application must provide proof of notice in compliance with this Section. Based on site specific considerations, the County may request that additional parties be included in the notification.

4-462 Waste Disposal Requirements

- (A) Sewage wastes shall be disposed of in a manner approved by the Northeast Colorado Health Department. Long-term or permanent oil and gas operations or facilities, as well as any sewage disposal that involves discharge to the environment may not be utilized without a permit from the health department. Some type of approved sewage disposal equipment shall be provided at any manned site not otherwise provided with convenient access to adequate sanitation facilities.
- (B) All hazardous wastes must be managed, handled, transported and disposed on in accordance with any applicable rules promulgated by the COGCC, CDPHE and EPA.
- (C) Trash and debris generated from the operation shall be removed to an approved landfill or disposal/recycling facility. Burial or burning of such materials at the site is specifically prohibited.

4-464 Nuisance Avoidance Requirements

- (A) Offensive and noxious odors, noises, fluids, gases, and dust from the oil and gas operations shall be confined to the property to the extent practicable.
- (B) All oil and gas operations shall be conducted in such a manner as to eliminate, as far as practicable, dust, noise, vibration, and noxious odors, and shall be in accordance with any County, local, state or federal health department regulations and with the best accepted practices for the drilling and production of oil, gas, and other hydrocarbon substances.
- (C) Power generating equipment shall utilize sound attenuators or mufflers to minimize noise generated.
- (D) Site lighting necessary to provide safe working conditions shall be oriented so as to avoid glare on public roads or dwellings on other parcels.
- (E) No sign in connection with such drilling and/or production shall be constructed, erected, maintained, or displayed on the premises except directional signs or those required by law.
- (F) All structures and equipment shall be maintained so as not to become a hazard or injurious to public health and safety.

- (G) All oil and/or gas shall be transported from the wellhead to the production facilities by buried or above-ground pipeline or other approved method.
- (H) Air contaminant emission sources shall comply with the permit and control provisions of the Colorado Air Quality Control Program (Title 25, Article 7, C.R.S.) and the rules and regulations promulgated by the Colorado Air Quality Control Commission. If operations result in the generation of amounts of dust, in excess of applicable standards, along access routes, the permittee shall institute adequate dust control measures.

4-466 Referrals

County Planning staff will refer the complete application for a twenty-one (21) day review by the various County departments and the County Attorney's Office, as deemed appropriate. An application may require review by outside agencies such as the U. S. Army Corps of Engineers, if the project impacts a floodplain, and may also be referred to any life-safety providers, adjacent jurisdictions, Northeast Colorado Health Department and/or the Colorado Department of Public Health and Environment and others as may be deemed appropriate. If the applicant provides evidence of notice of its application to the applicable state agencies charged with permitting or reviewing the use, the County may waive additional notice to these agencies. Notwithstanding any previous referrals, at any time, if the County determines it needs additional information and/or input to process the application, it may refer the application to the appropriate agency.

4-468 Review Criteria

In addition to any review criteria imposed by the Zoning Regulations for the applicable permit, the County shall consider whether the application complies with the requirements of these Oil and Gas Regulations.

4-470 Setbacks from Buildings

- (A) When wells are existing, buildings shall not be constructed within the following distances:
 - (1) Except as provided herein, buildings shall not be constructed within five hundred (500) feet of any oil and gas location.
 - (2) Any building to be used as a place of assembly, institution or school shall not be constructed within one thousand (1,000) feet of any oil and gas location.
 - (3) Any outside recreation uses shall not be established within three hundred fifty (350) feet of any oil and gas location.
- (B) When wells are existing, lots and roads shall not be platted within the following distances:
 - (1) Lots shall not be platted within one hundred fifty (150) feet of an existing oil and gas location.

- (2) Lots intended to be used as a place of assembly, institution or school shall not be platted to allow a building site within one thousand (1,000) feet of an oil and gas location.
- (3) Streets shall not be platted within seventy-five (75) feet of an existing well or production facility; provided, however, that streets may cross collection flowlines at right angles.
- (4) Lots and streets may be platted over well and production sites that have been abandoned and reclaimed in accordance with the Act and COGCC rules and regulations. Such platting shall only occur after the completion of the abandonment and reclamation process.

4-472 Additional Regulations Related to Off-Location Flowlines and Gathering Lines

Except as provided for in the Zoning Regulations and County’s 1041 Regulations, off-location flowlines and gathering lines shall be permitted subject to the standards set for in this Section.

- (A) Notice of application for an off-location flowline and/or gathering line shall be given to surface property owners within one thousand three hundred and twenty (1,320) feet on each side of the centerline of the proposed preferred alignment, and to interest holders (excluding mineral interests) in any real property proposed to be physically disturbed or crossed by the activity or development which is the subject of the application. Such notification shall be mailed, first-class, by the applicant, no less than ten (10) days before the submission of the application.
- (B) In addition to any requirements for an application for a use permit pursuant to the Zoning Regulations an application for an off-location flowline and/or gathering line shall contain the information required under Rules 1101(a) and 1101(c)(1) of the Commission, as applicable, and the following:
 - (1) Summary statement of the project, to include when applicable:
 - (a) A description of the preferred route or site and reasons for its selection.
 - (b) Procedures to be employed in mitigating any adverse impacts of the proposed routes or sites.
 - (c) An outline of the planned construction, including startup and commissioning schedule, to include the number of stages and timing of each.
 - (d) A description of emergency procedures to be followed in case of a reported failure or accident involving the proposed off-location flowline and/or gathering line. Such outline shall include actions, if any, required of public officials, including fire and police officials, and the names and telephone

numbers of appropriate company officials to notify if an accident or failure should occur.

- (e) A description of the method or procedures to be employed to avoid or minimize the impacts on irrigated agricultural land.
- (f) A description of any haul routes during construction, identifying the roads and bridges involved and the weight of the loads.
- (g) Any other information determined to be necessary by the Planning Administrator or its authorized representative to ensure the protection of the health, safety and welfare of the inhabitants of the County.

(C) Criteria for off-location flowlines and/or gathering lines.

- (1) The off-location flowline and/or gathering line will not have an undue adverse effect on existing and future development of the surrounding area.
- (2) The design of the proposed off-location flowline and/or gathering line mitigates negative impacts on the surrounding area to the greatest extent feasible.
- (3) The site shall be maintained in such a manner so as to control soil erosion, dust and the growth of weeds.
- (4) Compliance with the County's Floodplain Regulations.
- (5) All reasonable alternatives to the proposal have been adequately assessed, and the proposed action is consistent with the best interests of the people of the County and represents a balanced use of resources in the affected area.
- (6) No adverse impact, from stormwater runoff, to the public rights-of-way and/or surrounding properties as a result of the off-location flowline and/or gathering line.

(D) Abandoned Flowlines and/or Gathering Lines

- (1) The operator shall abandon flowlines in accordance with the rules of the Commission.

4-474 Post Approval Submissions¹⁹⁴

- (A) Upon approval of the use permit by the County, the applicant shall submit the final versions of documents shall incorporate any conditions of approval imposed by the Board of County Commissioners but otherwise, may not deviate from the plans submitted with the application.

¹⁹⁴ 2018 BCC 24

- (B) Upon completion of the installation of the off-location flowline or gathering line, the applicant shall submit final as-built drawings for the line.

ABOVE GROUND FUEL TANK STORAGE¹⁹⁵

4-480 Limitations

Above ground fuel tank storage shall be conducted in compliance with the requirements of the applicable adopted building and fire codes. No more than 50,000 gallons of fuel storage may be on a single lot. The total volumetric limit may be contained in an unlimited number of tanks.

SOLID WASTE MANAGEMENT SITES AND FACILITIES / CERTIFICATE OF DESIGNATION

4-505 Intent

These standards constitute the minimum standards for solid waste management and siting of solid waste facilities by Special Use Permit in Morgan County. Given the nature of this type of land use, the County reserves the right to add to or modify these standards at any time in the interest of preserving the public health, safety and welfare of county residents.

FACILITY DESIGN AND OPERATING STANDARDS

4-510 Design Requirements

Municipal waste of any kind is to be disposed in existing or new facilities meeting design standards as set forth in the latest version of the Federal Subtitle D of the Resource Conservation and Recovery Act (RCRA) and current regulations of the state and local health departments in the judgment of the County. The term municipal solid waste is as defined in these Regulations.

4-515 Hazardous Waste

Hazardous waste of any kind is to be disposed of in existing or new facilities meeting design standards as set forth in the latest version of the Federal Subtitle C of the Resource Conservation and Recovery Act (RCRA) and current regulations of the state and local health departments in the judgment of the County. The term hazardous waste is as defined in these Regulations.

4-520 Incineration Facilities

Incineration facilities used in the disposal of solid waste shall meet the latest version of air quality standards as set forth by state and federal regulations.

¹⁹⁵ 2024 BCC 42

4-525 Water Quality

The County shall, in consideration of protection of the water quality in Morgan County, require compliance with standards as set forth in federal and state regulations as applicable at the time of application dealing with water quality.

4-530 Application for Certificate of Designation for New Facilities for Solid Waste Management

- (A) Any person or entity proposing to operate a facility for solid waste management in the County shall submit an application to the Planning Administrator for a Certificate of Designation, accompanied by the appropriate fee and a Special Use Review Application with its appropriate fee and deposit. The two applications together will follow the Special Use Review procedure as set forth in these Regulations except for the delay set forth at paragraph (C) of this section of these Regulations. Both a Certificate of Designation and a Special Use Permit must be obtained and maintained to site and operate a solid waste management facility.
- (B) Following the pre-application conference as set forth in Section 2-445 (A) and following of these Regulations, the Planning Administrator shall forward at least four copies of the application to the Colorado Department of Health for its review and recommendation for approval or disapproval.
- (C) The procedure as set forth in Section 2-445 and following will be suspended until the recommendation of the Colorado Department of Health has been received by the Planning Administrator. If the Colorado Department of Health recommends disapproval, the application shall be denied at this point without further action by the County.

4-535 Evaluation Criteria

Certificates of Designation are evaluated in accordance with considerations as set forth in applicable statutes including C.R.S. 30-20-104 and 30-20-105. The County will take into account:

- (A) The effect that the solid waste management site and facility will have on the surrounding property, taking into account the types of processing to be used, surrounding property uses and value, and wind and climatic conditions.
- (B) The convenience and accessibility of the solid waste management site and facility to potential users.
- (C) The ability of the applicant to comply with the health standards and operating procedures provided for in the Colorado Revised Statutes and such rules and regulations as may be prescribed by the Colorado Department of Health.
- (D) Recommendations by the local health department.
- (E) The compliance of the proposed site and facility with the County's Comprehensive Plan.

4-540 Issuance of Certificate of Designation

Upon approval of a Certificate of Designation, the County will issue each certificate to be immediately and permanently displayed in a prominent place at the site and facility. The County will forward a copy of the Certificate of Designation to the Colorado Department of Health and to the local health department.

4-545 Tipping Fee

Prior to the issuance of any special use permit for a solid waste management facility, an agreement must be reached establishing the tipping fee revenue to be collected by the County at the solid waste management site. The agreement must at a minimum establish the revenue fee amount, how it is to be applied, reported and transmitted, and the record keeping requirements. No County tipping fee revenue shall be less than fifteen percent (15%) of the gross receipts generated at any solid waste management site permitted with the County. An additional County tipping fee revenue shall be collected on solid waste generated outside of the County equal to the difference between the standard charge of the facility permitted in the County and the normal tipping fee charged for the County where the solid waste was generated, if any.

Fee levels higher than fifteen percent (15%) of gross receipts shall be established for solid waste management facilities designed for storage or disposal of hazardous wastes (as defined by Subtitle C of RCRA) and for municipal solid waste management facilities disposing of wastes generated outside the County.

4-550 Continuing Jurisdiction

The County maintains continuing jurisdiction over solid waste management facilities. Any change or amendment to operating procedures, waste acceptance policies, staffing requirements, emergency response procedures, waste handling or storage procedures, or other matters considered in the original application or any expansion or addition to the existing approved facility or capabilities of the solid waste management facility, will necessitate further review and approval by the County. The County may require periodic inspection or site audits by staff or consultants to assure continuing compliance with the operating plan approved by the County. The facility operator will reimburse the County for all costs it incurs in the administration of continuing jurisdiction; failure to do so will result in the revocation of both the Special Use Permit and the Certificate of Designation.

WASTEWATER FACILITIES

4-555 Intent

It is the intent of these Regulations to establish minimum standards which all wastewater treatment facilities must meet.¹⁹⁶

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4-560 Application¹⁹⁷

These regulations shall apply to all wastewater facilities.

4-565 Setbacks

- (A) All wastewater facilities shall be set back a minimum distance of three hundred and fifty feet (350') from any residence or one hundred and fifty feet (150') from the property line, whichever is greater.¹⁹⁸
- (B) Any wastewater facility shall be set back from domestic water wells one hundred and fifty feet (150').¹⁹⁹
- (C) The Board of County Commissioners may require the distances in subparagraphs (A) and (B) above to be reduced or expanded depending upon local site conditions, such as communicability between surface waters and aquifers or whether the system is lined with impermeable materials, or if the system is sealed from the atmosphere.

4-570 Subject to Federal Discharge Permit

Subject to Federal discharge permit requirements, the county retains continuing jurisdiction over wastewater facilities. Any change or amendment to operating procedures, waste acceptance policies, staffing requirements, emergency response procedures, waste handling or storage procedures or other matters considered in the original application of any expansion or addition to the existing approved facility or capabilities of the wastewater facility will necessitate further review and approval by the county. The county may require periodic inspection or site audits by staff or consultants to assure continuing compliance with the operating plan approved by the county. The facility operator will reimburse the county for all costs it incurs in the administration of continuing jurisdiction. Failure to do so will result in the revocation of the special use permit. The county retains the authority for county personnel, or agents, to inspect the property at any reasonable time.²⁰⁰

MANUFACTURED HOME PARK REQUIREMENTS ²⁰¹

4-575 Application

The provisions and regulations of this Section shall apply to the location and extension, use, and maintenance of all manufactured home parks. It shall be unlawful for any person to locate a manufactured home park within the unincorporated area of Morgan County except in compliance with these applicable standards.²⁰²

¹⁹⁷ 2024 BCC 42

¹⁹⁸ 2024 BCC 42

¹⁹⁹ 2024 BCC 42

²⁰⁰ 2024 BCC 42

²⁰¹ 2024 BCC 25

²⁰² 2024 BCC 42

4-580 Minimum Standards

Sections 4-585 to 4-645 establish minimum standards governing necessary utilities and facilities and other physical improvements and conditions required to make manufactured home parks safe, sanitary, and fit for human habitation; articulate the responsibilities and duties of owners and operators of manufactured home parks and authorize the inspection of manufactured home parks.

4-585 Dedication of Easements and Public Lands

The developer shall convey or dedicate any necessary easements as a condition of approval of the manufactured home park development permit.

4-590 Dimensional Standards

The standards in these Manufactured Home Park Requirements establish the dimensional standards for a manufactured home park and shall control over any other dimensional standards or bulk requirements in these Zoning Regulations. If dimensional standards are not addressed in these Manufactured Home Park Requirements, applicable standards in Zoning Regulations shall be applied to the extent that application does not create a conflict.

4-600 Site Area and Single Ownership

The site for a manufactured home park shall be a single parcel of land under single ownership. No minimum acreage is required, provided the density standards are satisfied. The owner of the manufactured home park need not own the manufactured homes located within each manufactured home space.

4-605 Utilities

Manufactured homes parks may utilize public sewer or private septic systems. The use of a private septic system requires the submission of documentation that the septic system will comply with the applicable law and regulations that the Health Department has preliminary approved the use of septic system. The use of public sewer system requires the submission of documentation that the public sanitation utility can serve the park. Manufactured home parks may utilize a public or private water supply. The use of private water supply shall require the submission of documentation that the water supply is adequate for all requirements imposed by the state regulatory agencies in its design. The use of public water system requires submission of documentation that the public water utility can serve the park. The property owner shall remain responsible for the operation and maintenance of any private septic system and/or private water system serving the park.

4-610 Density

The total density of a manufactured home park shall not exceed six (6) units per gross acre, and the density on any particular acre shall not exceed eight (8) units per acre.

4-615 Space Requirements

- (A) Manufactured home spaces must be a minimum of four thousand (4,000) square feet. The dimensions of the space shall be such that the width is at least one-third (1/3) the depth, provided the width is no less than 50 (fifty) feet. Space requirements exclude parking.
- (B) Each manufactured home space shall have two (2) parking spaces located within that space.
- (C) Each manufactured home space shall have a number posted on the front portion of the space and visible from the adjacent roadway for addressing purposes.

4-620 Perimeter Setbacks

Each manufactured home park shall provide the following setbacks along the perimeter, which shall be landscaped and maintained, except for those portions used for ingress and egress. The setbacks in this Section shall be measured in accordance with Section 3-630 of these Regulations.

- (A) Abutting a state or federal highway or County road designated as major arterial – fifty (50) feet.
- (B) Abutting any public right-of-way other than (A) above – twenty-five (25) feet.
- (C) Abutting any exterior boundary other than (A) or (B) above – fifteen (15) feet.

4-625 Internal Setbacks

- (A) A manufactured home shall meet the following setbacks:
 - (1) Twenty (20) feet from any utility easement or, if no easement is recorded, a minimum setback of thirty (30) feet from the location of the utility structure.
 - (2) Ten (10) feet from any accessory structure.
- (B) Encroachments into the internal setback shall be governed by Section 3-630 of these Regulations. The required area for each manufactured home space shall not include that additional area required for access roads, service buildings, recreation areas, office, and similar manufactured home park needs.
- (C) Distances from other structures, not addressed herein, shall be as specified in R302 of the IRC, adopted by the County.

4-630 Access and Interior Roads

- (A) The manufactured home park site shall have at least two (2) direct accesses to a public road pursuant to Colorado law, each of which shall be at least forty feet (40') wide. Access points to these roads shall be subject to review and approval by the County and the Colorado Department of Transportation where necessary.

- (B) Access to every manufactured home space shall be from internal roads. The manufactured home park shall be designed so that all manufactured home spaces and community buildings face onto an interior roadway.
- (C) Paved roads shall be required in manufactured home parks when the number of manufactured homes spaces exceeds thirty (30). Paving shall be asphalt or concrete or equivalent material upon a stabilized base, according to current specifications of the County. All roads, required to be paved, must be paved and approved by the County prior to the issuance of any certificate of occupancy. Unless expressly accepted by the County, no interior roads shall become county roads.
- (D) The minimum travel lane width of all interior roads shall be twenty-four feet (24') with no on-road parking. If on-road parking is required on one side of the road only, the minimum width of the road shall be thirty feet (30') measured from flow line to flow line. If on-road parking is required on both sides of the road, the minimum width of the road shall be forty feet (40') measured from flow line to flow line.

4-635 Walkways

Paved walkways at least three feet (3') wide shall be provided from all manufactured home spaces to service buildings and other community areas, and along all access roads, when the number of manufactured home spaces in the home exceeds thirty (30). Walkways shall be hard surfaced with concrete or asphalt. Off-street parking or fences shall not obstruct walkways. Gravel may be used in manufactured home parks of less than forty (40).

4-640 Accessory Buildings

Accessory buildings and structures to manufactured homes in a manufactured home park are limited to garages, storage structures, and carports. All accessory buildings and structures shall conform to the building code. Accessory buildings or structures not adequately covered by the building code shall be subject to the provisions of the National Fire Protection Association's Standard for Manufactured Housing, "Manufactured Homes Accessory Buildings and Structures," NFPA No. 501A. Arrangement of manufactured homes and accessory buildings or structures on site shall not restrict reasonable access to the site by emergency personnel.

4-645 Storage

- (A) Storage underneath a manufactured home is not permitted.
- (B) A separate centralized storage area(s) for campers, trailers, RVs, boats, motor homes, etc. is required in the manufactured home park at an amount equal to one hundred (100) square feet per each manufactured home space. Such area(s) shall be hard surfaced and be screened with a six-foot (6') high solid fence or suitable opaque landscaping.

WIRELESS SERVICE FACILITIES²⁰³

4-705 Purposes

To allow the location of wireless service facilities (“WSF”) in the County while protecting the public health, safety, and general welfare of the community; to act on applications for the location of WSFs within a reasonable period of time; to encourage co-location of WSFs; and to prevent unreasonable discrimination among providers of functionally equivalent services.

4-710 Definitions

Accessory equipment for a WSF means equipment, including buildings and structures, used to protect and enable radio switching equipment, backup power and other devices incidental to a WSFs, but not including antennae.

Antenna means communications equipment that transmits or receives electromagnetic radio frequency signals used to provide wireless service.

Base station means a structure or equipment, other than a tower, at a fixed location that enables Federal Communications Commission-licensed or authorized wireless communications between user equipment and a communications network. The term includes any equipment associated with wireless communications services, including radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-cell networks). The term includes any structure, other than a tower, to which any of the equipment described hereof is attached.

Building roof-mounted WSFs means a WSF that is mounted and supported entirely on the roof of a legally existing building or structure.

Building wall-mounted WSFs means a WSF that is mounted and supported entirely on the wall of a legally existing building or structure.

Broadband facility means any infrastructure used to deliver broadband service or for the provision of broadband service.

Eligible WSF facility request means a request for approval of the modification of an existing tower or base station that involves the co-location of new transmission equipment, the removal of transmission equipment or the replacement of transmission equipment.

Equipment storage shelter means buildings, storage shelters, and cabinets used to house WSF equipment.

Freestanding WSF means a WSF that consists of a stand-alone support structure such as a tower or monopole, and antennae and accessory equipment.

²⁰³ 2018 BCC 35

Microwave antenna means a disk-type antenna used to link communication sites together by wireless voice or data transmission.

Micro Wireless Facility means a small wireless facility that is no larger in dimensions than twenty-four (24) inches in length, fifteen (15) inches in width, and twelve (12) inches in height and that have an exterior antenna, if any, that is no more than eleven (11) inches in length.

Public right-of-way means all roads, streets and alleys and all other dedicated rights-of-way, access and utility easements of the County, the state, or any district, utility or roadway.

Small cell facility means either a personal wireless service facility as defined by the federal Telecommunications Act of 1996, or a WSF that meets both of the following:

- (A) Each antenna is located inside an enclosure of no more than three (3) cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than three (3) cubic feet; and
- (B) Primary equipment enclosures are no larger than seventeen (17) cubic feet in volume. The following associated equipment may be located outside of the primary equipment enclosure and, if so located, is not included in the calculation of equipment volume: Electric meter, concealment, telecommunications demarcation box, ground-based enclosures, back-up power systems, grounding equipment, power transfer switch, and cut-off switch.

A small cell facility includes a micro wireless facility.

Small cell network means a collection of interrelated small cell facilities designed to deliver wireless service.

Substantial change means a modification to an existing tower or base station under the following circumstances:

- (A) A substantial change in the height of an existing tower or base station occurs as follows:
 - (1) For a tower outside of a public right-of-way, when the height of the tower is increased by more than ten percent (10%), or by the height of one (1) additional antenna array with separation from the nearest existing antenna not to exceed twenty (20) feet, whichever is greater.
 - (2) For a tower located in a public right-of-way or for a base station, when the height of the structure increases by more than ten percent (10%) or by more than ten (10) feet, whichever is greater.
- (B) Changes in height are measured as follows:
 - (1) When deployments are separated horizontally, changes in height shall be measured from the original support structure, not from the height of any existing telecommunications equipment.

- (2) When deployments are separated vertically, changes in height shall be measured from the height of the tower or base station, including any appurtenances, as the tower or base station existed on February 22, 2012.
- (C) A substantial change in the width of an existing tower or base station occurs as follows:
- (1) For a tower outside of public rights-of-way, when the addition of an appurtenance to the body of the tower protrudes from the edge of the tower more than twenty (20) feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater.
 - (2) For a tower in a public right-of-way or a base station when the addition of an appurtenance to the body of the structure would protrude from the edge of the structure by more than six (6) feet.
- (D) A substantial change also occurs for an existing tower in a public right-of-way or an existing base station as follows:
- (1) When the change involves the installation of any new equipment cabinets on the ground, if no ground cabinets presently exist; or
 - (2) When the change involves the installation of ground cabinets that are more than ten percent (10%) larger in height or overall volume than any existing ground cabinets.
- (E) A substantial change also occurs for any existing tower or base station when any of the following are found:
- (1) When the change involves installation of more than the standard number of new equipment cabinets for the technology involved, or more than four (4) new cabinets, whichever is less.
 - (2) When the change entails any excavation or deployment outside the current site.
 - (3) When the change would defeat the concealment elements of the eligible support structure.
 - (4) When the change does not comply with conditions associated with the original siting approval of the construction or modification of the tower, base station or base station equipment. This limitation does not apply if the non-compliance is due to an increase in height, increase in width, addition of cabinets, or new excavation that would not exceed the thresholds identified in subsections (A) through (E)(2), hereof.

Tower means a structure built for the sole or primary purpose of supporting any Federal Communications Commission-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

Whip antenna means an array of antennae that is cylindrical in shape.

Wireless service means data and telecommunications services, including commercial mobile services, commercial mobile data services, unlicensed wireless services, and common carrier wireless exchange access services, as all of these terms are defined by federal law and regulations.

Wireless service facility or **WSF** means a facility for the provision of wireless services, including a small cell facility; except that “wireless service facility” does not include coaxial or fiber-optic cable that is not immediately adjacent to, or directly associated with, a particular antenna.

4-715 Standards for all WSFs

- (A) **Applicability.** The standards contained in this Section apply to all applications for WSFs in the County. The applicant shall demonstrate in writing that its proposed WSF meets all applicable standards of these regulations and any other required regulations or ordinances of the County.
- (B) **Co-Location.** The County encourages co-location of WSFs when feasible to minimize the number of WSF sites. To further the goal of co-location:
 - (1) No WSF owner or operator shall unreasonably exclude a telecommunications competitor from using the same facility or location. Upon request by the County, the owner or operator shall provide evidence explaining why co-location is not possible at a particular facility or site; and
- (C) **Consent given to a telecommunications provider or broadband provider to erect or construct any poles, or to locate or co-locate communications and WSF on vertical structures in a right-of-way, does not extend to the co-location of new facilities or to the erection or construction of new poles in a right-of-way not specifically referenced in the grant of consent.**
- (D) **Permitted zoning districts.** WSFs shall be considered a permitted use in all zoning districts subject to administrative review as provided in these regulations.
- (E) **Compliance with FCC standards.** All WSFs shall meet the current standards and regulations of the FCC and any other agency of the federal government with the authority to regulate WSFs. Upon a request by the County at any time, WSF owners and operators shall verify that:
 - (1) The WSF complies with the current FCC regulations prohibiting localized interference with reception of television and radio broadcasts; and
 - (2) The WSF complies with the current FCC standards for cumulative field measurements of radio frequency power densities and electromagnetic fields.
 - (3) By adopting this Section, the County is not attempting to regulate radio frequency power densities or electromagnetic fields, which are controlled by the FCC.

- (F) Abandonment. If, after completion of construction, the WSF ceases operation for any reason for twelve (12) consecutive months:
 - (1) The owner or operator shall remove the WSF within ninety (90) days of the end of the twelve (12) month period; and
 - (2) Any permit issued for operation of a WSF shall expire.
- (G) Height Limit. Notwithstanding any other height limitations in regulations, in no case shall a WSF located on property owned by the County or in any public right-of-way exceed sixty (60) feet in height.

4-720 Freestanding, Wall and Roof-Mounted WSFs

- (A) Freestanding WSFs.
 - (1) Minimum setbacks. A freestanding WSF shall meet the greater of the following minimum setbacks from all property lines:
 - (a) The setback for a principal structure within the applicable zone district;
 - (b) Twenty-five percent (25%) of the WSF facility height including antennae; or
 - (c) The WSF facility height if the facility is adjacent to a residentially zoned parcel or if the WSF facility is within two hundred fifty (250) feet of an existing residential structure.
 - (2) Maximum height. Notwithstanding any height limitations in Table 1 of Appendix B, a freestanding WSF, including antennae, shall comply with all FAA regulations and requirements, and shall not interfere with any airport approach zones.
 - (3) Design standards. A freestanding WSF shall meet the following design standards to minimize impacts:
 - (a) The facility shall be designed to be compatible with surrounding buildings and structures and existing or planned uses in the area.
 - (b) Existing land forms, vegetation, and structures shall be used to screen the facility from view and blend in the facility with the surrounding environment to the extent practicable.
 - (c) Existing vegetation shall be preserved or enhanced.
 - (d) The total area of any equipment storage shelters shall not exceed four hundred (400) square feet for each WSF.
 - (e) Equipment storage shelters shall be grouped as closely together as technically possible.

- (f) No equipment storage shelter shall exceed fifteen (15) feet in height.
 - (g) All freestanding WSFs shall accommodate co-location of facilities, unless co-location is technically unfeasible as set forth in section 4-175(B).
 - (h) All applicable landscape regulations shall be observed. A landscape plan prepared by a professional landscape architect may be required to demonstrate that such landscape appropriately shields the base and security fencing from view if the base of the facility is otherwise visible from adjacent rights-of-way.
 - (i) Any equipment that could be dangerous to persons or wildlife shall be adequately covered or fenced.
- (B) A building wall-mounted WSF shall adhere to the following design standards to minimize impacts:
- (1) The facility shall be screened from view and/or colored to match the building or structure to which it is attached.
 - (2) Antennae may encroach into a setback area a maximum of twenty-four (24) inches, but not extend over a property line and shall be as flush to the building as technically possible.
 - (3) The mounting of antennae shall be as flush to the building wall as possible, and in no case shall the antennae extend more than three (3) feet out from the building wall. The maximum area of panel antennae per building face, measured as the sum of individual panel antenna areas, shall not exceed an aggregate total of fifty (50) square feet.
 - (4) The facility shall not extend twelve (12) feet above the highest point of the roof of the building.
- (C) A building roof-mounted WSF shall adhere to the following design standards to minimize impacts:
- (1) A building roof-mounted WSF, including antennae, shall not exceed the maximum structure height limit in the zone district in which the facility is located and shall not extend more than twelve (12) feet above the height of the building on which the facility is mounted.
 - (2) The facility shall be screened from view and/or colored to match the building or structure to which it is attached.
 - (3) The diameter of a microwave dish antenna shall not exceed four (4) feet.
 - (4) No component of a roof-mounted WSF, except whip antenna, may extend more than twelve (12) feet above the roof the building to which they are mounted. Whip

antennae may extend no more than fifteen (15) feet above the roof of the building to which they are mounted.

- (D) The equipment storage shelter(s) and/or cabinets for any roof-mounted or building-mounted WSF shall meet the following additional requirements:
 - (1) The total footprint of each provider's equipment storage shelter(s) and or cabinet(s) shall not exceed three hundred and sixty (360) square feet.
 - (2) No equipment storage shelter shall exceed thirteen (13) feet in height.
 - (3) Equipment storage shelters and/or cabinets shall not exceed an aggregate total coverage of fifteen percent (15%) of the building roof area.

4-725 Small Cell Facilities

- (A) A telecommunications provider or broadband provider has the right to locate or co-locate small cell facilities or small cell networks on light poles, light standards, traffic signals, or utility pole in the right-of-way owned by the County, subject to the following:
 - (1) A small cell facility or a small cell network shall not be located or mounted on an apparatus, pole, or signal with tolling collection or enforcement equipment attached.
 - (2) The construction, installation, operation and maintenance of a small cell facility must comply with applicable federal and state law and the provisions of this Section. If upon inspection, the County concludes that a wireless service facility fails to comply with such laws and constitutes a danger to persons or property, then, upon written notice being provided to the owner of the small cell facility, the owner shall have thirty (30) days from the date of the notice to bring such facility into compliance. Upon good cause shown by the owner, the County may extend such compliance period not to exceed ninety (90) days from the date of said notice. If the owner fails to bring such facility into compliance within said time period, the County may remove such facility at owner's expense or prohibit future, noncompliant use of the light pole, light standard, traffic signal or utility.
- (B) Micro wireless facilities. No application or permit shall be required for the installation, placement, operation, maintenance, or replacement of micro wireless facilities that are suspended on cable operator-owned cables or lines that are strung between existing utility poles in compliance with the national safety code, subject to the following:
 - (1) The County may require a permit for installation, placement, operation, maintenance, or replacement of micro wireless facilities where the installation, placement, operation, maintenance, or replacement of micro wireless facilities does any of the following, upon determination of the County:
 - (a) Involves working within a highway travel lane or requires the closure of a highway travel lane;

- (b) Disturbs the pavement or a shoulder, roadway, or ditch line;
- (c) Includes placement on limited access rights-of-way; or
- (d) Requires any specific precautions to ensure the safety of the traveling public; the protection of public infrastructure; or the operation of public infrastructure; and such activities either were not authorized in, or will be conducted in a time, place, or manner that is inconsistent with, the approval terms of the existing permit for the facility or structure upon which the micro wireless facility is attached.

4-730 Application and Approval Procedures

- (A) An application for approval of a proposed WSF shall include all information regularly required for other development applications, in addition to the following:
 - (1) A written, narrative statement describing in detail, how the proposed WSF will comply with each of the applicable design standards set forth herein.
 - (2) If requested by the County, photographic simulations showing the proposed facility and, if applicable, the structure on which it will be attached.
- (B) Consolidated applications for small cell facilities. A telecommunications provider or broadband provider may file a consolidated application to receive a single permit for small cell networks involving multiple individual small cell facilities within the County. However, each small cell facility within the consolidated application individually remains subject to review for compliance with the requirements provided herein.
- (C) Incomplete applications.
 - (1) When an application is incomplete, the County shall provide written notice to the applicant within thirty (30) days, specifically identifying all missing documents or information.
 - (2) If an application remains incomplete after a supplemental submission, the County shall notify the applicant within ten (10) days. Second or subsequent notices of incompleteness may not require the production of documents or information that were not requested in the original notice of incompleteness.
- (D) Expedited review.
 - (1) An eligible WSF application, including an application for location or co-location of a small cell facility or small cell network or replacement or modification of a WSF, small cell facility or facilities, or small cell network request, shall be approved or denied by the County within sixty (60) days of the date of the County's receipt of the completed application. This time period may be tolled only by mutual agreement or when an application is incomplete.

- (2) If the County fails to approve or deny an eligible WSF request within the sixty (60) days of the date of the County's receipt of the completed application (accounting for any tolling), the request shall be deemed granted; provided that this automatic approval shall become effective only upon the County's receipt of written notification from the applicant after the review period has expired (accounting for any tolling) indicating that the application has been deemed granted.

(E) Review.

- (1) Criteria for approval or denial of application. In considering an application for location or co-location of a WSF, small cell facility or small cell network, the County shall base the decision as to the approval or denial of the application on whether the proposed WSF meets the applicable design standards as outlined herein.
- (2) Approval.
 - (a) The County shall approve an eligible telecommunications request that does not substantially change the physical dimensions of a tower or base station.
 - (b) The County may approve an eligible telecommunications request that substantially changes the physical dimensions of a tower or base station if it complies with the remainder of this Code.
 - (c) The County may condition the approval of any eligible telecommunications request on compliance with generally applicable building, structural, electrical, and safety codes or with other laws codifying objective standards reasonably related to health and safety.
- (3) Denial. A final decision by the County to deny any application shall be in writing and supported by substantial evidence contained in a written record.

HUMAN BURIAL

4-735 General

This section is intended for personal, private burials and does not apply to the creation of a cemetery. The landowner shall not charge a fee for the burial. This section does not apply to the disposal of cremated human remains.²⁰⁴

4-740 Permit

Personal, private burial may take place in any zone district after issuance of a Burial Notification Permit. The fee for this permit shall be determined by the Board of County Commissioners. This permit may be issued by the Planning Administrator. A Burial Notification Permit does not relieve

²⁰⁴ 2009 BCC 27

a person from the requirements of any applicable Colorado law or local health department regulations regarding human remains and cemeteries.²⁰⁵

4-745 Permit Requirements²⁰⁶

- (A) Landowners name, address and signature.
- (B) Name of deceased.
- (C) Legal description of burial parcel.
- (D) GPS coordinates (degrees, minutes, seconds of latitude and longitude, UTM coordinates, or other generally accepted location coordinates) or a survey, within one foot (1'), of burial site. This must be prepared by a licensed, professional, surveyor or engineer and include the surveyor or engineers stamp.

At the applicants expense, the completed permit will be recorded in the office of the Morgan County Clerk and Recorder by the Planning Department.

4-750 Burial Requirements²⁰⁷

- (A) Burial with at least three feet (3') of cover.
- (B) There shall be at least four feet (4') of suitable soil separation, (not gravel), from the bottom of the burial site to the maximum seasonal groundwater table.
- (C) Maintain a 100 foot (100') separation from streams, lakes, and/or any well.
- (D) The site shall be permanently identified with a marker on the ground. The Planning Administrator shall determine whether any proposed marker is sufficiently permanent.
- (E) A burial container, coffin or vault, is not required.
- (F) Embalming is not required.

NATURAL MEDICINE²⁰⁸

4-755 Definitions

- (A) Natural medicine means the following substances: (1) psilocybin; or (2) psilocin. Natural medicine does not mean a synthetic or synthetic analog of these substances including a derivative of a naturally occurring compound of natural medicine that is produced using chemical synthesis, chemical modification, or chemical conversion.

²⁰⁵ 2009 BCC 27

²⁰⁶ 2009 BCC 27

²⁰⁷ 2009 BCC 27

²⁰⁸ 2024 BCC 38

- (B) Natural medicine business means any of the following entities licensed pursuant to the Colorado Natural Medicine Code and as defined under state law: a natural medicine healing center, a natural medicine cultivation facility, a natural medicine products manufacturer, or a natural medicine testing facility.
- (C) Natural medicine services mean a preparation session, administration session, and integration session provided pursuant to Title 12, Article 170, C.R.S.
- (D) Participant means an individual who is twenty-one (21) years of age or older who receives natural medicine services prescribed by and under the supervision of a facilitator, as provided by the Colorado Natural Medicine Code.

4-757 Natural Medicine Regulations

- (A) Natural medicine businesses may be located only in the LI zone; they are prohibited in all other zones.
- (B) In addition to the submittal requirements in Section 2-440, the following items shall be submitted with the application for a special use permit for a natural medicine business:
 - (1) The applicant is, or will be, entitled to possession of the premises for which application is made under a lease, rental agreement, or other arrangement for possession of the premises or by virtue of ownership of the premises.
 - (2) A site map that shows the location of any existing childcare center; preschool; elementary, middle, junior, or high school; or a residential child care facility within one thousand five hundred (1,500) feet of the building proposed to be the licensed premises for the natural medicine services.
 - (3) Plans to comply with the requirements in subsections (C) through (I) below.
- (C) Restrictions on new permits
 - (1) No natural medicine business that provides natural medicine services shall operate out of a building that is within one thousand (1,000) feet of a child care center; preschool; elementary, middle, junior, or high school; or a residential child care facility. The provisions of this section only apply to application for a new special use permit. These distance restrictions do not apply to licensed premises located or to be located on land owned by a municipality or apply to a license in effect and actively doing business before the school or facility was constructed.
 - (2) The distances established in this subsection must be computed by direct measurement from the nearest property line of the land used for a school or facility to the nearest portion of the building in which natural medicine services are provided, using a route of direct pedestrian access.
- (D) Hours of operation – natural medicine services.

Natural medicine healing centers and natural medicine businesses that provide natural medicine services shall only operate between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday.

(E) Public view of natural medicine businesses.

All doorways, windows and other openings of natural medicine business buildings shall be located, covered, or screened in such a manner to prevent a view into the interior from any exterior public or semipublic area. All activities of natural medicine businesses shall occur indoors.

(F) Lighting of natural medicine businesses.

Primary entrances, parking lots, and exterior walkways must be clearly illuminated with downward facing security lights to provide after-dark visibility for facilitators, participants, and employees.

(G) Storage of natural medicine businesses.

All storage for natural medicine businesses shall be located within a permanent building and may not be located within a trailer, tent, motor vehicle, or any other temporary structure.

(H) Odor from natural medicine businesses.

Natural medicine businesses shall use an air filtration and ventilation system designed to ensure that the odors from natural medicine and natural medicine products are confined to the premises and are not detectable beyond the property boundaries on which the facility is located.

(I) Natural medicine businesses secure disposal.

Natural medicine businesses shall provide secure disposal of natural medicine and natural medicine product remnants or by-products. Natural medicine and natural medicine product remnants or by-products shall not be placed within the facilities exterior refuse container.

(J) Processing of natural medicine.

(1) The processing of natural medicine that includes the use of hazardous materials, including, without limitation, and by way of example, flammable and combustible liquids, carbon dioxide, and liquefied petroleum gases, such as butane, is prohibited.

(2) Nonhazardous materials used to process natural medicine shall be stored in a manner so as to mitigate and ensure odors are not detectable beyond the property boundaries on which the processing facility is located, or the exterior walls of the processing facility associated with the processing of natural medicine.

- (3) The processing of natural medicine shall meet all of the requirements of all adopted water and sewer regulations promulgated by the applicable water and sewer provider.

(K) Nuisance

It is unlawful to dispose of, discharge out of or from, or permit to flow away from any facility associated with natural medicine, any foul or noxious liquid or substance of any kind whatsoever, including, without limitation, by-products of the natural medicine process, into or upon any adjacent ground or lot, into any road, street, alley or public place.

SOLAR COLLECTOR FACILITY REGULATIONS²⁰⁹

4-810 Applicability

These Solar Collector Facility Regulations and applicable portions of the Zoning Regulations apply to those activities that are not a major facility of a public utility, as defined in the County's 1041 Regulations. To the extent the proposed activity is a major electrical facility of a public utility or power authority subject to these Solar Facility Regulations and applicable portions of the Zoning Regulations, such application shall be processed in accordance with C.R.S § 29-20-108. These regulations shall not apply to transmission lines built, owned, and operated by a public utility.

4-815 Definitions

Agrivoltaic Systems: A system designed for the simultaneous use of areas of land for both groundmounted solar collectors and agriculture.

Parking Canopy Solar System: Ground-mounted solar collectors installed above parking areas.

Public Utility: An entity as defined in these Zoning Regulations.²¹⁰

Solar Collector: A photovoltaic (PV) panel, array of panels or other solar energy device, the primary purpose of which is to provide for the collection, inversion, storage, and distribution of solar energy for electricity generation, space heating, space cooling, or water heating. Ground-mounted solar collector includes agrivoltaic systems and parking canopy solar systems when installed on surface parking lots. Building-mounted solar collector includes parking canopy solar systems when installed on the roof of a parking garage.

Transmission Lines: Electric lines and related substations designed and operating at voltage levels above the public utility's voltages for distribution and generation facilities, including but not limited to related substation facilities such as transformers, capacitor banks, or breakers that are integral to the circuitry of the public utility's transmission system.

²⁰⁹ 2022 BCC 17

²¹⁰ 2024 BCC 42

4-820 Submittal Requirements

In addition to the submittal requirements of the applicable land use permit, an application for a solar collector shall include the following:

(A) Site Plan/Map. The required map shall include the following in addition to the other requirements of these Zoning Regulations:

- (1) Location and description of current land use, including agricultural use, dwelling units, microwave communication links and airports.
- (2) Clearly identified boundary lines and dimensions of the site where the proposed solar collector facility will be located.
- (3) Project area boundary and approximate size of the site where the proposed solar collector facility will be located, in acres or square feet.
- (4) Location of all proposed structures and facilities, including the location for each solar panel in the proposed solar collector facility, including:
 - a. Setbacks for each solar panel from property lines; and
 - b. Setback for all accessory buildings and structures.
- (5) Description of utility interconnection and crossing.

(B) Drawing. A schematic drawing showing the solar panels.

(C) Narrative and Impact Analysis. A narrative, in addition to the requirements of the application permit, including:

- (1) Project description and proposed phasing of development.
- (2) A description of the project and each phase of development, including the approximate number of solar panels, and the accessory structures, power output (in WM), and infrastructure and interconnection requirements for each phase.
- (3) Description of potential access route(s), including road surface material, proposed measures for dust control, and proposed road maintenance schedule or program.
- (4) Impact Analysis. The applicant will provide a description of the impacts that the proposed solar collector may cause, based upon the standards in these Solar Collector Facility and Zoning Regulations. This analysis shall include: a description of baseline conditions and the impacts that the proposed use may cause; a description of how the applicant will mitigate impacts; and documentation that applicable standards will be satisfied. The applicant shall also assess the potential effects of the proposed project on County services and capital facilities. In the event that impacts to County services or County capital facilities from construction

and operation of a solar collector are identified, the applicant shall develop a plan to maintain County services and County capital facilities. If impacts cannot be fully mitigated, the applicant may be required to pay the County a mutually agreed upon impact fee to allow the County to maintain existing County services and capital facilities.

- (D) Utility Interconnection or Crossing. The applicant will provide certification of intent to enter into an interconnection agreement and crossing agreement(s) to/with applicable utilities.
- (E) Decommissioning Plan. The applicant shall provide a decommissioning plan in accordance with Section 4-835.
- (F) Notification to Mineral Rights Holders. Applicant shall notify the individual mineral right holders within the project site in accordance with County and statutory notification requirements.
- (G) Septic System. If the proposed solar collector facility includes uses that must be served by a septic system, the applicant shall comply with applicable County requirements. The applicant shall provide a statement certifying that the septic system for the solar collector will comply with applicable County, State, and Federal requirements.
- (H) Water System. If the proposed solar collector facility includes uses that must be served by water, the application shall describe the water source and sufficiency of the water supply for the solar collector facility, including decreed or conditional water rights. If a well is required, the applicant shall obtain the necessary permit from the State of Colorado Office of the State Engineer.
- (I) Water and/ or Wind Erosion Control Plan. The applicant will provide a plan showing existing and proposed grading for the solar collector site. The drainage and erosion control plan shall be accompanied by a description of practices that will be utilized to prevent erosion and run-off during construction. If there are any modifications to this plan, the applicant will provide a final drainage and erosion control plan prior to commencement of construction.
- (J) Geotechnical Report. The applicant shall provide written certification that prior to construction, a professional engineer licensed in Colorado will complete a geotechnical study that includes the following:
 - (1) Soils engineering and engineering geologic characteristics of the site based upon on-site sampling and testing.
 - (2) Foundation and tower systems design criteria for all proposed structures.
 - (3) Slope stability analysis.
 - (4) Grading criteria for ground preparation, cuts and fills, and soil compaction.

- (K) Road Agreement. If any County roads will be used during construction of a solar collector facility for the purpose of transporting parts, materials and/or equipment, the applicant shall enter into a road agreement with the County. The roads agreement shall comply with Section 4-825 and shall also include the following:
 - (1) A map showing which County roads will be used during construction.
 - (2) A pre-construction baseline survey of County roads to be used during construction to document their pre-construction condition. The applicant is responsible for obtaining and paying for the costs of the baseline survey.
 - (3) A mitigation plan to address traffic congestion and potential impacts to County roads to be used during construction.
 - (4) A legally binding agreement between the applicant and the County that requires the applicant to return any County roads to their pre-construction baseline condition.
- (L) Liability Insurance. The applicant shall provide evidence of liability insurance to cover loss or damage to persons and structures during construction and operation of the solar collector facility.
- (M) Maintenance of Solar Panels. The applicant shall provide a statement certifying that the solar panels will be maintained and operated in accordance with manufacturer specifications, Owner Environmental Health and Safety Plans, applicable Occupational Health and Safety Administration (OSHA) requirements to ensure the safety of site personnel and the public, and in a manner that reduces fire risks caused by vegetation.
- (N) Additional Information and Waivers. The County may request additional information that may be required to evaluate the proposed solar collector facility. The County may waive or alter any of these minimum requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfied applicable standards.

4-825 Solar Collector Facility Standards

- (A) General Standards for all Solar Collectors
 - (1) All exterior electrical lines shall be buried below the surface of the ground when possible.
 - (2) All systems shall comply with all applicable building and electrical codes.
 - (3) The property owner shall notify and receive written approval from the public utility it intends to interconnect with as a part of any solar collector application.
- (B) Accessory Ground-Mounted Solar Collectors. Accessory ground-mounted solar collectors shall:
 - (1) Be located in a side or rear yard only;

- (2) Be set back at least six feet from the side and rear property line;
- (3) Not be located within any third-party easement on the property without written approval from such third-party easement holder;
- (4) Be located so as to minimize glare visible from abutting properties;
- (5) Not exceed 15 feet in height with panels oriented in a vertical position; and
- (6) Be included in determining the maximum coverage of structures on the lot.

(C) **Accessory Building-Mounted Solar Collectors.** Accessory building-mounted solar collectors shall:

- (1) Not extend more than 18 inches above the maximum height permitted in the zone district in which it is located;
- (2) If mounted to a portion of the roof ending at, or extending over, the front façade of the building, shall be mounted so that the edge of the device is set back at least one foot from the edge of the roof closest to the front lot line; and
- (3) If mounted to the wall of a building, may extend into or over no more than 33 percent of the depth of a minimum yard or setback that is required along a side lot line but shall not extend closer than four feet to a side lot line.

(D) **Principal Ground-Mounted Solar Collectors.**

- (1) The setbacks in this subsection shall govern over any setbacks established in these Zoning Regulations.

	Minimum Setback
Setback from above-ground public utility power lines or communication lines	70 feet
Setback from existing public road or highway or railroad	70 feet
Setback from inhabited buildings including: residence, school, hospital, church or public library	500 feet
Setback from all other property lines	70 feet

- (2) The setback requirement from inhabited structures may be reduced if appropriate screening through landscape or an opaque fence is installed, or upon submittal to the County of a waiver or informed consent signed by the owner of the inhabited structure agreeing to the lesser setback. If landscaping or opaque fencing is substituted for setback, a landscaping plan or fencing plan shall first be submitted to and approved by the County.

- (3) Setback from the section lines. The County has established right-of-ways (ROWS) that are located 30 feet on each side of section lines. The purpose of this ROW is to allow for maintenance of existing county roads and construction of new county roads. Placement of solar panels within this ROW will be reviewed by the County on a case-by-case basis to confirm that they will not conflict with the County's existing road plans and future road plans. In the event of a potential conflict, solar panels may need to be relocated outside of this established ROW to allow for future construction of county roads and any waiver granted is subject to the county's rights to the ROW which are not extinguished by the waiver. In the event that there is no conflict, the County may issue a waiver that will allow for placement of the solar panel within the existing county ROW. It is the responsibility of the applicant to apply for a waiver in these situations, and to provide exact location of proposed placement of solar panels and the distance from section lines. In the event a survey is required, the applicant will be responsible for obtaining and for paying the cost of the survey.²¹¹
- (4) The setback requirement from property lines, which are not section lines, may be waived for property lines that are located within the project boundary, as shown on the site plan/map required in Sec. 4-820(A). Under no circumstances may a waiver under this subsection be granted for setback requirements from property lines that are located outside the project boundary. In seeking a waiver, the application shall show the interior property lines on the site plan/map and identify those property lines for which a waiver is sought.²¹²
- (5) Scenic Resources Setback. Solar panels comprising the solar collector facility shall be set back a minimum $\frac{1}{4}$ mile from any highway, designated to be a scenic highway or roadway by the Morgan County Comprehensive Plan or by the state. A scenic resource protection setback requirement may be reduced if the Board determines that the characteristics of the surrounding property eliminate or substantially reduce concerns related to scenic value.
- (6) Substations, facility buildings, and other accessory structures that are part of the solar collector facility shall comply with the required primary building setbacks for the zone district in which the project is located.
- (7) Maximum Height. The maximum height of the solar panels shall not exceed 30 feet in height or 35 feet in height for agrivoltaics when oriented at maximum tilt.
- (8) Maximum Lot Coverage. The panels shall be considered in determining the maximum coverage of structures on the lot.
- (9) Septic System. If applicable, the proposed solar collector facility complies with applicable County requirements.

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²¹² 2023 BCC 06

- (10) Water Supply System. If applicable, the solar collector facility has demonstrated access to a water supply.
- (11) Roadways and Access.
 - (a) Legal access to public right-of-way to and from the solar collector facility shall be safe and in conformance with access permit requirements of the County.
 - (b) All reasonable efforts must be made to reduce traffic congestion during operations and unsafe traffic conditions during the construction phase or operations.
 - (c) Adequate turning radii shall be installed at all entrances to accommodate large truck movement.
 - (d) Off-street parking and loading zones shall be surfaced with gravel or the equivalent and shall be graded to prevent drainage problems.
 - (e) Staging activities and parking of equipment and vehicles shall occur on-site and on private rights-of-way and shall be prohibited on maintained County roads.
 - (f) The use of any County roads during construction shall be in accordance with and in compliance of Federal, State, County and local regulations governing such activities. The applicant will prepare a roads agreement that includes a mitigation plan addressing potential impacts to County roads to be used during construction. As part of the roads agreement, the applicant at their expense will be required to return any County roads that are impacted by construction to their pre-construction baseline condition.
- (12) Erosion and Sedimentation Control. Erosion and sedimentation control measures that ensure that disturbed areas and soil stockpiles are stabilized during construction shall be implemented. Disturbed areas shall be revegetated in accordance with landowner agreements.
- (13) Drainage/Storm-Water Run-Off. Run-off shall be managed in accordance with applicable County, State and Federal regulations. If applicable, the applicant shall obtain a Construction Stormwater Discharge Permit from the Colorado Department of Public Health and the Environment, Water Quality Control Division.
- (14) Protection of Agricultural Lands. The solar collector facility shall not have a significant adverse impact on agricultural lands and agricultural operations above what is allowed for under landowner lease agreements.
- (15) Fire Protection. The solar collector facility shall have adequate fire control and prevention measures.

- (16) Glare, Dust or Noise. Construction and operation of the solar collector facility shall not significantly increase existing glare, dust, or noise at surrounding properties.
- (a) The proposed solar collector facility shall comply with the statutory provisions for maximum permissible noise levels for industrial zoning in C.R.S. § 25-12-103.
 - (b) Fugitive dust and particulate emissions shall be controlled on the site.
 - (c) Waste materials shall be handled, stored, and disposed of in a manner that controls fugitive dust, fugitive particulate conditions, blowing debris and other potential nuisance conditions.
 - (d) The panels shall be located so as to minimize glare visible from an abutting property.
- (17) Underground Location of Electrical Collection System Wiring. Unless geologic conditions or other technical engineering considerations prevent underground installation such as wiring between systems, electrical collection system wiring and powerlines for the solar collector facility shall be installed underground except where the solar collector facility wiring is brought together from the project substation to the point of electrical interconnection. Overhead transmission lines are permissible from the project substation to the point of electrical interconnection.
- (18) Interconnection and Electrical Distribution Facilities.
- (a) Transmission from the project substation to the point of electrical interconnection shall comply with the most recent version of the National Electrical Safety Code.
 - (b) Interconnection shall conform to the requirements of the electric utility company, and applicable state and federal regulatory codes.
- (19) Certification of Equipment and Appurtenant Facilities.
- (a) All solar collector facilities shall be reviewed by a registered structural engineer, licensed in Colorado, to confirm their compliance with the applicable State, Federal and local regulations and to conform with good engineering practices.
 - (b) The electrical system shall be certified by a registered electrical engineer, licensed in Colorado, to be compliant with the applicable State, Federal and local regulations, and to conform with good engineering practices.

4-830 Review Criteria and Process

- (A) In addition to any review criteria imposed by the Zoning Regulations for the applicable permit, the County shall consider whether the application complies with the requirements of these Solar Collector Regulations.
- (B) All applications under these Solar Collector Facility Regulations shall be processed pursuant to the procedures applicable to the type of permit required.

4-835 Decommissioning Requirements for Solar Collector Facilities

- (A) General Requirements.
 - (1) If a solar collector facility ceases to perform its originally intended function for more than 12 consecutive months unless for the purpose of repowering the facility with replacement solar panels or as explicitly agreed to in writing by the County Planning Department, the permit holder and/or property owner shall remove the facility, mount and associated equipment and facilities by no later than 270 days after the end of the 12-month period.
 - (2) If permit holder and/or property owner notifies the County of the termination of operations, decommissioning shall be completed no less than 180 days from the date of the notice.
 - (3) Upon removal of a solar collector facility, the property shall be restored to the condition prior to development of the facility or as explicitly agreed to in writing by the County Planning Department and landowner.
- (B) Decommissioning Plan. The decommissioning plan shall include:
 - (1) Contact information for all parties involved (e.g., landowner, developer, utilities, etc.);
 - (2) A detailed plan for the removal of all facilities and equipment from the site, including provisions for the removal of structures, debris and cabling including those below the soil surface to depths agreed to in landowner agreements or down twenty-four (24) inches;
 - (3) A cost estimate for the decommissioning prepared by a professional engineer or contractor with expertise in related decommissioning projects; and
 - (4) Roles and responsibilities of each party involved in the decommissioning.
- (C) Decommissioning Bond or Letter of Credit. The decommissioning cost, minus the salvage value of the facility equipment, shall be made by cash, surety bond or irrevocable letter of credit at 50% before construction commences and the remaining 50% prior to the twelfth anniversary of the commencement of construction of the facility.

- (D) If decommissioning does not proceed in accordance with the decommissioning plan, the County shall have the right, but not the requirement, to enter the property and cause the appropriate abandonment and decommissioning measures as determined by the approved decommissioning plan.

4-840 Ownership Changes

If the ownership of a principal solar collector facility changes or the owner of the property changes, the use permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the use permit and decommissioning plan. A new owner or operator of the principal solar collector facility shall notify the County Planning Department and the Board of County Commissioners in writing of such change in ownership or operator within thirty (30) days of the ownership change. The use permit and all other local approvals for the principal solar collector facility will be voided if a new owner or operator fails to provide written notification as provided herein in the required timeframe. Reinstatement of a void use permit will be subject to the same review and approval processes for new applications.

4-845 Approval Time Frame and Abandonment

The use permit for a principal ground-mounted solar collector facility shall be valid for a period of three (3) years from the date of approval. The owner and/or operator may seek an extension of the approval period from the appropriate decision-making authority by demonstrating a need for an extension and filing an application with the County Planning Department. Each renewal application shall be accompanied by the appropriate fee, as established by the Board of County Commissioners. Requested renewals may be in one year, two year, or three year terms. However, no extensions shall extend the approval period beyond six (6) years from the date of the original approval of the use permit. If the owner and/or operator fails to achieve substantial construction and installation of the facility within the approved period, including any extensions, the approval shall expire and a new application shall be required. The applicant shall be responsible to apply for and obtain any necessary extensions for any building permit issued for the facility.²¹³

BATTERY ENERGY STORAGE SYSTEM (BESS) REGULATIONS

4-850 Definitions

Battery Energy Storage System (BESS): A rechargeable energy storage system consisting of batteries, battery chargers, controls, power conditioning systems and associated electrical equipment designed to provide electrical power to a building or to provide electrical grid-related services. Battery energy storage systems designed and operated for a single residential household shall not be included in the definition.

4-855 Submittal Requirements

- (A) In addition to any submittal documents required by the Zoning Regulations for the applicable use permit, except as modified by these BESS Regulations, an application for a BESS shall contain the following items:

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- (1) Change Conditions Narrative. Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, and screening vegetation or structures.
- (2) Electrical Diagram. A one or three-line electrical diagram detailing the BESS layout, associated components, and electrical interconnection methods, with all National Electrical Safety Code compliant disconnects and over current devices.
- (3) Specification Sheet. A preliminary equipment specification sheet that documents the proposed BESS components, inverters and associated electrical equipment that are to be installed. A final equipment specification sheet shall be submitted prior to the issuance of building permit.
- (4) Contact Information. Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the BESS. Such information of the final system installer shall be submitted prior to the issuance of building permit.
- (5) Narrative. A narrative providing an explanation of the project, the above grade and below grade infrastructure, the type of battery, temperature control (if applicable) for the BESS system, identified environmental impacts and mitigation,
- (6) Maintenance Plan. A system and property maintenance plan describing continuing BESS maintenance and property upkeep during the operation of the BESS.
- (7) Fire Mitigation Plan. A fire mitigation plan including identification of the nearest water source for fire suppression or written confirmation from the local fire department with jurisdiction over the property stating that the site has been evaluated for fire risks and sufficiently mitigated any such risk.
- (8) Drainage Plan. A drainage plan, regardless of the square footage of the BESS.
- (9) Decommissioning Plan. A decommissioning plan in accordance with Section 4-870.
- (10) Emergency Operation Plan. An emergency operation plan including the following:
 - (a) Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions.
 - (b) Procedures for inspection and testing of associated alarms, interlocks, and controls.
 - (c) Procedures to be followed in response to notifications from the BESS management system, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning

service and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure.

- (d) Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department or district, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.
 - (e) Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required.
 - (f) Procedures for dealing with BESS equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged BESS equipment from the facility.
- (B) Application for a BESS that are part of a solar collector facility and submitted concurrently with an application for the solar collector facility may be processed concurrently.

4-860 Battery Energy Storage System (BESS) Standards

- (A) BESS shall comply with all applicable requirements of the underlying zone district and the Accessory Uses and Structures requirements in Sec. 3-130 of these Zoning Regulations.
- (B) All BESS, including all mechanical equipment, shall be enclosed by a minimum of a six (6) foot tall fence with a self-locking gate to prevent unauthorized access, unless housed in a building dedicated to the BESS. No fencing may interfere with any ventilation or exhaust ports.
- (C) All BESS, their components, and associated ancillary equipment shall be placed with required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure in compliance with applicable electric code, as adopted by the State of Colorado.

4-865 Review Criteria and Process

- (A) In addition to any review criteria imposed by the Zoning Regulations for the applicable permit, the County shall consider whether the application complies with the requirements of these BESS Regulations.
- (B) All applications under these BESS Regulations shall be processed pursuant to the procedures applicable to the type of permit required.

4-870 Decommissioning Requirements for BESS

- (A) General Requirements.

- (1) If a BESS ceases to perform its originally intended function for more than 12 consecutive months, the permit holder and/or property owner shall remove the system, foundation and associated equipment and facilities by no later than 180 days after the end of the 12-month period.
 - (2) If permit holder and/or property owner notifies the County of the termination of operations, decommissioning shall be completed no less than 180 days from the date of the notice.
 - (3) Upon removal of a BESS, the property shall be restored to the condition prior to development of the system.
- (B) Decommissioning Plan. The decommissioning plan shall include:
- (1) Contact information for all parties involved (e.g., landowner, developer, utilities, etc.);
 - (2) A detailed plan for the removal of all systems and equipment from the site, including provisions for the removal of structures, debris and cabling including those below the soil surface to depths agreed to in landowner agreements or down twenty-four (24) inches;
 - (3) A cost estimate for the decommissioning prepared by a professional engineer or contractor with expertise in related decommissioning projects; and
 - (4) Roles and responsibilities of each party involved in the decommissioning.
- (C) Decommissioning Bond or Letter of Credit. The decommissioning cost, minus the salvage value of the system, foundation, and associated equipment and facilities, shall be made by cash, surety bond, or irrevocable letter of credit at 50% before construction commences and the remaining 50% prior to the twelfth anniversary of the commencement of construction of the system.²¹⁴
- (D) If decommissioning does not proceed in accordance with the decommissioning plan, the County shall have the right, but not the requirement, to enter the property and cause the appropriate abandonment and decommissioning measures as determined by the approved decommissioning plan

4-875 Ownership Changes

If the ownership of a BESS changes or the owner of the property changes, the use permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the use permit and decommissioning plan. A new owner or operator of the BESS shall notify the County Planning Department and the Board of County Commissioners in writing of such change in ownership or operator within thirty (30) days of the ownership change. The use permit and all other local approvals for the BESS will be voided if a new owner or operator fails

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to provide written notification as provided herein in the required timeframe. Reinstatement of a void use permit will be subject to the same review and approval processes for new applications.

4-880 Approval Time Frame and Abandonment

The use permit for a BESS shall be valid for a period of three (3) years from the date of approval. The owner and/or operator may seek an extension of the approval period from the appropriate decision-making authority by demonstrating a need for an extension and filing an application with the County Planning Department. Each renewal application shall be accompanied by the appropriate fee, as established by the Board of County Commissioners. Requested renewals may be in one year, two year, or three year terms. However, no extensions shall extend the approval period beyond six (6) years from the date of the original approval of the use permit. If the owner and/or operator fails to achieve substantial construction and installation of the BESS within the approved period, including any extensions, the approval shall expire and a new application shall be required. The applicant shall be responsible to apply for and obtain any necessary extensions for any building permit issued for the BESS.²¹⁵

WIND ENERGY FACILITY REGULATIONS

4-885 Applicability

These Wind Energy Facility Regulations and applicable portions of the Zoning Regulations apply to those activities that are not a major facility of a public utility, as defined in the County's 1041 Regulations. To the extent the proposed activity is a major electrical facility of a public utility or power authority subject to these Wind Energy Facility Regulations and applicable portions of the Zoning Regulations, such application shall be processed in accordance with C.R.S. § 29-20-108. These regulations shall not apply to transmission lines built, owned, and operated by a public utility.

4-890 Definitions

Hub: The part of the wind turbine to which the blades are attached, together creating the rotor.

Hub Height: The distance measured from ground level to the center of the turbine hub.

MET Tower: A meteorological tower used for the measurement of wind speed.

Public Utility: An entity as defined in these Zoning Regulations.²¹⁶

System Height: The combined height of the tower, the wind turbine and any blade extended at its highest point, measured from ground level.

Transmission Lines: Electric lines and related substations designed and operating at voltage levels above the public utility's voltages for distribution and generation facilities, including but

²¹⁵ 2023 BCC 16

²¹⁶ 2024 BCC 42

not limited to related substation facilities such as transformers, capacitor banks, or breakers that are integral to the circuitry of the public utility's transmission system.

Wind Energy Facility (WEF): All necessary devices that together convert wind energy into electricity, including the rotor, nacelle, generator, WEF tower, electrical components, WEF foundation, transformer, and electrical cabling from the WEF tower to the substation(s). WEF shall include MET towers.

Wind Turbine: A wind energy conversion system that converts wind energy into electricity through the use of a wind turbine generator. The term "wind turbine" shall include the turbine, blade, tower, base and pad transformer.

4-895 Submittal Requirements

In addition to the submittal requirements for the applicable land use permit, an application for a WEF shall include the following:

- (A) Site Plan/Map. The required map shall include the following in addition to the other requirements of these Zoning Regulations:
 - (1) Location and description of current land use, including agricultural use, dwelling units, microwave communication links and airports.
 - (2) Clearly identified boundary lines and dimensions of the site where the proposed WEF will be located.
 - (3) Project area boundary and approximate size of the site where the proposed WEF will be located, in acres or square feet.
 - (4) Location of all proposed structures and facilities, including the location and dimensions for each wind turbine in the proposed WEF, including:
 - a. Setbacks each wind turbine from property lines.
 - b. Setbacks of all accessory buildings and structures.
 - (5) Description of utility interconnection and crossing.
- (B) Drawing. A schematic drawing showing the wind turbine and range of dimensions, including system height, rotor diameter, hub height, and rotor ground clearance.
- (C) Narrative and Impact Analysis. A narrative, in addition to the requirements of the applicable permit, including:
 - (1) Project description and proposed phasing of development.
 - (2) A description of the project and each phase of development, including the approximate number of wind turbines, and the accessory structures, power output (in MW), and infrastructure and interconnection requirements for each phase.

- (3) Description of potential access route(s), including road surface material, proposed measures for dust control, and proposed road maintenance schedule or program.
 - (4) Impact Analysis. The applicant will provide a description of the impacts that the proposed WEF may cause, based upon the standards in these WEF and Zoning Regulations. This analysis shall include: a description of baseline conditions and the impacts that the proposed use may cause, as described in Section 6-105; a description of how the Applicant will mitigate impacts; and documentation that applicable standards will be satisfied. The applicant shall also assess the potential effects of the proposed project on County services and capital facilities. In the event that impacts to County services or County capital facilities from construction and operation of a WEF are identified, the applicant shall develop a plan to maintain County services and County capital facilities. If impacts cannot be fully mitigated, the Applicant may be required to pay the County a mutually agreed upon impact fee to allow the County to maintain existing County Services and Capital facilities.
- (D) Utility Interconnection or Crossing. The applicant will provide certification of intent to enter into an interconnection agreement and crossing agreement(s) to/with applicable utilities.
- (E) Decommissioning Plan. The applicant shall provide a Decommissioning Plan in accordance with Section 4-910.
- (F) Notification Requirements.
- (1) Mineral Right Holders. Applicant shall notify the individual mineral rights holders within the project site in accordance with County and statutory notification requirements.
 - (2) Notice to FAA and Approval. The Application will provide written certification that the Federal Aviation Administration (FAA) forms have been submitted to the FAA in accordance with the FAA requirements, and the FAA has issued approval for the location of the WEF.
 - (3) Notice to Operator of Communication Link. If any Wind Turbine included within the proposed WEF is located within two (2) miles of any wireless communications link, the Applicant shall certify that they will notify the operator of the communication link in writing about the proposed project at least thirty (30) days prior to commencement of construction.
- (G) Septic System. If the proposed WEF includes uses that must be served by a septic system, the applicant shall comply with applicable County requirements. The applicant shall provide a statement certifying that the septic system for the WEF will comply with applicable County, State, and Federal requirements.
- (H) Water System. If the proposed WEF includes uses that must be served by water, the application shall describe the water source and sufficiency of the water supply for the WEF,

including decreed or conditional water rights. If a well is required, the applicant shall obtain the necessary permit from the State of Colorado Office of the State Engineer.

- (I) Water and/or Wind Erosion Control Plan. The applicant will provide a plan showing existing and proposed grading for the WEF site. The drainage and erosion control plan shall be accompanied by a description of practices that will be utilized to prevent erosion and run-off during construction. If there are any modifications to this plan, the applicant will provide a final drainage and erosion control plan prior to commencement of construction.
- (J) Geotechnical Report. applicant shall provide written certification that prior to construction, a professional engineer licensed in the State of Colorado will complete a geotechnical study that includes the following.
 - (1) Soils engineering and engineering geologic characteristics of the site based upon on-site sampling and testing.
 - (2) Foundation and tower systems design criteria for all proposed structures.
 - (3) Slope stability analysis.
 - (4) Grading criteria for ground preparation, cuts and fills, and soil compaction.
- (K) Road Agreement. If any County roads will be used during construction of a WEF for the purpose of transporting parts, materials and/or equipment, the applicant shall enter into a roads agreement with the County. The roads agreement shall comply with Section 4-900 and shall also include the following:
 - (1) A map showing which County roads will be used during construction.
 - (2) A pre-construction baseline survey of County roads to be used during construction to document their pre-construction condition. The applicant is responsible for obtaining and paying for the costs of the baseline survey.
 - (3) A mitigation plan to address traffic congestion and potential impacts to County roads to be used during construction.
 - (4) A legally binding agreement between the applicant and the County that requires the applicant to return any County roads to their pre-construction baseline condition.
- (L) Liability Insurance. The applicant shall provide evidence of liability insurance to cover loss or damage to persons and structures during construction and operation of the WEF.
- (M) Maintenance of Wind Turbines. The applicant shall provide a statement certifying that the wind turbines will be maintained and operated in accordance with manufacturer specifications, Owner Environmental Health and Safety Plans, and applicable Occupational Health and Safety Administration (OSHA) requirements to ensure the safety of site personnel and the public.

- (N) Additional Information and Waivers. The County may request additional information that may be required to evaluate the proposed WEF. The County may waive or alter any of these minimum requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfied applicable standards.

4-900 WEF Standards

- (A) Height Limitation.

- (1) The height of ground-mounted WEFs shall be subject to FAA approval.
- (2) Building-mounted WEFs may not exceed the height permitted for the zone district in which the project is located.

- (B) Setbacks from Ground-Mounted WEF.

- (1) The setbacks in this subsection shall govern over any setbacks established in these Zoning Regulations.

	Minimum Setback
Setback from above-ground public utility power lines or communication lines	1.1 times system height
Setback from existing public road or highway or railroad	1.1 times system height
Setback from inhabited buildings including: residence, school, hospital, church or public library	2 times system height
Setback from public road or highway with ADT of 7,000 or more	1.1 times system height
Setback from all other property lines, unless appropriate easements are secured from adjacent property owners or other acceptable mitigation is approved by the Board	1.1 times system height

- (2) Setback from the section lines. The County has established right-of-ways (ROWS) that are located 30 feet on each side of section lines. The purpose of this ROW is to allow for maintenance of existing county roads and construction of new county roads. Placement of wind turbines, including their foundations, within this ROW will be reviewed by the County on a case-by-case basis to confirm that they will not conflict with the County’s existing road plans and future road plans. In the event of a potential conflict, wind turbines may need to be relocated outside of this established ROW to allow for future construction of county roads and any waiver granted is subject to the county’s rights to the ROW which are not extinguished by the waiver. In the event that there is no conflict, the County may issue a waiver that will allow for placement of the wind turbine within the existing county ROW. It is the responsibility of the applicant to apply for a waiver in these situations, and to provide exact location of proposed placement of wind turbines and the foundations,

and the distance from sections lines. In the event a survey is required, the applicant will be responsible for obtaining and paying the costs of survey.²¹⁷

- (3) Scenic Resources Setback. Wind turbines compromising the WEF shall be setback a minimum $\frac{1}{4}$ mile from any highway, designated to be a scenic highway or roadway by the Morgan County Comprehensive Plan or by the state. A scenic resource protection setback requirement may be reduced to 1.1 times the total wind system height if the Board determines that the characteristics of the surrounding property eliminate or substantially reduce considerations of scenic value.
 - (4) Substations, facility buildings, and other accessory structures that are part of the WEF shall comply with the required primary building setbacks for the zone district in which the project is located.
- (C) Setbacks for Building-Mounted WEF. The blades of a building-mounted WEF shall not extend beyond the property line in any operational position.
 - (D) Minimum Ground Clearance for Ground-Mounted WEF. The blade tip of any wind turbine shall, at its lowest point, have ground clearance of no less than sixty (60) feet.
 - (E) Separation Distance. Ground-mounted WEFs blades that spin on a horizontal axis shall not be located within 500 feet of any State wildlife areas and wetlands as mapped by the Colorado Wetland Inventory.
 - (F) Septic System. If applicable, the proposed WEF complies with applicable County requirements.
 - (G) Water Supply System. If applicable, the WEF has demonstrated access to a water supply.
 - (H) Roadways and Access.
 - (1) Legal access to public right-of-way to and from the WEF shall be safe and in conformance with access permit requirements of the County.
 - (2) All reasonable efforts must be made not cause traffic congestion during operations and unsafe traffic conditions during the construction phase or operations.
 - (3) Adequate turning radii shall be installed at all entrances to accommodate large truck movement.
 - (4) Off-street parking and loading zones shall be surfaced with gravel or the equivalent and shall be graded to prevent drainage problems.
 - (5) Staging activities and parking of equipment and vehicles shall occur on-site and on private rights-of-way and shall be prohibited on maintained County roads.

²¹⁷ 2023 BCC 06

- (6) The use of any County roads during construction shall be in accordance with and in compliance of Federal, State, County and local regulations governing such activities. The applicant will prepare a roads agreement that includes a mitigation plan addressing potential impacts to County roads to be used during construction. As part of the roads agreement, the applicant at their expense will be required to return any County roads that are impacted by construction to their pre-construction baseline condition.
- (G) Air Quality. The proposed WEF shall comply with applicable County, State and Federal air quality laws.
- (H) Glare, Dust or Noise. Construction and operation of the WEF shall not significantly increase existing glare, dust, or noise at surrounding properties.
 - (1) To minimize the potential for glare, Wind turbines shall be painted a neutral color such as matte white or matte gray.
 - (2) The proposed WEF shall comply with the statutory provisions for maximum permissible noise levels for industrial zoning in C.R.S. § 25-12-103.
 - (3) Fugitive dust and particulate emissions shall be controlled on the site.
 - (4) Waste materials shall be handled, stored, and disposed of in a manner that controls fugitive dust, fugitive particulate conditions, blowing debris and other potential nuisance conditions.
 - (5) The WEF shall comply with FAA minimum lighting requirements and be at the lowest intensity allowed. Any array of flashing or pulsed obstruction lighting shall be synchronized to flash simultaneously. No accessory lighting is permitted, except for lighting that is necessary for safety and security purposes.
- (I) Erosion and Sedimentation Control. Erosion and sedimentation control measures that ensure that disturbed areas and soil stockpiles are stabilized during construction shall be implemented. Disturbed areas shall be revegetated in accordance with landowner agreements.
- (J) Drainage/Storm-Water Run-Off. Run-off shall be managed in accordance with applicable County, State and Federal regulations. If applicable, the applicant shall obtain a Construction Stormwater Discharge Permit from the Colorado Department of Public Health and the Environment, Water Quality Control Division.
- (K) Protection of Agricultural Lands. The WEF shall not have a significant adverse impact on agricultural lands and agricultural operations above what is allowed for under landowner lease agreements.
- (L) Fire Protection. The WEF shall have adequate fire control and prevention measures.

- (M) **Underground Location of Electrical Collection System Wiring.** Unless geologic conditions or other technical engineering considerations prevent underground installation, electrical collection system wiring and power lines for the WEF shall be installed underground except where the WEF collector system wiring is brought together from the project substation to the point of electrical interconnection. Overhead transmission lines are permissible from the project substation to the point of electrical interconnection.
- (N) **Interconnection and Electrical Distribution Facilities.**
 - (1) Transmission from the project substation to the point of electrical interconnection shall comply with the most recent version of the National Electrical Safety Code.
 - (2) Interconnection shall conform to the requirements of the electric utility company, and applicable state and federal regulatory codes.
- (O) **Certification of Equipment and Appurtenant Facilities.**
 - (1) All wind turbine towers and foundations systems (i.e., structural systems) shall be reviewed by a registered structural engineer, licensed in Colorado, to confirm their compliance with the applicable State, Federal and local regulations and to conform with good engineering practices.
 - (2) The electrical system shall be certified by a registered electrical engineer, licensed in Colorado, to be compliant with the applicable State, Federal and local regulations, and to conform with good engineering practices.
- (P) **Signs.** Wind Turbines shall not be used for displaying any messaging or communication, except for reasonable identification of the manufacturer or operator of the Wind Energy Facility.

4-905 Review Criteria and Process

- (A) In addition to any review criteria imposed by the Zoning Regulations for the applicable permit, the County shall consider whether the application complies with the requirements of these BESS Regulations.
- (B) All applications under these BESS Regulations shall be processed pursuant to the procedures applicable to the type of permit required.

4-910 Decommissioning Requirements for WEF

- (A) **General Requirements.**
 - (1) If a WEF ceases to perform its originally intended function for more than 12 consecutive months unless for the purpose of repowering the facility with replacement equipment or as explicitly agreed to by the County Planning Department, the permit holder and/or property owner shall remove the facility,

mount and associated equipment and facilities by no later than 270 days after the end of the 12-month period.

- (2) If permit holder and/or property owner notifies the County of the termination of operations, decommissioning shall be completed no less than 180 days from the date of the notice.
 - (3) Upon removal of a WEF, the property shall be restored to the condition prior to development of the facility or as explicitly agreed to by the County Planning Department and landowner.
- (B) Decommissioning Plan. The decommissioning plan shall include:
- (1) Contact information for all parties involved (e.g., landowner, developer, utilities, etc.);
 - (2) A detailed plan for the removal of all systems and equipment from the site, including provisions for the removal of structures, debris and cabling including those below the soil surface to depths agreed to in landowner agreements or down twenty-four (24) inches;
 - (3) A cost estimate for the decommissioning prepared by a professional engineer or contractor with expertise in related decommissioning projects; and
 - (4) Roles and responsibilities of each party involved in the decommissioning.
- (C) Decommissioning Bond or Letter of Credit. The decommissioning cost shall be made by cash, surety bond or irrevocable letter of credit at 50% before construction commences and the remaining 50% prior to the twelfth anniversary of the commencement of construction of the facility.
- (D) If decommissioning does not proceed in accordance with the decommissioning plan, the County shall have the right, but not the requirement, to enter the property and cause the appropriate abandonment and decommissioning measures as determined by the approved decommissioning plan.

4-915 Ownership Changes

If the ownership of a WEF changes or the owner of the property changes, the use permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the use permit and decommissioning plan. A new owner or operator of the WEF shall notify the County Planning Department and the Board of County Commissioners in writing of such change in ownership or operator within thirty (30) days of the ownership change. The use permit and all other local approvals for the WEF will be voided if a new owner or operator fails to provide written notification as provided herein in the required timeframe. Reinstatement of a void use permit will be subject to the same review and approval processes for new applications.

4-920 Approval Time Frame and Abandonment

The use permit for a WEF shall be valid for a period of three (3) years from the date of approval. The owner and/or operator may seek an extension of the approval period from the appropriate decision-making authority by demonstrating a need for an extension and filing an application with the County Planning Department. Each renewal application shall be accompanied by the appropriate fee, as established by the Board of County Commissioners. Requested renewals may be in one year, two year, or three year terms. However, no extensions shall extend the approval period beyond six (6) years from the date of the original approval of the use permit. If the owner and/or operator fails to achieve substantial construction and installation of the facility within the approved period, including any extensions, the approval shall expire and a new application shall be required. The applicant shall be responsible to apply for and obtain any necessary extensions for any building permit issued for the facility.²¹⁸

²¹⁸ 2023 BCC 16

CHAPTER 5 - BOARD OF ADJUSTMENT AND APPEALS PROCEDURE ²¹⁹

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5-100 Intent

The purpose of the Board of Adjustment hereby created shall be to provide for, in appropriate cases and subject to additional conditions and safeguards, the ability to make special exceptions to the terms of these Regulations in conformance with their general purpose and intent.

5-105 Membership of the Board of Adjustment

The Board of County Commissioners of Morgan County shall appoint a Board of Adjustment consisting of five (5) voting members. Not more than one (1) of the members of such board may at any time be a member of the Planning Commission. Each of the members of the Board of Adjustment shall be a resident of the County. The term of appointed members of the Board of Adjustments shall be three (3) years and until their respective successors have been appointed. The terms of office shall be staggered by making the appointments so that at least one (1) member's term will expire each year. Each individual member can serve no more than two (2) consecutive full three (3) year terms.

5-110 Associate Members of the Board of Adjustment

Two (2) associate members to the Board of Adjustment are to be appointed by the Board of County Commissioners. Each associate member shall be a resident of the County. In the event that any regular member of the Board of Adjustment is temporarily unable to act, owing to absence from the County, illness, interest in a matter before the Board of Adjustment, or any other cause, that member's place may be taken during such temporary disability by the most senior associate member present based upon length of service.

5-115 Removal of Members of the Board of Adjustment

Any member of the Board of Adjustment may be removed for nonperformance of duty or misconduct by the Board of County Commissioners. Vacancies shall be filled for the unexpired term in the same manner as in the case of original appointments.

5-120 Compensation

The Board of Adjustment shall receive such fees as determined by Morgan County and for reimbursement for actual expenses incurred and mileage for attending official and special meetings.

²¹⁹ 2014 BCC 26

²²⁰ 2017 BCC 55

5-125 Officers

The Board of Adjustment shall elect from its members a Chairperson and a Vice-Chairperson whose term shall be for one (1) year. Other positions may be created by the Board of Adjustment when needed.

5-130 Internal Rules

The Board of Adjustment shall adopt such rules and regulations governing its proceedings as it may consider necessary or advisable; such rules and regulations shall be consistent with the guidelines of this section and appropriate state law.

5-135 Meetings

The Board of Adjustment shall meet as often as necessary to hear and act upon applications and other appropriate requests submitted.

5-140 Special Meetings

The Board of Adjustment may call special meetings for special projects and other important topics for review, discussion and/or recommendation. Alternate hearing dates due to weather conditions and other scheduling difficulties may be considered by the Chairperson of the Board of Adjustment.

5-145 Planning Administrator Duties

- (A) The Planning Administrator or designee shall serve as secretary to the Board of Adjustment and shall be present at all regular and special meetings of this Board. The minutes shall be made a matter of public record within a practical time after the official meeting of the Board of Adjustment. Anyone wishing to have a transcript of the proceedings may have a court reporter present at their own expense.
- (B) All file summaries and other documents as determined appropriate by the Planning Administrator are to be provided to the Board of Adjustment prior to the hearing as a business item.

5-150 Powers and Duties of the Board of Adjustment

The Board of Adjustment has the following powers:

- (A) To hear and act upon requests for appeals from the administrative decisions of the Planning Administrator and interpretive decisions of the Planning Administrator regarding Zone District Boundaries.
- (B) To hear and grant or deny variances from the bulk requirements of these Regulations, variances regarding the maximum number of residences permitted per parcel, and the floodplain regulations, as provided for in Sections 3-800 and 3-805 of these Regulations.

5-155 Majority Needed

- (A) The concurring roll call vote of four (4) members of the Board of Adjustment shall be necessary to reverse any order, requirement decision, or determination of any such administrative official or agency or to decide in favor of the applicant.
- (B) No appeals from the Planning Administrator's action shall be granted by the Board of Adjustment when, in the opinion of said Board, the applicant has not provided reasonable and adequate evidence justifying the request presented, or when the applicant cannot demonstrate compliance with the criteria in Section 5-220.

5-160 Decision by the Board of Adjustment

The decision by the Board of Adjustment shall be final and appeal of such a decision shall be as provided by law.

PROCEDURE FOR APPEALS AND VARIANCES

5-175 Pre-application Procedure

The applicant shall discuss the appeals and variances informally with the Planning Administrator to learn what materials and what steps are necessary for the application.

5-180 Decision of Administrator - Application

A formal application shall be submitted to the Planning Administrator and he or she shall render a decision on the completeness of the application within ten (10) days of submittal of the application. Appeals of this decision may subsequently be made to the Board of Adjustment. The Planning Administrator shall notify the applicant, in writing, of the completeness of the application and if applicable, the reason(s) why the application is not complete. Only complete applications will be considered by the appropriate decision making authority pursuant to these Regulations.

5-185 Requirements for Variance Application

Variance applications shall consist of the following items:

- (A) A completed application form.
- (B) Proof of ownership of the land on which the appeal is requested.
- (C) Application fee.
- (D) A site plan drawn to appropriate scale showing the location of existing structures, fences, natural features, streets and rights-of-way, boundary lines, and lot lines. The site plan will graphically display the design standards, such as setbacks, which are the subject of variance or disagreement. ””

- (E) Any other information determined to be necessary by the Planning Administrator or the Board of Adjustment that will aid in making a decision which will not impair the intent and purpose of these Regulations.
- (F) A statement or narrative that demonstrates compliance with the applicable criteria for variances.
- (G) A list and a map provided by the Planning Department showing all adjacent surface property owners of the property which is the subject of the variance application.
- (H) For variances to minimum lot size, any additional requirements provided for in Section 8-170 of the Morgan County Subdivision Regulations. References in this section to the Morgan County Board of Commissioners or Planning Commission shall be deemed to refer to the Morgan County Board of Adjustment.

5-190 Requirements for Appeals Application

All appeals of the Planning Administrator's decision shall consist of the following:

- (A) All application requirements of Section 5-185(A) through (E) and a written description of the grounds for the appeal and why the administrative decision was incorrect.
- (B) Citation of the Section of the Zoning Regulations that is the subject of the appeal.
- (C) Any written statements desired by the appellant.

5-200 Notice of Hearing

- (A) Planning Administrator or designee shall be responsible for posting the notice of a public hearing, required under Section 5-215 of these Regulations, on the County's website, at least ten (10) days prior to said hearing before the Board of Adjustment and which shall remain posted through the conclusion of the hearing. Said notice shall read as shown on Form 7, Appendix A.²²¹
- (B) At least ten (10) days prior to the hearing, the Planning Administrator or designee shall mail a notice of said hearing by first class mail, to owners of property of adjacent property under consideration for the appeal or variance.

5-210 Administrative Variances

Variance applications requesting a variance of no more than a 10% from the applicable bulk requirement(s) may be considered for approval by the Planning Administrator, subject to the following procedure and criteria:

- (A) Within five (5) days of receipt of a complete application, the Planning Administrator or designee shall mail notice of the application by first class mail, to owners of property

²²¹ 2024 BCC 44

adjacent to the property under consideration for the variance. Such notice shall provide that owners may file comments with the Planning Administrator within fourteen (14) days of the date of the notice.

- (B) No earlier than the final date for submission of comments as described in subsection (A) above but within thirty (30) days of receipt of a complete application, the Planning Administrator shall render a written decision on the application. The Planning Administrator is authorized to impose conditions on an application in conformity with these Regulations. The written decision shall be mailed to the applicant.
- (C) Decisions by the Planning Administrator under this Section may be appealed to the Board of Adjustment pursuant the procedures in these Regulations.
- (D) In considering the application and any comments, the Planning Administrator shall consider the following criteria:
 - (1) The variance, if granted, will not adversely affect the use of adjacent property as permitted under these Regulations and/or use of the adjacent right of way;
 - (2) That the variance, if granted, is in keeping with the intent of these Zoning Regulations and the Morgan County's Comprehensive Plan; and
 - (3) That the variance, if granted, does not adversely affect the health, safety, and welfare of the citizens of Morgan County.

5-215 Actions of the Board of Adjustment

- (A) The Board shall conduct the public hearing on an appeal or variance application in a controlled manner, hearing presentations of application materials by the applicant, comments from the Administrator and public testimony. The Board shall make its decision based on the information presented and on findings related to the criteria in Section 5-220, as applicable. The Board may convene the hearing only if a quorum of four (4) members or associate members is present.
- (B) The Board shall make its decision at the meeting and instruct the Administrator to prepare a resolution approving, approving with condition or denying the application. Resolutions from the Board of Adjustment may be forward to the Board of County Commissioners as an information item.

5-220 Criteria for Reviewing Appeals and Variances – Board of Adjustment

The Board of Adjustment shall make decisions concerning appeals and applications for variances utilizing the following criteria, as applicable:

- (A) Appeals Criteria. In hearing an appeal of an administrative decision or interpretation, the Board of Adjustment shall consider the following
 - (1) the technical meaning of the provision being appealed;

- (2) evidence as to the past interpretation of the provision;
 - (3) the principles of interpretation and rules of construction in these Zoning Regulations; and
 - (4) the effect of the interpretation on the intent of this Code and the implementation of the Comprehensive Plan
- (B) Variance Criteria. In order to grant a variance, the Board of Adjustment shall find that the following criteria have been satisfied:
- (1) The strict application of the applicable regulation results in peculiar and exceptional difficulties or exception and undue hardship on the owner due to:
 - (a) exceptional narrowness, shallowness, or shape of the property at the time of the enactment of the regulation; or
 - (b) exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property; and
 - (2) the hardship is not self-imposed;
 - (3) the variance, if granted, will not adversely affect the use of adjacent property as permitted under these Regulations;
 - (4) that the variance, if granted, is in keeping with the intent of these Zoning Regulations and the Morgan County's Comprehensive Plan; and
 - (5) that the variance, if granted, does not adversely affect the health, safety, and welfare of the citizens of Morgan County.
- (C) In granting any variances, the Board of Adjustment may prescribe appropriate conditions, safeguards and permit time limits in conformity with these Regulations. Violations of such conditions, safeguards, and time limits when made part of the terms under which the variance is granted, shall be deemed a violation of these Regulations and punishable under Chapter 6 of these Regulations.
- (D) Other nonconforming uses, lots, and structures shall not be grounds for a variance request.
- (E) A variance granted regarding the maximum number of residences per parcel shall only be granted for the medical care of a family member and shall only be granted for a period of time and not in perpetuity. The recipient of such a variance shall be required to certify annually to the Planning Administrator that the additional residence is still occupied by either the family member needing medical care or the caregiver.
- (F) Criteria for review of variance to the floodplain regulations are contained in Section 3-800.

5-225 Implementation of Variances

Upon the granting of a variance by the Board of Adjustment, the successful applicant shall have one (1) year from the date of issuance of the variance to commence implementation of the variance allowed. The Planning Administrator shall inspect all variance implementation projects to determine that they conform to the intent of the variance. Should a variance not be implemented in the time period allowed, the variance will be null and void upon action of the Planning Administrator. A one-time extension of the implementation period for a maximum of six (6) months may be granted by the Planning Administrator at the request of the variance holder.

CHAPTER 6 - ENFORCEMENT²²²

6-100 Intent

The purpose of this Chapter is to require compliance with these Regulations, to state which activities violate these Regulations, and to establish general County remedies when a violation exists.²²³

6-103 Authority to Enforce²²⁴

The Board of County Commissioners and its duly appointed representatives shall have:

- (A) The authority to enforce the provisions of these Regulations, including companion documents and permits issued under the County’s authority described in these Regulations and state law, in accordance with this Chapter and the governing statutes (C.R.S. § 30-28-24 and C.R.S. § 30-28-124.5, as amended).
- (B) The authority to enforce the applicable provisions of Chapter 4 concerning Solid Waste Management Sites in accordance with this Chapter and the governing statutes and regulations (The Solid Wastes Disposal Sites & Facilities Act, C.R.S. §§ 30-20-100.5 et seq.; Infectious Waste C.R.S. §§ 25-15-401 et seq. “Infectious Waste”; and CDPHE “Regulations Pertaining to Solid Waste Disposal Sites & Facilities”, 6 C.C.R. 1007-2 hereinafter referred to as “State Solid Waste Regulations”).
- (C) Nothing in this Chapter or any other provision of these Regulations shall be construed to restrict the ability of the County to pursue any available means of enforcement available to it under state law.

6-105 Violations and Penalties²²⁵

- (A) It is unlawful to use real property or improvements thereon; to develop real property, to erect, construct, reconstruct, remodel, restore or improve a building or structure, or to alter the use of any real property or improvements thereon in any way not in accordance with this Code or with the terms and conditions of any land use application approval or permit, or without first obtaining all approvals and permits required by these Regulations.
- (B) Any person, firm, or corporation, whether as principal, agent, employee, or otherwise, who violates any of the provisions of these Regulations or any owner who allows the use of the owner’s land by another in violation of these Regulations and who does not remedy the violation upon notice that such violation exists may be liable for a violation under these Regulations.

²²² 2020 BCC 01

²²³ 2020 BCC 01

²²⁴ 2020 BCC 01

²²⁵ 2020 BCC 01

6-108 Enforcement Procedures²²⁶

This section sets forth the enforcement options available and the presumed progression of enforcement actions that may be taken by the County to address violations. Nothing in this Section shall prevent the County from exercising discretion to pursue the remedies or any combination thereof, as set forth below or as provided by Colorado law.

(A) Notice of Violation

If probable cause exists to believe that a violation has occurred, a notice of violation shall be sent via first class mail to the owner's mailing address as listed in the records of the Morgan County Assessor's Office and to the mailing address of the property in question, if different than the owner's address and if one exists.

The notice of violation shall specifically describe the nature of the violation and shall require that the violation be corrected at least ten (10) days after the date of the notice. The notice of violation shall provide that the alleged violator may request additional time to correct the violation.

If the violation is not corrected within the time period established in the notice of violation or approved extension of time, the County may determine to pursue remedies under subsections (B) and/or (C) of this Section.

(B) Revocation of Approvals and Permits

If an alleged violator is in violation of the conditions of a land use approval or permit that was issued by the County or if the approval or the permit was obtained by false representation or issued in error, the Board of County Commissioners may revoke the approval or permit, and/or amend conditions imposed on the approval or permit that are related to the violation. Amendment of the terms and conditions shall include the addition of new conditions and the removal of conditions. The Planning Administrator shall first consider the alleged violation(s) and determine whether there is sufficient evidence that a violation(s) has occurred or is occurring. Upon a determination that sufficient evidence exists, the Planning Administrator shall issue an order to show cause to the alleged violator, directing the alleged violator to appear before the Board and show why the approval and/or permit should not be revoked or amended. The order to show cause shall set a time and date for hearing on the violation to be held at least fourteen (14) days from the date of the order. The order to show cause shall be personally served, posted on the property subject to the permit, or sent certified mail to the alleged violator and the owner, if different.

The Board shall conduct the show cause hearing and the violator and/or owner may present evidence as to why the County should not revoke the land use approval or permit or amend the conditions on the approval or permit. The Board may also hear from individuals directly aggrieved by the alleged violation. No other individuals have the right to be heard at the hearing. The Board shall determine whether to revoke the permit and/or amend

²²⁶ 2020 BCC 01

conditions within fourteen (14) days after the conclusion of the hearing. The Board shall notify the alleged violator and/or owner in writing of its decision.

(C) Remedies

The following remedies for enforcement of the Code shall be cumulative and shall in no way limit the County's authority to seek any other remedy available at law for violations of these Regulations.

- (1) Deny and withhold all permits, certificate or other form of authorization to use or develop any land, structure or improvements on the property where the violation is occurring.
 - (2) Criminal prosecution and the associated fines and penalties.
 - (3) Initiate injunction or abatement proceedings or other appropriate legal action in district court or other court having jurisdiction against any person, firm, corporation or entity who fails to comply with any provision of these Regulations or any requirement or condition imposed under these Regulations.
 - (4) Seek a court order in the nature of mandamus, abatement, injunction or other action to abate or remove a violation or otherwise restore the premises to the condition that existed before the violation.
 - (5) Civil prosecution and associated fines and penalties.
- (D) No oversight or error on the part of the Planning Director, his/her appointed designee's, assistants, or any official or employee of the County shall legalize, authorize, or excuse the violation of any of the provisions of these Regulations.

6-110 Inspections and Duties of Planning Administrator²²⁷

Pursuant to C.R.S. 30-28-114 as amended, the Board of County Commissioners authorizes the Planning Administrator and his designees to perform the following enumerated duties:

- (A) To respond to complaints regarding violations of these Regulations and make regular inspections of properties in Morgan County. The procedure for responding to complaints and processing by the Planning Administrator shall be developed by the Administrator and then reviewed and approved by the County Attorney. In general, these procedures will involve letters of potential violation to the property owner by the Planning Administrator, issuing of a summons by the Morgan County Sheriff's Department, and eventual

²²⁷ 2020 BCC 01

appearance of the violator in a court of law to defend the charges should corrections not be made.

- (B) To enter and inspect any building, structure, or tract of land in the unincorporated area of the County to determine compliance with these Regulations.
- (C) To issue written notices to alleged violators in accordance with this Chapter.
- (D) In cases where it is determined that the public health and safety may be endangered, a twenty-four (24) hour notice to cease and desist may be given to the violator.
- (E) To perform other such duties as may be necessary and appropriate to permit such agents to detect zoning violations, to give alleged violators notice, and to enforce compliance with these Regulations. The Planning Administrator may request in writing, from the property owner, the remedy of any such violation(s).

6-120 Non-liability of Officials

Any Morgan County official, employee or designated representative charged with the enforcement of this Zoning Resolution, acting in good faith and without malice on behalf of said County in the discharge of this person's official duties, shall not thereby be rendered personally liable for any damages which may accrue to persons or property resulting from any such act or omission committed in the discharge of such duties.

6-125 Non-liability for Injury

These Regulations shall not be construed to hold Morgan County in any manner responsible for any injury to persons or property resulting from any inspection as herein authorized or resulting from any failure to so inspect, or resulting from the issuance or denial of a building or zoning permit as herein provided, or resulting from the institution of court action as herein above set forth or the forbearance by Morgan County to so proceed.

6-130 Payment of Property Taxes Required

No application for a permit, rezoning or any other action requiring County approval under these regulations shall be accepted by the County for any property which is delinquent or past due on the payment of property taxes. Taxes shall be considered delinquent if the County has not received payment by the set due date. The sale of a tax lien, pursuant to Colorado law, shall not cure a delinquency. This requirement may be waived by the Board of County Commissioners on the condition that adequate assurances and arrangements for the payment of overdue property taxes have been made.²²⁸

²²⁸ 2017 BCC 08

CHAPTER 7 - VALIDITY

7-100 Severability

Should any section, clause provision, sentence or word of these Regulations be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of these Regulations as a whole, or any part thereof, other than the part so declared to be invalid.

CHAPTER 8 - REPEALS^{229,230}

8-100 Prior Resolutions

All prior resolutions of the County of Morgan, State of Colorado, inconsistent herewith, to the extent of such inconsistency and no further, are hereby repealed.

²²⁹ 2014 BCC 27

²³⁰ 2014 BCC 05

APPENDIX A – FORMS²³¹

FORM NO. 1

WEBSITE AND PUBLICATION NOTICE
FOR LAND USE APPLICATIONS AND REZONING

A PUBLIC HEARING BEFORE (INSERT APPROPRIATE BODY) WILL BE HELD TO CONSIDER THE FOLLOWING (INSERT APPROPRIATE ITEM):

Applicant: _____

Landowner (if different): _____

Legal Description: _____

Reason: _____

Location of Hearing: _____

Date of Hearing: _____

The application and all materials are available for inspection at the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado, during regular office hours. At time of the public hearing an opportunity will be given for presentation of evidence related to the application.

WEBSITE AND PUBLICATION NOTICE
FOR AMENDMENTS TO ZONING OR SUBDIVISIONS REGULATIONS

A PUBLIC HEARING BEFORE (INSERT APPROPRIATE BODY) WILL BE HELD TO CONSIDER THE FOLLOWING (INSERT APPROPRIATE ITEM):

Description of Amendment: _____

Location of Hearing: _____

Date of Hearing: _____

All materials are available for inspection at the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado, during regular office hours. At time of the public hearing an opportunity will be given for presentation of evidence related to the application.

²³¹ 2021 BCC 06

FORM NO. 2

[Picture of Sign on Property]

I certify, under penalty of perjury, that the above sign was posted on (date), pursuant to the Morgan County Zoning Resolution by (name of applicant or agent).

Project name: _____ Project number: _____

Signature of Applicant/Representative: _____

Signed and sworn before me this date: _____

NOTARIZED BY: _____

FORM NO. 3

POSTING NOTICE

**NOTICE OF A PUBLIC HEARING ON A LAND USE APPLICATION BEFORE
(INSERT APPROPRIATE BODY)**

Applicant: _____

Landowner: _____

Reason: _____

Location of Hearing: _____

Date of Hearing: _____

Information may be obtained from the Morgan County Planning Department at 970-542-3526.

FORM NO. 4

VESTING OF RIGHTS

This site plan is approved for format and content and development rights are hereby vested for the described property according to the terms of Section _____ of the Morgan County Zoning Regulations this _____ day of _____, 20____, by the Board of County Commissioners, Morgan County, Colorado.

BOARD OF COUNTY COMMISSIONERS
MORGAN COUNTY, COLORADO

Chairman

ATTEST:

Clerk to the Board

(SEAL)

FORM NO. 5

SURVEYOR'S CERTIFICATE

I, (surveyor name), a duly registered land surveyor in the State of Colorado, do hereby certify that this drawing of the Rezone Area truly and correctly represents the results of a survey made by me or under my direct supervision:

(date)

(surveyor)

(surveyor's seal and number shall appear with this certificate)

PLANNING COMMISSION CERTIFICATE

The Morgan County Planning Commission has hereby reviewed the Rezoning Application No. _____ this ____ day of _____, 20____.

Chairman

Attest: _____
Secretary

(c)

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Rezone Case No. _____

Approved this ____ day of _____, 20____, Board of County Commissioners, Morgan County, Colorado.

Attest: _____
Clerk to the Board

Chairman

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
) ss.
County of Morgan)

I hereby certify that this instrument was filed in my office at ____ o'clock ____ .m., this ____ day of _____, 20____, and is duly recorded in _____.
Recording Fees of _____ are paid.

Clerk and Recorder

Deputy

FORM NO. 6

PLANNING ADMINISTRATOR CONDITIONAL USE CERTIFICATE

Approved to issue a Conditional Use Permit for the above described use for the period _____ this ____ day of _____, 20____, County Planning Administrator, Morgan County, Colorado.

Planning Administrator

County Clerk and Recorder's signature block found in Form No. 5 of these Regulations.

FORM NO. 7

PUBLIC NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT

MORGAN COUNTY

“Notice is hereby given that on (day of week), (month and date) , 20 , at (time – a.m./p.m.) , or as soon as possible thereafter, in the Hearing Room of the Morgan County Commissioners at Fort Morgan, Colorado, or at such other time and place as this hearing may be adjourned, a public hearing will be held upon the application on file with the Morgan County Planning Administrator, 231 Ensign Street, Fort Morgan, Colorado, (970) 542-3526, by (name of applicant) , for an appeal pursuant to the current Morgan County Zoning Regulations. The affected property is located approximately (distance and direction from nearest major intersection) .

Project Name and No.: _____

(legal description of property) _____

(reason for appeal) _____

Date of Application: _____

Published in (name of newspaper) on (date of publication) .

Documents pertaining to the above identified matters are on file in the Planning Administrator’s Office and may be examined during regular office hours.

At the time of hearing, opportunity will be given for the presentation of evidence in support of or in opposition to the application.

APPENDIX B – ZONE DISTRICT BULK REQUIREMENTS AND SPECIAL DESIGN STANDARDS CHART

TABLE 1

The chart on this page lists the relevant bulk and design standards applicable to each of the zoning districts for Morgan County.

Zone District Code Letter:	A c	A/B c	ER c	RR c	RCR c	MDR c	HDR c
Design Standards							
1. Minimum Lot Size	35 acres a d	10,000 sq ft a b	2 acres a	9,500 sq ft a b	5,000 sq ft a b	7,500 sq ft a b	5,000 sq ft a b
2. Minimum Lot Area Per Unit (MF Only) (3-625)	35 acres a d	10,000 sq ft a b	1 acre a	15,000 sq ft a b	3,500 sq ft a b	3,600 sq ft a b	2,400 sq ft a b
3. Minimum Setback (feet)							
Front	30	30	30	30	25	30	30
Side	25	20	20	10	10	10	10
Rear ^f	20	20	20	20	15	15	15
4. Minimum Lot Frontage Width (feet) (3-630)	75	50	75	50	50	50	50
5. Maximum Building Height (feet) (3-635)							
SFU	35	35	35	35	35	35	35
Others	100	50	35	35	35	45	50
6. Fence Height (feet)	10	10	6	6	6	6	6
Lot Frontage Limit	10	10	6	4	4	3	3
See 3-640							
7. Maximum Lot Coverage by Structures %	N/A	N/A	25	30	35	40	55
8. Open Space Requirement %	N/A	N/A	N/A	N/A	N/A	50	45

Notes:

- a. Minimum of 2.5 acres for exemptions from subdivision and minor subdivisions in all zones for parcels utilizing septic systems and containing a water well. Minimum of 1 acre for exemptions from subdivision and minor subdivisions in all zones (except ER) for parcels utilizing septic systems and public water service.
 - b. Lot size minimums assume public sewer and public water service when expressed in square feet (sq. ft.).
 - c. 1,320' (1,320 foot) setbacks are required from confined animal feeding operations, slaughter houses, rendering plants and packing plants for residences without a SRU.
 - d. If uses are permitted on smaller lot sizes in these Zoning Regulations if uses are permitted on smaller lot sizes in these Zoning Regulations, those provisions shall control over this Table.
 - e. Setbacks may be modified by Sec. 3-630.
 - f. Fences located on the frontage of corner lots, which abut two or more public rights of way must be set back from the lot lines to preserve the vision of automobile traffic on the rights of way (sight triangle), unless such fences are made of material with at least 80% transparency. See Sec. 3-640.
 - g. In all zones, rear setbacks for accessory structures and uses shall be 10 feet.
- ** All PD district bulk requirements specified as per approved development plans
- Key:
 N/A = Not Applicable
 MF = Multi Family
 SFU = Single Family Unit

APPENDIX B –ZONE DISTRICT BULK REQUIREMENTS AND SPECIAL DESIGN STANDARDS CHART

TABLE 1

The chart on this page lists the relevant bulk and design standards applicable to each of the zoning districts for Morgan County.

Zone District Code Letter:	C c	LI c	HI c	MH ²³² c	PD c	JLV UBR c	JLV C&SRU c
Design Standards							
1. Minimum Lot Size	4,000 sq ft a b	4,000 sq ft a b	10,000 sq ft a b	See Regulations	** a b	1 Lot	1 Lot
2. Minimum Lot Area Per Unit (MF Only)	2,400 sq ft a b	N/A	N/A	See Regulations	**	N/A	N/A
3. Minimum Setbacks (feet)				For each space from space boundary			
Front	30	30	30	15	**	15	25
Side	10	10	10	10	**	5	7.5
Rear ^f	15	15	15	10	**	10	10
4. Minimum Lot Frontage Width (feet)	30	50	100	See Regulations	**	N/A	N/A
5. Maximum Building Height (feet)							
SFU	N/A	N/A	N/A	30	**	30	35
Others	50	100	100	30	**	20	35
6. Fence Height Max. (feet)	N/A	N/A	N/A	6	**	6	6
Lot Frontage Limit	N/A e	N/A e	N/A e	3		4	4
See Sec. 3-640							
7 Maximum Lot Coverage by Structures %	N/A	n/a	N/A	N/A	**	35	35
8. Open Space Requirement %	N/A	N/A	N/A	N/A	**	N/A	N/A

Notes:

- a. Minimum of 2.5 acres for exemptions from subdivision and minor subdivisions in all zones for parcels utilizing septic systems and containing a water well. Minimum of 1 acre for exemptions from subdivision and minor subdivisions in all zones (except ER) for parcels utilizing septic systems and public water service.
- b. Lot size minimums assume public sewer and public water service when expressed in square feet (sq .ft.).
- c. 1,320' (1,320 foot) setbacks are required from confined animal feeding operations, slaughter houses, rendering plants and packing plants for residences without a SRU.
- d. If uses are permitted on smaller lot sizes in these Zoning Regulations, those provisions shall control over this Table. Setbacks may be modified by Sec. 3-630.
- e. Fences located on the frontage of corner lots, which abut two or more public rights of way must be set back from the lot lines to preserve the vision of automobile traffic on the rights of way (sight triangle), unless such fences are made of material with at least 80% transparency.
- e. In all zones, rear setbacks for accessory structures and uses shall be 10 feet.

**All PD district bulk requirements specified as per approved development plans.
 Key: N/A = Not Applicable.
 MF = Multi Family
 SFU = Single Family Unit

²³² 2024 BCC 25

TABLE 2 - PARKING REQUIREMENTS²³³

TYPE OF USE		PARKING REQUIREMENTS
(A)	Residential Uses	
	(1) Two-Family Dwelling Units and Multi-Family Dwelling Units	(2) spaces per dwelling unit
	(2) Rooming or boarding house	Four (4) spaces per every five (5) guest accommodation rooms
	(3) Residential Child Care Facilities, Group Homes, Recovery Residence	One-half (1/2) space to aged, disabled, etc. per unit
	(4) Manufactured Homes	Two (2) spaces per each manufactured home space plus (1) guest parking space for every two (2) manufactured home spaces, in a common area. Guest spaces must be within three hundred feet (300') of units served. (Guest spaces may be reduced depending upon available on-street parking capacity.)
(B)	Commercial Residential Uses	
	(1) Hotel, motel	One (1) space per each guest room, plus one (1) space per each two (2) employees and/or owners
	(2) Community Building or Event Center	Spaces to meet the combined requirements of the uses being conducted, such as a hotel, restaurant, auditorium, etc.
(C)	Institutions	
	(1) Nursing homes and other extended care facilities	One (1) space per each two beds for patients or residents and visitors
	(2) Hospitals and similar facilities	One (1) space per each four hundred (400) square feet of floor area
(D)	Places of Public Assembly	
	(1) Places of worship	One (1) space per each three (3) fixed seats or one (1) space per each one hundred fifty (150) square feet of floor area, whichever is greater
	(2) Library	One (1) space per each four hundred feet (400') of floor area plus one space per each two (2) employees
	(3) Post office and public building	One (1) space per three hundred (300) square feet of building floor area plus one (1) space for each agency-owned vehicle
	(4) Preschool, nursery, or day care centers	Two (2) spaces per each teacher or provider
	(5) Elementary or intermediate school	One (1) space per each classroom plus one (1) space per each administrative employee plus one (1) space for each fifteen (15) students

²³³ 2024 BCC 42

	(6) Secondary School	One (1) space per each classroom plus one (1) space per each administrative employee plus one (1) space per each ten (10) students
	(7) Vocational school	One (1) space per every two (2) students plus one (1) space per teacher and administrator
	(8) Other auditoriums or meeting rooms	One (1) space per every three (3) fixed seats or five feet (5') of bench length
TYPE OF USE		PARKING REQUIREMENTS
(E)	Commercial Amusements	
	(1) Arena, stadium or theater	One (1) space per each three (3) fixed seats or five feet (5') of bench length
	(2) Bowling alley	Five (5) spaces per each alley plus one (1) space per each two (2) employees
	(3) Dance hall or skating rink	One (1) space per each one hundred (100) square feet of floor area plus one (1) space per each two (2) employees
	(4) Golf Courses	(nine [9] or eighteen [18] hole) Two (2) per hole plus one per employee
(F)	Commercial	
	(1) Drive-in restaurant	(excluding drive-up windows) One (1) per each one hundred (100) square feet of floor area
	(2) Drive-up windows (food, liquor, bank, etc.)	Four (4) stacking spaces per window, plus standard parking as required for inside uses
	(3) Lumber yards	One (1) per each two hundred (200) square feet of floor area in main sales building
	(4) Motor vehicle, motorized equipment, and recreational equipment sales	Ten percent (10%) of the total lot sales area is to be reserved for customer parking
	(5) General retail facilities, except as provided below in (6)	One (1) space per each one hundred twenty-five (125) square feet of floor space
	(6) Service or repair shop or retail store handling exclusively bulky merchandise, such as furniture, large appliances, floor coverings, etc.	One (1) space per each four hundred (400) square feet of floor area
	(7) Bank or office (except medical and dental)	One (1) space per each four hundred (400) square feet of floor area plus one (1) space per each two (2) employees
	(8) Professional offices	Three (3) spaces for each doctor plus one (1) space per each two (2) employees
	(9) Restaurants and other food and drinking establishments	One (1) space per each one hundred (100) square feet of floor area
	(10) Mortuaries and funeral parlors	One (1) space per each three (3) seats or five feet (5') of bench length in chapels
(G)	Industrial	
	(1) Storage warehouse, manufacturing	One (1) space per each employee establishment, or air, rail or trucking freight terminal

	(2) Wholesale establishment	One (1) space per each employee plus one (1) space per each seven hundred (700) square feet of patron- serving area
--	-----------------------------	---

TABLE 3 - MAXIMUM NUMBER OF ANIMAL UNITS (AU) PER ACRE

MAXIMUM NUMBER AUs on contiguous property owned or leased by the owner or caretaker of the animals		MAXIMUM NUMBER AUs of Poultry, Fowl, Game Birds, Rabbits, Furbearing Animals Independent of Area	
ZONE	AU [†]	ZONE	AU [†]
A (Parcels larger than 20 acres)	4	A (Parcels larger than 20 acres)	100
A (Parcels 20 acres and smaller)	1	A (Parcels 20 acres and smaller)	100
A/B (Parcels larger than 20 acres)	2	A/B (Parcels larger than 20 acres)	100
A/B (Parcels 20 acres and smaller)	1	A/B (Parcels 20 acres and smaller)	10
C	1	C	10
ER	1	ER	10
RCR	1	RCR	10
RR	1	RR	10
MH	0	MH	0
MDR	1	MDR	10
HDR	0	HDR	0
HI	1	HI	10
LI	1	LI	10
JLV	0	JLV	0

How to calculate the number of AUs per parcel.

- Multiple AU times (x) # of acres in your zone = AUs/parcel
- From next page either divide AU/parcel by Col 1 –OR– multiply by Col 2 to for total AUs allowed. This number is cumulative for all animals kept on the parcel. *Decimals are rounded down*

EXAMPLE 1: 50 acre parcel in A: $50 \times 4 = 200$ then divide by Horse, mature Col 1:
 $200 \div 1.3 = 153.85$ hd/parcel

EXAMPLE 2: 50 acre parcel in A: $50 \times 4 = 200$ then multiply by Horse, mature Col 2:
 $200 \times 0.77 = 154$ hd/parcel

EXAMPLE 3: 4 acre parcel in ER: $4 \times 1 = 4$ then divide by Milk producing dairy cow Col 1:
 $4 \div 1.4 = 0.71$ hd/parcel (*none allowed, less than 1*)

EXAMPLE 4: 4 acre parcel in ER. $4 \times 1 = 4$ then multiply by Milk producing dairy cow Col 2:
 $1 \times 0.714 = 0.71$ hd/parcel (*none allowed, less than 1*)

Always check covenants for species and number of animals allowed.

TABLE 4 - ANIMAL UNITS (AU)

Cattle	Col 1 (divide)	Col 2 (multiply)
Cow, with or without un-weaned calf at side, or heifer 2 yrs. old or older	1.0	1:1
Milk producing dairy cow	1.4	0.714:1
Bull, 2 years old or older	1.3	0.77:1
Young cattle, 1 to 2 years old	0.8	1.25:1
Weaned calf to yearling	0.6	1.28:1
Un-weaned calf	0.25	4:1
Equine		
Horse, mature	1.3	.77:1
Horse, yearling	1.0	1:1
Weanling colt or filly	0.75	1.33:1
Mule, mature	1.2	.833:1
Donkey, mature	0.6	1.67:1
Miniature Horse	0.37	2.7:1
Sheep		
Mature ewe, with or without un-weaned lamb at side	0.2	5:1
Ram, 2 years old or older	0.25	4:1
Yearling	0.15	6.67:1
Weaned lamb to yearling	0.12	8.33:1
Goats		
All breeds and ages	0.14	7:1
Swine		
Sow	0.4	2.5:1
Boar	0.5	2:1
Pig up to 200 pounds	0.2	5:1
Elk		
Any age	0.5	2:1
Buffalo		
Any age	1.3	.77:1
Llamas and Alpacas		
Mature llama, with or without un-weaned young at side	0.5	2:1
Weaned young llama to yearling	0.25	4:1
Alpaca	0.25	4:1
Ratite Birds		
Ostriches, emus, rheas	0.2	5:1
Rabbits		
All breeds and ages	0.0178	56:1
Chickens		
Breeders	0.0133	75:1
Replacement pullets to 6 months of age	0.0031	325:1
8-week old broilers	0.0015	650:1
Turkeys		
Breeders	0.0333	35:1
Turkeys raised to maturity	0.025	40:1
Turkeys 6 months of age or less	0.0133	75:1

Unlisted species shall be considered to equal one animal unit per 1100 pounds live animal weight. Multiple animals may be aggregated to determine an animal unit or weight

S APPENDIX - SIGN REGULATIONS

S-100 Purpose and Intent

The purpose of this section is to promote and protect the public health, welfare, and safety by regulating existing and proposed outdoor advertising signs, and outdoor signs of all types. It is intended to encourage the effective use of signs as a means of communication within Morgan County; to maintain and enhance the aesthetic environment; to improve pedestrian and traffic safety; to reduce sign or advertising distraction and obstructions that may contribute to traffic accidents.

These regulations are adopted under the statutory authority of Morgan County in furtherance of the general purposes of the Morgan County Comprehensive Plan.

S-105 Governmental Signs Excluded

For the purpose of these Regulations, “sign” does not include signs erected and maintained pursuant to and in discharge of any governmental function, or required by any law, ordinance, or governmental regulation.

S-110 Applicability – Effect

A sign may be erected, placed, established, painted, created, or maintained in the unincorporated portions of Morgan County only in conformance with the standards, procedures, and other requirements of these regulations and in accordance with the zone in which the sign permit is issued, unless otherwise provided for.

The effect of these regulations as more specifically set forth herein, are:

To establish a permit system to allow signs in Zones subject to the standards and the permit procedures of these regulations;

To provide for signs in limited circumstances in the public right of way;

To prohibit all signs not expressly permitted by these regulations; and

To provide for the enforcement of the provisions of these regulations.

S-115 General Requirements (All Zone Districts)

- (A) A sign permit shall be required from the Planning Administrator for all signs exceeding six (6) square feet in area. In addition, a sign permit shall be required at any time the sign area is increased.
- (B) All signs located in the unincorporated portions of Morgan County shall be required to comply with all applicable requirements for the zone in which the sign permit is issued, unless otherwise provided for in this section.
- (C) Sign permit fees shall be established by the Board of County Commissioners and paid to the Planning Administrator.
- (D) The minimum yard setback for permanent signs on all Federal, State and major County arterial highways and intersections shall not be less than thirty-five (35') from the existing right-of-way

line. Where this requirement may conflict with a yard setback otherwise required in a district, the larger yard shall be required. Temporary “For Sale”, “For Rent”, or “For Lease” signs advertising vacant land shall be exempt from this provision.

- (E) Electronic Message Centers must conform to the zone in which they are placed and may not have message changes more frequently than every 10 seconds. Messages may roll or scroll but may not flash, except at the 10 second message change interval.
- (F) In no event shall an illuminated sign or lighting device be placed or directed so as to permit the beams and illuminations there from to be directed or beamed upon a public street, highway, sidewalk, or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance.
- (G) All wiring, fittings, and materials used in the construction, connection, and operation of electrically illuminated signs shall be in accordance with the provisions of the Colorado State Electrical Code. All signs containing electrical components must display Underwriter’s Laboratory (U/L) labeling.
- (H) Signs or sign structures shall not be erected in such a manner that a portion of their surface or supports will interfere with the free use of any fire escape, exit or standpipe.
- (I) All signs hung and erected shall be plainly marked with the name of the person, firm or corporation hanging or erecting the sign.
- (J) Should any sign be or become unsafe or be in danger of falling, the owner thereof or the person maintaining the same shall upon receipt of written notice from the County Planning Administrator proceed at once to put such sign in a safe and secure condition or remove the sign.
- (K) No sign may be placed upon vehicles parked or abandoned along roadways, upon manufactured homes, on any portable or moveable conveyance, except by special review.
- (L) No sign shall be placed, or overhung, in any public right-of-way except publicly owned signs, such as traffic control signs and directional signs. Signs directing and guiding traffic and parking on private property, but bearing no advertising matter, shall be permitted on any property.
- (M) Signs within Planned Developments shall comply with the regulations of this Section, except when a separate Development Guide is adopted by the Board of County Commissioners for that proposed PD which incorporates separate guidelines for signage.
- (N) Nonconforming signs may change copy only. Signs must become conforming if they are modified to within 50% of original cost or replacement cost, whichever is less. Once a nonconforming sign has been removed, it can only be replaced with conforming signage.
- (O) Signs located on abandoned buildings or serving as identification for a use no longer in operation must be removed or sign faces covered within 60 days of abandonment or 60 days after operation cease whichever comes first.
- (P) Political campaign signs 32 square feet (8’ x 4’) or smaller shall be exempt from the permitting process in all zones. Political signs may be erected 1 year prior to the general election for which it is being campaigned. Political signs shall be removed within thirty (30) days after the election. No signs may be placed without landowner’s expressed permission to place the sign. No signs may be placed in the road right of way, and shall not be placed in any area that would impede visual safety,

safety of pedestrian or motor vehicle traffic. County Roads are sixty (60) feet wide. To determine where you may place your sign, start from the middle of the road and measure thirty (30) feet from the center of the road. No sign may be placed within this area.²³⁴

S-120 Measurement of Sign Area

- (A) The surface of a sign shall be computed as including the entire sign and border area within a regular, geometric form or combinations of regular, geometric forms comprising all of the display area of the sign and including all the elements of the matter displayed. Structural members not being part of the advertising matter but supporting the sign shall not be included in computation of surface area. These structural supports are to be clearly subordinate to the advertising materials and not part of any corporate logo, or design, e.g., McDonalds “arches”, etc.
- (B) Sign with backing: The area of all signs with backing or a background, material or otherwise, that is part of the overall sign display shall be measured by determining the sum of the areas in each square, rectangle, triangle, portion of circle, or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of the display surface or face of the sign including all frames, backing, face plates, nonstructural trim or other component parts not otherwise used for support.
- (C) Signs without backing: The area of all signs without backing or a background, material or otherwise, that is part of the overall sign display shall be measured by determining the sum of the areas of each square, rectangle, triangle, portion of a circle, or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of each work, written representation (including any series of letters) emblems, or figures of similar character including all frames, face plates, nonstructural trim or other component parts not otherwise used for support.
- (D) In the case of an irregularly shaped sign or a sign with letters and/or symbols directly affixed to or painted on the wall of building, the area of the sign shall be the entire area within the perimeter or not more than eight straight lines enclosing the extreme limits of writing, representation, emblem, or any figure of similar character, together with any material or color forming an integral part of a background of the display or as used to differentiate such sign from the backdrop or structure against which it is placed.
- (E) The sign area for a sign with more than one face shall be computed by adding together the area of all of the sign faces visible from any one point. When two identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than 42 inches apart, the sign area shall be computed by the measurement of one of the faces.
- (F) All other signs or combinations thereof: The area of any sign having parts both with and without backing shall be measured by determining the total area of all squares, rectangles, triangles, portions of a circle or any combination thereof constituting the smallest single continuous perimeter enclosing the extreme limits of either of the following combinations: (1) the display surface or face of the sign including all frames, backing, face plates, nonstructural trim, or (2) other component parts not otherwise used.

²³⁴ 2014 BCC 18

S-125 **Computation of Height**

The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign.

S-130 **Temporary Signs**

Signs, banners, flags, balloon displays and the like having a square footage display area no greater than fifty (50) square feet and displayed for thirty (30) days or less and not covered under these Regulations may be erected without a sign permit. All other temporary signs require a permit.

S-135 **Fence Signs**

Signs placed on fences are classified as wall signs and subject to the regulations of the Zone in which the signage is placed.

S-140 **Prohibited Signs (All Zones)**

- (A) Revolving beacons or strobe lights free standing or attached to signs.
- (B) Any signs emitting sound.
- (C) Political signs in public rights-of-way or on public property.
- (D) Roof-mounted signs or signs which project above the highest point of the roof line or fascia of a building.

S-145 **Signs in the ER, RR, RCR, MDR, HDR, JLV, and MH Zones**

No permit shall be required for the following signs in residential zones:

- (A) One (1) identification sign per principal use or use-by-right subject to the following:
 - (1) Single family, duplex and manufactured home; two (2) square feet
 - (2) Multifamily and triplex; six (6) square feet
 - (3) Public and quasi-public uses; six (6) square feet
 - (4) Home occupations; six (6) square feet
- (B) Any lighting of signs shall be by indirect illumination only in the MDR and HDR Zones.
- (C) One (1) temporary “For Sale,” “For Rent,” or “For Lease” sign per dwelling or lot provided the total surface area of such sign does not exceed four (4) square feet and is not illuminated. Such signage shall not be required to meet minimum yard setback requirements of the zone district in which it is located, but shall not impair visibility for traffic movement.
- (D) One (1) identification sign per model home within an approved subdivision provided that the surface area of each sign does not exceed six (6) square feet. Any lighting of identification signage shall be by indirect illumination only. Such signage shall not be required to meet minimum yard

setback requirements of the zone district in which it is located, but shall not impair visibility for traffic movement.

S-150 Signs in the A and A/B Zones

No permit shall be required for the following signs in A and A/B Zones.

- (A) All signs permitted in Section S-145 subject to the regulations specified.
- (B) Identification signs or signs advertising the sale of products produced or raised on the premises provided that the total number of signs shall not exceed two (2) and provided the total surface area of all such signs does not exceed one hundred (100) square feet, nor the total surface area of any one sign exceed fifty (50) square feet. Such signs may be indirectly or internally illuminated.
- (C) Maximum height (to top of sign) above grade is thirty (30) feet.
- (D) Signs designating seed, fertilizer and other products directly used in the production of agriculture products provided that each sign does not exceed five (5) square feet in size.
- (E) Minimum setback for signs designated in subparagraphs (A) – (D) above from right-of-way is ten (10) feet.

S-155 Subdivision Manufactured Home Park, Planned Development or Multi Family Complex

The following signs require permits.

- (A) Two (2) identification signs per public access, not to exceed twelve (12) square feet per access.
- (B) Maximum height (to top of sign) above grade is four (4) feet.
- (C) Minimum setback from right-of-way is ten (10) feet.
- (D) Signs may be internally or indirectly illuminated.

S-160 Signs in the C, LI and HI Zones

- (A) All signs permitted in Section S-145 subject to the regulations specified.

On site signs as accessory uses requiring a permit.

- (A) Wall identification signs as follows:
 - (1) Must be located lower than the height of the fascia or roof gutter line of a building.
 - (2) Must be attached to, completely surrounded by the building. Projecting signs may not extend more than four (4) feet from the building.
 - (3) Maximum surface area per sign is 100 square feet.
 - (4) Total signage area per use is 400 square feet.
 - (5) Total number of wall sign faces is four (4).

- (6) Indirect or internal illumination allowed
- (B) Freestanding identification signs as follows:
 - (1) A total of one (1) freestanding sign having not more than two (2) faces, per one hundred (100') of lot frontage.
 - (2) Maximum surface area per sign face is 200 square feet.
 - (3) Maximum height (to top of sign) above grade is thirty (30) feet.
 - (4) Set back from property line is twenty five (25) feet.
 - (5) Such signs may be indirectly or internally illuminated.
 - (6) Minimum spacing between signs is 100 feet.
 - (7) Directional and parking signs are allowed and are not included as part of the total sign area allowed per individual use or per shopping center, business, commercial or industrial park. As long as such signs do not contain a logo or advertising, a permit is not required.

S-165 Off-Site Signs as Accessory Uses Requiring a Permit

- (A) Directional signs are allowed and not counted as part of the total sign area allowed per individual use or per shopping center, business, commercial or industrial park provided that the total number of signs shall not exceed two (2).
- (B) Directional signs shall relate only to a service or product primarily available for the highway user and available within two (2) miles of a highway exit or in a community through which the highway passes.
- (C) Maximum area per face is 200 square feet.
- (D) Maximum height (to top of sign) above grade is thirty (30) feet.
- (E) Minimum setback from the road right-of-way is fifty (50) feet.
- (F) Minimum spacing between signs is 100 feet.
- (G) Such signs shall not be located within 2,000 feet of an exit or entrance road on a limited access highway.
- (H) Such signs shall not be permitted within 300 feet of an intersecting road, scenic or historic point, public park, playground or rest area.
- (I) Such signs shall not exceed one (1) in any one approach direction for a given use or service on any one highway or road.
- (J) Signs along state and interstate highways must conform to State of Colorado regulations for permitting and location.
- (K) Signs may be indirectly illuminated.

S-170 Large Signs (Billboards)

Large signs (Billboards) shall require a permit and meet the following criteria.

- (A) All large wall or freestanding signs having a sign face surface area larger than 200 square feet are subject to approval of a Condition Use Permit prior to issuance of a Sign Permit by the county. Approval of a Conditional Use Permit for a sign will follow the procedures of Chapter 2 of the Morgan County Zoning Regulations.

S-175 Review Criteria for Large Signs

- (A) Such signs may be indirectly or internally illuminated. Flashing lights are prohibited.
- (B) Beacons or strobe lights attached to such signs are prohibited.
- (C) These signs may be located only in the A, A/B, C, LI and HI Zones. Such signs proposed in a PD Zone must be part of an approved development guide.
- (D) The design of the sign must be able to withstand local wind loading factors without collapsing.
- (E) The design standards of Section S-180 below have been met.
- (F) The location of the sign is such that its shape is not “sky lined” or breaking the horizon for a distance of one (1) mile from the sign in either direction along the roadway from which the sign is viewed.
- (G) If located along a state highway or interstate highway, evidence that a state sign permit has been obtained must be produced.

S-180 Design Standards for Large Signs

- (A) Maximum surface area per face is 650 square feet.
- (B) Maximum number of faces is two (2).
- (C) Maximum height (to top of sign) above grade is fifty (50) feet.
- (D) Minimum setback from right-of-way is 200 feet.
- (E) Minimum spacing between signs is 500 feet.
- (F) Such signs shall not be located within 2,000 feet of an exit or entrance road on a limited access highway.
- (G) Such signs shall not be permitted within 300 feet of an intersecting road, scenic or historic point, public park, playground or rest area.
- (H) Large signs along interstate highways must conform to State of Colorado regulations for permitting and location.
- (I) Signs may be indirectly illuminated.

S-185 Sign Permit Procedures

All signs subject to permits as outlined in these Regulations must obtain a permit from the Morgan County Planning Administrator. Application forms for such permits are available from the Administrator.

S-190 Application Submittal Requirements

- (A) A rendering of the sign and sign message, showing outside dimensions, total surface area for all signs, letter sizes, colors, etc.
- (B) A site plan showing location, setbacks, height and distances to principal use for off-site signs.
- (C) A cost estimate for the sign detailing materials, labor and placement costs.
- (D) Copies of approved state permits where required.
- (E) Any other information as deemed necessary by the Morgan County Planning Administrator.
- (F) A completed application form and payment of the required fees.

S-195 Permit Review

The Planning Administrator will review the application materials and issue all sign permits within five (5) days of receipt. The Administrator may issue comments and request corrections on the application in the interest of the intent of these Regulations. Sign permits for Conditional or Special Use Review signs can only be accepted after County approval of the Conditional or Special Use Permit.

S-200 Construction Inspection

Site inspections of signs under construction or completed signs may be carried out by the Morgan County Building Official or the Morgan County Building Inspector as deemed necessary. All inspections shall be noted on the permit application form as to date and inspection comments. Sign permits may be voided by the Planning Administrator where there is non-compliance with recommendations and Regulation requirements. Voiding of sign permits will require either correction of deficiencies or removal of the sign.

S-205 Removal

- (A) Any sign damaged and unsightly shall be repaired or removed by either the sign owner or the landowner within 30 days of the damage.
- (B) Any sign damaged which may pose a threat to citizens or other property shall be removed or repaired immediately.
- (C) Any sign advertising goods or services on site no longer available shall be removed or have the faces covered by the landowner within 60 days of the date of the goods or services advertised become unavailable. This time period may be extended at the discretion of the Planning Administrator.
- (D) Any sign advertising a candidate or election issue shall be removed by the landowner within 30 days following the election.

Zoning (Annotations)

Resolution	Section(s)
2007 BCC 61	Section 3-345 (K)(added)
	Section 3-360 (P)
	Section 3-365 (C)(deleted)
2008 BCC 2	Section 3-175 (H) and (J)
	Section 3-180 AA (added)
2008 BCC 27	Section 2-480 (A) and (B)
	Section 2-500 (no change)
	Section 2-515
	Section 4-415
2008 BCC 50	Section 3-320 (A)
	Appendix B, Table 1 (addition of #7.)
2009 BCC 19	Section 1-603 (added)
	Section 1-627 (added)
	Section 2-135
	Section 3-600 (E) and F)
	Section 605 (B) and (D)
	Section 4-200 (D) (added)
2009 BCC 27	Section 3-170 (G)(J)(K)(L)M)
	Section 3-170 (D)(E)(F)
	Section 3-170 (EE)
	Section 3-170 (G)
	Section 3-175 (O) and (P)
	Section 3-195 (N)(1)
	Section 3-255 (I)(1)
	Section 3-175 (V) and (W)
	Section 4-735 (added)
	Section 4-740 (added)
	Section 4-745 (added)
	Section 4-750 (added)
2011 BCC 11	Sections 4-800 through 4-850 (deleted)
	Section 1-622 (remain for clarification)
	Section 1-623 (remain for clarification)
	Section 4-800 (added)
	Section 4-805 (added)

2011 BCC 19	Section 1-535
	Section 3-640 (B)
	Sections 3-742 (added)
	Section 1-337 (added)
	Section 3-742
2013 BCC 12	Section 4-760 (added)
2013 BCC 19	Section 3-315
	Section 3-315.5 (added)
	Section 3-320
	Section 3-335.5 (added)
	Section 3-340
	Section 3-355.5 (added)
	Section 3-360
2014 BCC 05	Section 1-375
	Section 1-480
	Chapter 1 Definitions
	Section 3-760
	Section 3-810(H)
	Section 3-815
	Section 3-820(C)(6)
	Section 3-820(D)
	Section 3-821 (added)
2014 BCC 18	S Appendix (S-115 P)(added)
	Section 1-765 (added)
2014 BCC 26	Section 5-120 (deleted)
2014 BCC 27	Section 8-110 (deleted)
	Section 8-215(G) (deleted)
	Section 9-185 (deleted)
2017 BCC 25	Section 3-170 (N)
	Section 3-170 (J) (added)
	Section 3-190 (J) (added)
	Section 3-210 (L) (added)
	Section 3-230 (J) (added)
	Section 3-250 (M) (added)
	Section 3-270 (I) (added)
	Section 3-295 (G) (added)
	Section 3-315.5 (added)

	Section 3-335.5 (I) (added)
	Section 3-355 (H) (added)
	Section 3-380 (J) (added)
2017 BCC 49	Section 1-135
	Section 1-140
	Section 3-130
	Appendix B, Table 1
2017 BCC 50	Section 2-325
2017 BCC 53	Section 1-320 (deleted)
	Section 2-100
	Section 2-135 (J) (added)
	Section 2-135
	Section 2-290
	Section 2-335
	Section 2-400
	Section 3-790 (E)
	Section 6-115
2017 BCC 54	Section 1-288 and Section 1-532 (added)
	Section 3-170 (N)
	Section 3-170 (J)
	Section 3-190 (J)
	Section 3-210 (L)
	Section 3-230 (J)
	Section 3-250 (M)
	Section 3-270 (I)
	Section 3-295 (G)
	Section 3-315.5 (G)
	Section 3-335.5 (I)
	Section 3-355 (H)
	Section 3-380 (J)
2017 BCC 55	Section 5-100 – 5-225
	Section 3-795
	Section 3-800 (A)
	Section 3-800 (D)
	Section 3-800 (E)
2018 BCC 08	Section 2-245
	Section 1-425
	Section 6-130

2018 BCC 09	Table 1 Appendix B
2018 BCC 13 (Corrected)	Section 3-760
	Section 3-820(A)
	Section 3-820 (D)
	Section 3-820 (E)
	Section 3-820 (F) (added)
2018 BCC 14	Section 1-288 (deleted)
	Section 3-170 (O) and (P) (added)
	Section 3-170 (K) and (L) (added)
	Section 3-175 (D) (larger parcels)
	Section 3-175 (D) (smaller parcels)
	Section 3-175 (FF) (added)
	Section 3-175 (II) (added)
	Section 3-180 (F) (deleted)
	Section 3-190 (K) and (L) (added)
	Section 3-195 (C)
	Section 3-195 (Y) (added)
	Section 3-200 (E) (deleted)
	Section 3-220 (A) (deleted)
	Section 3-320 (HHH), (III) and (JJJ) (added)
	Section 3-333.5 (J) and (K) (added)
	Section 3-340 (HH)
	Section 3-340 (LL) (added)
	Section 3-355.5 (I) and (J) (added)
	Section 3-360 (G) and (H) (added)
2018 BCC 24	Section 3-170 (P)
	Section 3-170 (L)
	Section 3-175 (D) (larger parcels)
	Section 3-175 (D) (smaller parcels)
	Section 3-190 (L)
	Section 3-195 (C)
	Section 3-333.5 (K)
	Section 3-340 (HH)
	Section 3555.5 (J)
	Section 3-360 (G)
	Section 2-105 (E) (added)
	Appendix B, Table 1 (f) (added)
	Section 4-455 through 4-495 (repealed)
	Section 4-452 and 4-474 (adopted)

2018 BCC 35	Section 1-125, 1-255, 1-285, 1-520, 1-625 and 1-850 (repealed)
	Section 4-705 through 4-730 (repealed)
2019 BCC 19	Section 1-920 (deleted)
	Sections 3-860 through 3-885 (deleted)
	Section 3-110
	Section 3-465(F)
	Section 3-465 (N) (added)
	Section 3-550 (deleted)
	Section 3-555(D)
	Section 3-575(B)
2019 BCC 21	Section 2-180
	Section 3-180 (A)
	Section of 4-200 (A)
	Section 4-200 (D)
	Section 4-200 (E) and (F) (added)
	Section 4-260
	Section 3-650 Appendix B, Table 1
2019 BCC 25	Section 1-165
	Sections 3-830, 3-835, 3-840, 3-845, 3-850 and 3-855 (repealed)
2020 BCC 01	Sections 6-103, 6-105, 6-108, 6-110, 6-115, 2-137
2020 BCC 42	Section 4-350 to 4-435 (repealed)
2021 BCC 06	Sections 2-195, 2-210, 2-225, 2-230, 3-153, 3-320
2021 BCC 07	Sections 2-105, 2-125, 2-130, 2-137, 2-120, 2-128, 2-135, 2-435 through 2-455, 2-460 through 2-525
2021 BCC 11	Sections 1-420, 1-583, 1-585, 1-600, 1-785, 1-9035 and 1-940 (repealed/reenacted)
	Section 1-925, 2-110 and 2-115 (deleted)
	Section 3-570(B)(2) (amended)
	Section 3-630 (repealed/reenacted)
	Section 3-645 (repealed/reenacted)
	Appendix B, Table 1 (amended)
2021 BCC 16	References to DFD and FPD (amended)
	Section 3-742 (revised)
	Section 3-760 (B)(revised)

2021 BCC 27	Sections 3-630(C)(1)(amended)
	Section 3-640 (amended)
	Section 3-665(D) (deleted)
2021 BCC 29	Definitions, Sections 3-113, 3-170, 3-175, 3-180, 3-190, 3-200, 3-215, 3-235, 3-255, 3-275, 3-300, 3-320, 3-325, 3-335.5, 3-360, 3-365
2022 BCC 09	Section 3-600(E) (amended)
	Section 4-305 (amended)
	Section 4-310 (amended)
2022 BCC 017	Section 1 - Amended by the addition of solar collector facilities to the list of uses-by-right as accessory uses Sections 3-210, 3-230, 3-250, 3-270, 3-295, 3-315.5 and 3-380
	Amended by the addition of building-mounted WEFs to the list of uses-by-right as accessory uses Sections 3-170, 3-190, 3-210, 3-230, 3-250, 3-270, 3-295, 3-315.5, 3-335.5, 3-355.5 and 3-380
	Section 2 - Amended by the addition of solar collector facilities (20 acres or less) to the list of conditional uses, as a primary use and accessory use. Sections 3-175, 3-195, 3-340 and 3-360
	Section 3 - Amended by the addition of solar collector facilities (more than 20 acres), ground-mounted WEFs and BESS to the list of special uses, as a primary use and accessory use Sections 3-180, 3-200, 3-345 and 3-365
	Section 4-810 through 4-920 (added)
2023 BCC 06	Section 1-382 (added) Section 3-180(BB) (added) Section 3-200(P) (added) Section 4-207 (added) Section 3-170(F)(7) Parcels Larger than 20 Acres (added) Section 3-170(D)(3) Parcels 20 Acres and Smaller (added) Section 3-190(F)(11) (added) Section 3-175(CC) (amended), 3-175(DD), 3-175 (EE) (added) Section 3-195(V) (amended), 3-195 (W) (added) Section 4-825(D)(3) (amended), 4-825(D)(4) (added) Section 4-900(B)(2) (amended) Section 3-145 (amended) Section 3-150 (amended) Section 3-153 (deleted) Section 3-143 (moved 3-153 to new Section 3-143) Section 3-155 (amended) Section 4-870(C) (amended)
2023 BCC 16	Section 4-845 (amended)

	<p>Section 4-880 (amended) Section 4-920 (amended)</p>
2023 BCC 41	<p>Amended to change the term “livestock confinement facility” or other similar references to “confined animal feeding operation”. Section 2-380(F) (amended) Section 2-395(I) (amended) Section 3-180(A) (amended) Sections 4-190 and 4-195 (deleted) Section 4-200(A) (amended) Section 4-200(C) (amended) Section 4-200(D) (amended) Section 4-200(F) (amended) Section 2-420 (amended)</p>
2024 BCC 25	<p>Sections 1-360, 1-635, 1-640, 1-645, 1-655, 1-750(A), 1-805 and 1-870 (deleted) Section 1-615 (amended) Section 1-650 (renumbered to 1-617 and amended) Section 1-630 (amended) Section 1-710 (amended) Section 3-145 (amended) Section 3-150(C) (amended) Section 3-155(A) (amended) Section 2-160 (A) (amended) Section 2-290(C) (amended) Section 2-320 (amended) Section 2-345 through 2-475 (renumbered to 2-405 through 2-525) Addition of a new section for manufactured home placement permit Sections 2-345, 2-350, 2-355, 2-360, 2-365, 2-370, 2-375 and 2-380 Addition of a new section for manufactured home park development permit Sections 2-385, 2-390, 2-395, and 2-400 Section 3-115 (amended) Section 3-615(A) (amended) Sections 3-395, 4-595, 4-665, 4-670, 4-680, 4-685, 4-690, 4-695, 4-700 and Table 5 in Appendix B (deleted) Sections 3-375, 3-380, 3-385, 3-390 (amended) Sections 4-575 through 4-655 (amended) Sections 3-170(B) and (F)(2), Parcels Larger Than 20 Acres (amended) Section 3-170(B), Parcels 20 Acres and Smaller (amended) Section 3-175(F), Parcels Larger Than 20 Acres (amended) Section 3-175 (L) and (W), Parcels Larger than 20 Acres (amended) Section 3-175(H), Parcels 20 Acres and Smaller (amended) Section 3-175(M) and (X), Parcels 20 Ares and Smaller (amended)</p>

	<p>Section 3-180(X) (amended) Section 3-190(F)(9) (amended) Section 3-210(A) (amended) Section 3-250(A) (amended) Section 3-255(A) (amended) Section 3-260(A) (amended) Section 3-270(A) (amended) Section 3-270(E) (amended) Section 3-300(K) (amended) Section 3-320(A) (amended) Sections 3-190(F)(2), 3-195(M) and (Q), 3-215(G) and (O), 3-220(B), 3-235(G) and (L), 3-240(C), 3-255(I) and (L), 3-270(B), 3-295(B), 3-305(C), 3-320(K), and 3-340(E) (deleted and remaining subsections renumbered) Table 1, Appendix B (amended)</p>
2024 BCC 28	<p>Section 3-170(D)(4), 3-190(F)(11), 3-315.5(V)(1), 3-335.5(T)(1), and 3-355.5(R)(1) (new subsections added)</p>
2024 BCC 42	<p>Sections 1-130 through 1-205, 1-218 through 1-275, 1-290 through 1-300, 1-305 through 1-335, 1-340 through 1-445, 1-455 through 1-465, 1-505 through 1-565, 1-570 through 1-603, 1-610 through 1-617, 1-622 through 1-660, 1-675, 1-680, 1-690 through 1-825, 1-832, 1-840 through 1-855, 1-875 through 1-900, 1-902, and 1-910 through 1-940 (Deleted) Section 1-130 (reinstated and amended) Sections 1-210, 1-215, 1-216, 1-217, 1-280, 1-301, 1-337, 1-450, 1-470, 1-475, 1-480, 1-485, 1-490, 1-500, 1-566, 1-567, 1-605, 1-620, 1-665, 1-670, 1-685, 1-830, 1-835, 1-860, 1-865 and 1-905 (moved to new Section, 3-752) Section 3-130(I) (addition of new subsection) Section 2-510 (amended) Sections 2-510 (D) and (G) (deleted) Sections 3-155(A)(1), (2), (C), (D), and (E) (amended) Section 3-160 (deleted) Sections 3-170, 3-175, 3-180, 3-240, 3-245, 3-250, 3-260, 3-265, 3-270, 3-275, 3-280, 3-285, 3-290, 3-295, 3-300, 3-305, 3-310, 3-315, 3-315.5, 3-320, 3-325, 3-335, 3-335.5, 3-340, 3-345, 3-350, 3-355, 3-355.5, 3-360, 3-365, 3-370, 3-372, 3-375, 3-380, 3-385, 3-390 (deleted) Sections 3-165, 3-185, 3-190, 3-195, 3-200, 3-205, 3-210, 3-215, 3-220, 3-225, 3-230 (renamed and renumbered) Section 3-235 (new section added) Section 3-495(A) (amended) Section 3-495(E) (deleted) Section 3-613 (new section added)</p>

	<p>Section 3-630(D) (new subsection added)</p> <p>Section 3-650 (deleted)</p> <p>Section 3-660 (deleted)</p> <p>Section 3-710 (deleted)</p> <p>Section 3-730(A) (deleted)</p> <p>Section 4-100 (amended)</p> <p>Section 4-263 (deleted)</p> <p>Section 4-320 (deleted)</p> <p>Section 4-325 (amended)</p> <p>Section 4-330 (amended)</p> <p>Section 4-335 (amended)</p> <p>Section 4-340 (amended)</p> <p>Section 4-345 (amended)</p> <p>Section 4-450 (amended)</p> <p>Section 4-480 (new section added)</p> <p>Section 4-555 (amended)</p> <p>Section 4-560 (amended)</p> <p>Section 4-565 (amended)</p> <p>Section 4-570 (amended)</p> <p>Section 4-575 (amended)</p> <p>Section 4-760, 4-780, 4-800, and 4-805 (deleted)</p> <p>Section 4-815 (public utility definition) (amended)</p> <p>Section 4-890 (public utility definition) (amended)</p> <p>Table 2, Appendix B Parking Requirements (amended)</p> <p>Table 6, Appendix B Family Member Step Chart (deleted)</p>
2024 BCC 44	<p>Section 2-255 (amended)</p> <p>Section 2-280(A) (amended)</p> <p>Section 2-420(A) (amended)</p> <p>Section 2-450(A) (amended)</p> <p>Section 5-200(A) (amended)</p>