

Article 18



Definitions

Article 18 • Definitions

18-100 Above Grade

Amended into and replaced by Article 18-162. See Article 18-162.

18-101 Active Area

The area a use occupies. This is for purposes of parking calculations.

18-102 Adjacent

Meeting or touching at some point, or across a street, alley or other ROW.

18-103 Adjacent Property Owner

An owner of record of any estate, right, or interest in real property which is adjacent to the subject land.

18-103A Affordable Housing

Housing which is restricted in sale and/or lease to meet the BOCC's adopted standards based upon the recommendation and policies of the Boulder County Housing Authority for affordable housing.

18-104 Agriculture

Uses involving the cultivation of land, production of crops, raising, breeding, and keeping of livestock, and the buying and selling of crops, products or livestock associated with the agricultural operation. Agriculture specifically does not include commercial, institutional, lodging, or recreational uses such as petting zoos, day-care centers, or summer camps.

18-105 Agricultural Products

Products intended for direct human or animal use such as vegetables, fruits, dairy products, eggs, grains, meat, poultry, fish, honey, hay, bedding plants, flowers, herbs, and wool.

18-105A Agricultural Sales Structure

A structure, or portion of a structure, used for sales of agricultural products and adhering to the provisions for the Accessory Agricultural Sales and/or Farm Store uses.

18-106 Airport Hazard

Any structure, object of natural growth, or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport, or is otherwise hazardous to such landing or takeoff of aircraft.

18-107 Airport Protection Surfaces

Imaginary surfaces in an airport vicinity as established by the Federal Aviation Administration Regulation, part 77, 'Objects Affecting Navigable Airspace,' U.S. Department of Transportation, FAA, January 1975, as amended, for the purpose of controlling heights of objects in an airport vicinity, as codified under Subchapter E, 'Airspace,' of Title 14 of the Code of Federal Regulations, incorporated herein by this reference (Colorado Statute reference Airports, C.R.S. 1973 #41-4-101 et seq.), or by other means accepted by the Board of County Commissioners and as shown on the Airport Protection Surface maps adopted and incorporated into this Resolution for purposes of regulating the height of structures.

18-108 Animal Unit

A term used to establish an equivalent density for various species of livestock. The following animals shall have the following animal unit equivalents:

Table 18-108 Animal Units

Animal Type	Animal Units
Cattle/Buffalo/Horse	1/animal unit
Horse (34 inches or less at withers)	5/animal unit
Swine/Ostrich	5/animal unit
Goat/Sheep/Llama	5/animal unit
Poultry	50/animal unit
Mink and similar fur bearing animals	50/animal unit
Other Livestock	1/animal unit

Young animals shall not be counted until they are weaned. Horses include mules and donkeys.

18-109 Applicant

The owner of land, or the owner's authorized representative.

18-110 Appurtenances

The visible, functional, or ornamental objects accessory to and part of a building.

18-110A Arena, Equestrian

An improved area, generally fenced, of at least 30 feet in width or length within which equestrian activities involving horse riding or driving occurs.

18-111 Asbuilt Profile

A map or drawing which depicts a vertical section of a road, street, curb, conduit, or other physical feature as it has been actually constructed.

18-112 Average Daily Trips (ADT)

The average 24-hour volume, of all lanes in both directions being further defined as the total number during a stated period, divided by the number of days in that period. Unless otherwise stated, the period is a year. The term is commonly abbreviated as ADT.

18-113 Base Flood

A flood having a one percent 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.

18-113A Base Flood Elevation

The elevation shown on a FEMA Flood Insurance Rate Map for Zones AE, AH, A1-30, AR, AR/A, AR/AE, AR/A1-30, AR/AH, AR/AO, V1-30, 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.

18-114 Basement

Amended into and replaced by Article 18-162. See Article 18-162

18-115 Bedrock

Solid rock underlying surface materials.

18-115A Best Management Practices (BMPs, as used in Article 7-904)

BMPs may be structural or nonstructural or both, as well as temporary or permanent or both, and include schedules of activities, prohibitions of practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to maintain or improve stormwater quality by preventing or reducing the discharge of pollutants directly or indirectly to stormwater, stormwater conveyance systems, or waters of the state. BMPs also include treatment practices, operating procedures, and waste control practices to control site runoff, spillage or leaks, sludge or water disposal, and drainage from raw materials storage.

Nonstructural BMPs (source controls) include practices that prevent pollution by reducing potential pollutants at their source before they come into contact with stormwater. Examples of nonstructural BMPs are site planning and project operations.

Structural BMPs (treatment controls) are engineered or constructed facilities designed to remove pollutants already in stormwater, with examples including detention and retention ponds, infiltration basins, sedimentation controls, and pollutant removal devices.

Temporary BMPs, such as silt fencing, are installed to control stormwater discharges and protect water quality while construction activity is taking place and until final inspection or approval of construction occurs. Temporary BMPs for a particular site are typically addressed as part of a Stormwater Management Plan accepted as part of an approved stormwater quality permit.

Permanent BMPs, such as detention facilities, are installed to control stormwater discharges and protect water quality after construction activity has been completed or final inspection has occurred, that must be maintained in good working order by the landowner, permittee, operator, or other responsible party on a perpetual basis or for so long as the County Engineer requires. Permanent BMPs are typically addressed as part of a final drainage plan, and depicted through submitted as-built plans, that are accepted as part of an approved stormwater quality permit.

Accepted and recommended sources of BMPs include but are not limited to: Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3 – Best Management Practices; and the Colorado Department of Transportation's ("CDOT") "Erosion Control and Stormwater Quality Guide."

18-116 Block

A designated portion of subdivided land which, unless otherwise indicated on the plat, is land intended for future development in accordance with the applicable Subdivision Regulations.

18-117 Boulder County Comprehensive Plan

That document, including all amendments, adopted by the Planning Commission, which provides policy direction to the County and the public about how existing and proposed land uses ought to be evaluated, how the various governmental and land management entities in the County should coordinate their activities, and how environmental resources should be preserved. The Boulder Valley Comprehensive Plan and any similar subarea plans are considered part of the Boulder County Comprehensive Plan.

18-118 Building

Any permanent structure built for the support or shelter of any use or occupancy.

18-119 Building Footprint

The outline of the total area which is covered by a building's perimeter at ground level.

18-120 Building Height (Structure Height)

The vertical distance from any part of the structure, excluding appurtenances, to the existing or natural grade below. In a platted subdivision for which overlot grading was permitted prior to October 18, 1994, the overlot grading shall be the existing grade.

18-121 Building Lot

A parcel that meets the requirements of Article 9-100 of the Land Use Code.

18-122 Bulk

The total volume of the structure, found by multiplying the square footage by the height.

18-123 Camper Trailer

A wheeled vehicle without motive power which is designed to be drawn by a motor vehicle over the public highways and which is generally and commonly used for temporary living or sleeping accommodations.

18-123A Carport

A Carport can be attached or detached and shall be open on at least two sides.

18-123A Colorado Discharge Permit System (CDPS)

CDPS, which the Colorado Department of Public Health and Environment ("CDPHE") through its Water Quality Control Division ("WQCD") is authorized to administer as part of the Clean Water Act's National Permit Discharge Elimination System ("NPDES") program in Colorado. The CDPS Stormwater Management Program is designed to reduce the discharge of pollutants from the Municipal Separate Storm Sewer System (MS4) to the maximum extent practicable to protect water quality, through the implementation of BMPs consistent with the provisions of the program.

18-124 Certificate of Occupancy

A certificate issued by the County after final inspection and upon a finding that the building, structure, or development complies with all provisions of the applicable county codes, permits, requirements and approved plans.

18-124A Clean Water Act

The Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.) as amended.

18-124B Clearing and Grubbing

Any activity that removes the surface cover to expose bare ground.

18-125 Common Open Space

A parcel of land, an area of water, or a combination of land and water within a site designed and intended primarily for the use or enjoyment of residents, occupants, and owners within that development.

18-126 Community Service Area (CSA)

- A. Municipal CSA** — A boundary line drawn around a municipality within which a city expects to accommodate future urban growth. Community Service Area plans provide, when jointly adopted by both municipal and county governments, a mutually binding comprehensive plan for county lands adjacent to each municipality. It is expected that land within municipal Community Service Areas will be developed in an urban pattern, urban services will be provided by the municipalities, and the area will eventually be annexed. The following are terms used by the various Plains municipalities that fit with the Community Service Area definition, and each area has been mapped.

Boulder — Boulder Service Area (Area I and II of the Boulder Valley Comprehensive Plan);

Broomfield — Southeast Boulder County Area Comprehensive Development Plan Intergovernmental Agreement or IGA, and the areas described within the southeast Boulder County, South 96th Street, Dillon Road and U.S. 287 Area Comprehensive Development Plan IGA (commonly referred to as the Northwest Parkway IGA);

Erie — Influence Area (East Central Boulder County Comprehensive Development Plan IGA);

Lafayette — Influence Area (East Central Boulder County Comprehensive Development Plan IGA);

Longmont — Longmont Planning Area or LPA (Longmont Planning Area Comprehensive Development Plan IGA);

Louisville — Influence Zone (Lafayette/Louisville Buffer Comprehensive Development Plan IGA) and areas described within the Northwest Parkway IGA;

Lyons — Potential Service Area (Docket BCCP-86-01), Lyons Comprehensive Plan adopted by Boulder County on April 5, 1988); and,

Superior — Influence and Study Areas (Superior Area Comprehensive Development Plan IGA).

- B. Limited CSA** — A boundary line drawn around an unincorporated area as designated in the Boulder County Comprehensive Plan within which it is expected that land may be developed and provided with a limited range of urban services, including:

Niwot — an adopted Community Service Area (Niwot, Lefthand, Boulder Creek Subregion Goals, Policies and Maps Element, Boulder County Comprehensive Plan.)

18-127 Condominium Ownership

A building, or group of buildings, in which dwelling units, offices, or floor area are owned individually, and the structure, common areas, and facilities are owned by all the owners on an undivided basis.

18-128 Conservation Easement

The grant of a property right stipulating that the described land will remain in a certain state and precluding future or additional development.

18-128A Construction Activity (as used in Article 7-904)

Ground surface disturbing activities which include, but are not limited to, clearing, vegetation removal, grading, excavation, removal or deposit of any rock, soil, or other materials, demolition, installation of new or improved haul roads and access roads, staging areas, stockpiling of soil, fill, or other materials, utilization of borrow areas, or other activities that expose soil. Construction activity does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of a facility.

18-129 Construction Plan

The maps or drawings accompanying an application which show the specific location and design specifications of improvements to be installed in accordance with the requirements of approval by the Planning Commission and Board of County Commissioners.

18-130 Contiguous

- A. Touching along a common boundary for at least 15 feet.
- B. The contiguity of land areas shall not be affected by the existence between them of a road or alley; a public or private right-of-way; a public or private transportation or utility right-of-way; a river, creek, stream, or other natural or artificial waterway; or an intersecting mining claim.
- C. The contiguity of land areas shall be assumed to be disrupted by the existence of a freeway, expressway, principal arterial, and minor arterial, and by lands contained within the legal boundaries of any municipality.

18-131 Correction Plat

A rerecording of a previously approved plat which is intended to correct a technical error in the plat.

18-131A Covered Porch

Covered areas that are attached to the principal structure. Covered porch may not be enclosed with solid walls, glass, or screens.

18-132 Deed

A legal document conveying ownership of real property recorded in the real property records of the Boulder County Clerk and Recorder.

18-133 Design Water Table

The elevation of the water table at the location of the proposed building site either (a) as measured between May 1 and July 15 in any year; or (b) the predicted May 1 - July 15 elevation of the water table where the prediction is based on a comprehensive geohydrologic study directed by a professional engineer.

18-134 Development Agreement

The agreement between the owner and county which specifies the terms and conditions of the approval. This agreement implements the site specific development plan which establishes vested rights under Article 68 of Title 24, C.R.S. (See Section 3-207)

18-135 Development Report

A report which addresses issues and reports facts concerning activities, utilities, circulation and traffic, surrounding land uses, community facilities, environment, and other factors for a given development proposal.

18-135A Directly Visible

Allowing a direct line-of-sight to the light source or lamp.

18-136 Disposition

A contract of sale resulting in the transfer of equitable title to an interest in subdivided land; an option to purchase an interest in subdivided land; a lease or an assignment of an interest in subdivided land; or any conveyance of an interest in subdivided land which is not made pursuant to one of the foregoing. (C.R.S 30-28-101(1))

18-136A Disturbed Area

(as used in Article 7-904, or in Article 4-514, 4-516 or 4-802, pertaining to solar energy systems)

That area of the land's surface disturbed or in any way changed as a result of construction activity, including but not limited to new structures, access and areas used for access or parking during and following the construction process.

18-137 Dwelling

- A. A building or portion thereof used exclusively for residential occupancy, including one-family dwellings and multiple-family dwellings, but not including hotels, motels, tents, seasonal vacation cabins, camper trailers, or other structures designed or used primarily for temporary occupancy.
- B. A dwelling shall also include the following types of residential buildings which are factory made and not constructed on site:
 - 1. Manufactured homes which are not less than 24 feet in width and 35 feet in length, which are installed on an engineered permanent foundation in accordance with all applicable County requirements, and which have a brick, wood, or cosmetically equivalent exterior siding and a pitched roof, pursuant to C.R.S. 30-28-115(3)(a), as amended; and
 - 2. Factory built modular housing which is certified by the State of Colorado to meet Uniform Building Code requirements pursuant to the Colorado Housing Act of 1970, C.R.S. 24-32-701, et seq., as amended.

18-138 Dwelling Unit

One or more rooms designed to accommodate one family and containing only one kitchen plus living, sanitary, and sleeping facilities.

18-139 Earth Material

Any mineral, rock, natural soil, overburden, or fill, or combination of such materials.

18-140 Easement

A right granted by a property owner permitting a designated part or interest of the property to be used by others for a specific use or purpose.

18-141 Electrical Distribution Line

Structures and appurtenant facilities used for the distribution of electric energy in voltages less than 115,000 volts.

18-142 Electric Substation

An assemblage of equipment and appurtenant facilities designed for voltage transformation, or voltage control of electricity in amounts of 115,000 volts or more.

18-143 Electric Transmission Line

A series of three or more structures and appurtenant facilities erected above ground, supporting one or more conductors emanating from a power plant or a substation, designed to transmit electric energy in voltages of 115,000 volts or more.

18-143A Environmental Resources

Air, water, soil, native plant and animal populations and their associated habitat, and the unique, distinctive, or significant natural features of the County's landscapes and related ecosystems, including but not limited to:

- Critical Wildlife Habitats and Wildlife Migration Corridors
- Environmental Conservation Areas
- High Biodiversity Areas
- Natural Landmarks and Natural Areas
- Preble's Meadow Jumping Mouse Conservation Areas
- Rare Plant Areas and Significant Natural Communities
- Wetlands and Riparian Areas
- Boulder County Species of Special Concern

Environmental Resources encompass those resources identified and mapped in the current and any updated version of the Environmental Resources element of the Comprehensive Plan, as well as similar resources that may be identified on or in the vicinity of a site.

18-143B Exemption Plat

An amendment or change to a Plat which is exempt from the requirements of Article 5 of this Code (Subdivision Regulations), and which falls within the scope of and must instead meet the requirements of Article 9 of this Code. Exemption Plats for certain subdivisions with a sketch plan approved prior to March 22, 1978, which affect significant natural resources, are separately addressed under Article 4-300 of this Code.

18-144 Existing Manufactured Home Park

Manufactured home park for which the construction of facilities including utilities, final grading, or pouring of pads and the construction of streets is completed before the effective date of Section 4-400, Floodplain Overlay District.

18-144A Expansion To An Existing Manufactured Home Park

Additions to an existing manufactured home park beyond those that had been completed prior to the effective date of Section 4-400, Floodplain Overlay District.

18-145 Expansive Soil

Rock or soil that shrinks or expands excessively with changes in moisture content.

18-146 Extraction

The removal of any earth materials from places of natural occurrence to surface location. 'Extraction' shall not include 'prospecting' activities involved in the act of searching for or investigating a mineral deposit as defined under the State Mined Land Reclamation Act. However, it shall include activities involved in the development of a mineral deposit once found as defined under the State Mined Land Reclamation Act, including but not necessarily limited to preparing the site for mining, defining further the mineral deposit by drilling or other means, conducting pilot plant operations, and constructing roads and other facilities accessory to mining (See 34-32-103, C.R.S., as amended.)

18-147 Facility

A structure or place which is built, installed, or established to serve a particular purpose. For purposes of Section 7-904, a facility may also be any building, including a private home, structure, installation, process, or activity from which there is or may be a discharge of a pollutant.

18-148 Family

- A. An individual, or two or more individuals related by blood, marriage, or adoption, and not more than two roomers or boarders; or
- B. Two adults and any of their lineal descendants; or
- C. A group of not more than three unrelated individuals; and who are living together as a single housekeeping unit.

18-149 Farm

A parcel of land for which the principal use is agriculture.

18-150 Fill

A deposit of earth material placed by artificial means.

18-150A Final Plat

A map of land proposed to become subdivided land, and specified supporting materials, whose purpose is to allow evaluation of the detailed layout and design for the development, including but not necessarily limited to the final engineering plans, subdivision development agreement, letters of credit, conservation easements, homeowners covenants as may be applicable to the terms of the development's approval, any outstanding design issues such as building heights or envelopes and landscaping, and the plat as proposed for recording. The final plat is the last of the three required steps (sketch plan, preliminary plan, and final plat) for obtaining approval of subdivided land, and must be consistent with the approved sketch plan and preliminary plan.

18-150B Fish Farm

The hatching and raising of fish for the purpose of harvesting and sale. Fish farms are exclusive of recreational fishing operations.

18-151 Flood or Flooding

A general and temporary condition of partial or complete inundation of normally dry land areas from either the overflow of watercourses, or the unusual and rapid accumulation or runoff of surface waters from any source.

18-152 Flood Insurance Rate Map (FIRM)

An official map of the Federal Emergency Management Agency (FEMA), on which the area subject to flooding by the base flood has been delineated either by approximate or detailed engineering study. These maps also delineate flood insurance rate zones and may include the delineation of water surface elevations and floodway boundaries.

18-153 Flood Insurance Study

The official report provided by the Federal Emergency Management Agency (FEMA) that includes flood profiles, the Flood Boundary Floodway Map, and the water surface elevation of the base flood.

18-154 Flood Profile

A graph showing the flood water surface elevations and the elevations of the underlying land as a function of distance along a path of flow.

18-155 Flood Protection Elevation

An elevation two feet above the water surface elevation of the base flood. The two foot freeboard is a factor of safety, attempting to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge and culvert openings, and the hydrological effect of urbanization of the watershed.

18-156 Floodfringe

Those portions of the Floodplain Overlay District that are not in the floodway.

18-157 Floodplain

Areas that are inundated by the base flood.

18-158 Floodplain Development

Under floodplain regulations, any public or private construction or activity that changes the basic character or the topography of the land on which the construction or activity occurs, including but not limited to any manmade change to improved or unimproved real estate, construction or substantial improvement of buildings or other structures. Development includes mining, dredging, filling, grading, paving, excavation, or drilling operations, or storage of equipment or materials; and all dams, reservoirs, walls, embankments, berms, levees, dikes, piles, abutments, projections, channel rectification, roads, bridges, culverts, excavations, and fills.

18-159 Floodplain Encroachment

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. The term floodplain encroachment shall not include any device or structure reasonably necessary for flood control or prevention.

18-159A Floodplain Violation

The failure of a structure or other development to be fully compliant with Boulder County floodplain management regulations. A structure or other development without the elevation certificate, or other certifications, or other evidence of compliance required in C.F.R. 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

18-162 Floor Area

The area of a building or structure, existing or new, including basements and attached garages calculated without deduction for corridors, stairways, closets, the thickness of interior walls, columns, or other features as measured from the exterior face of the exterior walls. Floor area does not include the area of any covered porch or solar energy ground-mounted system, or a solar energy parking canopy system except as specified for Residential Floor Area. (For Residential Structures, see also Article 18-189.D.)

- A. Above Grade Floor Area** Any floor area in which the floor is higher than existing grade, plus a portion of basement floor area in cases where any part of the basement story is higher than existing grade. The first two vertical feet of any basement story that are exposed above existing grade are excluded from the above grade floor area calculation. The above grade portion of the basement floor area is calculated by multiplying the total basement floor area by the percentage of the volume of the basement story that is higher than existing grade.
 - 1. If the finished floor surface of the main story of a residence is partially or completely above finished grade, then all floor area in the main story will be considered above grade floor area. All floor area in any stories above the main story will also be considered above grade floor area. The main story is defined as the story that includes, but is not limited to the kitchen, dining room, and living room.
- B. Below Grade Floor Area** Excepting the portion that is defined as above grade floor area, a portion of the basement floor area in which all or part of the floor is below existing grade. The first two vertical feet of any basement story that are exposed above existing grade are included in the below grade floor area calculation. Below grade floor area is calculated by multiplying the total floor area of the basement by the percentage of the volume of the basement that is below existing grade.

18-162A Fully Shielded Light Fixture

A lighting fixture constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the Luminaire, is projected below the horizontal as determined by photometric test or certified by the manufacturer. Any structural part of the light fixture providing this shielding must be permanently affixed.

18-163 Gas Distribution Pipeline

Mains, services, equipment and appurtenant facilities which carry or control the supply of gas from the point of local supply to and including the sales meter.

18-165 Gas Regulator Station

An assemblage of equipment which reduces, regulates and meters natural gas pressure in the transmission line, holder, main, pressure vessel or the compressor station piping. This may include auxiliary equipment such as valves, control instruments or control lines as well as piping.

18-166 Gas Transmission Pipeline

Pipelines and appurtenant facilities installed for the purpose of transmitting gas from a source to a distributing center, to a large volume customer, or to interconnect sources of supply.

18-167 Geologic Hazard

A geologic condition which may pose a significant threat to persons or property.

18-167A Glare

The sensation produced by a bright source within the visual field that is sufficiently brighter than the level to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance and visibility; blinding light. The magnitude of glare depends on such factors as the size, position, brightness of the source, and on the brightness level to which the eyes are adapted.

18-168 Grading

Any total soil or rock movement, excavating, filling, and other earthwork.

18-169 Grazing

The feeding of livestock or horses where more than 50% of the feed is produced on the immediate parcel and available to the animals as in-place vegetation to sustain life.

18-169A Hazardous Materials

Any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or to the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

18-170 Horticultural

Having to do with the growing of fruits, vegetables, flowers, or ornamental plants.

18-170A Illuminance

The amount of light falling onto a unit area of surface (luminous flux per unit area) - measured in lumens per square meter (lux) or lumens per square foot (footcandles).

18-171 Improvements

Street grading, street surfacing and paving, curb and gutters, street lights, street signs, sidewalks, crosswalks, water mains and lines, water meters, fire hydrants, sanitary sewers, storm drainage facilities, culverts, bridges, public utilities, or other such installations designated by the Planning Commission or Board of County Commissioners.

18-172 Individual Sewage Disposal System

A system or facility for treating, neutralizing, stabilizing, or disposing of sewage which is not a part of or connected to a sewage treatment facility.

18-172A Irrigation Ditch

A long narrow excavation dug in or placed on grade for carrying water which is listed in the Boulder County Ditch and Reservoir Directory.

18-173 Junk Yard

A building, structure, or parcel of land, or portion thereof, used for the collecting, storage or sale of waste paper, rags, scrap metal, or discarded material; or, for the collecting, dismantling, storage, salvaging, or demolition of vehicles, machinery or other materials. Considered a General Industrial use.

18-173AA Light Trespass

Light falling where it is not wanted or needed, typically across property boundaries.

18-173A Livestock

Farm animals kept or raised for pleasure or profit. (See also 18-108)

18-174 Lot Area

The area of the horizontal plane within the lot lines of a lot.

18-175 Lot Line, - Subdivided land in plats recorded prior to October 19, 1994:

- A. **FRONT** That part of a property line dividing a lot from a road. On a corner lot, only one property line shall be considered as a front line. The shorter property line shall be considered the front unless the property owner chooses another property line dividing the lot from a road.
- B. **REAR** The line opposite and parallel to the front line. In the event no lot line is opposite and parallel to the front lot line, there shall be no rear.
- C. **SIDE** All lot lines other than front lot lines or rear lot lines. A triangular lot has two side lot lines and no rear lot line.

18-175A Lot Line, - Unsubdivided land, and subdivided land in plats recorded on or after October 19, 1994:

- A. **FRONT** That part of a property line dividing a lot from a road, exempting private thoroughfares which are not in subdivided land. On a corner lot or other lots with multiple frontages, all street frontages shall be governed by front yard regulations.
- B. **REAR** The boundary line opposite and parallel to the front line. In the event no lot line is opposite and parallel to the front lot line, there shall be no rear.
- C. **SIDE** All lot lines other than front lot lines or rear lot lines. A triangular lot has two side lot lines and no rear lot line.

18-175B Lowest Floor

For purposes of construction in the Floodplain Overlay District, 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 this Code.

18-175C Luminaire

The complete lighting assembly (including the lamp, housing, reflectors, lenses and shields), less the support assembly (pole or mounting bracket); a light fixture.

18-176 Manufactured Home

- A. A structure, transportable in one or more sections, which, when erected on site, is 320 or more square feet, and which is built on a permanent chassis. These homes are designed to be used for residential purposes, with or without a permanent foundation when connected to the required utilities, and contain the necessary plumbing, heating, air-conditioning, and electrical systems. A home which does not meet the minimum size requirements stated above, is a manufactured home if it either (1) is certified as such by HUD pursuant to the federal Manufactured Home Construction and Safety Standards Act, 41 U.S.C. 778 5401, et. seq., as amended, or (2) complies with the NFPA 501B/ANSI A119.1 (1973, 1974 and 1975 editions).
- B. A manufactured home also means a residential building which, whether or not a manufactured home as defined above (and which under the County's prior regulations may have been defined as a mobile home), is either:
 - 1. Located in a legally existing manufactured home park in the unincorporated County on the rezoning date; or
 - 2. Proposed to be relocated onto a legal manufactured home space in a manufactured home park; predates the certification requirements of the Federal Manufactured Home Construction and Safety Standards Act and NFPA 501b/ANSI a119.1 (1973 through 1975 editions); and is inspected by the Chief Building Official and determined to be in a safe, sound physical condition and to meet any other requirements for such homes as may be specified in the County's Building Code.
- C. The term manufactured home shall not include travel trailers, camper trailers, campers or self-contained motor homes or camper buses.

18-177 Manufactured Home Park

A parcel upon which two or more manufactured homes, occupied or intended to be occupied for dwelling purposes, are located. Also see — Manufactured Home Park — Article 4-507 Lodging Uses

18-178 Manufactured Home Space

A portion of ground within a manufactured home park designated for the permanent location of one manufactured home.

18-178A Market Value

Market value is the price which a willing buyer would pay a willing seller under normal economic conditions, based on a representative body of comparable sales at or about the date for which the market value is sought to be determined, as calculated by an independent appraisal performed by a professional appraiser, or by other accepted authoritative source such as the County Assessor's Office. In lieu of an independent appraisal, the market value of the structure as determined from the records of the County Assessor may be used. For purposes of floodplain regulations, market value may be set according to any method approved by FEMA and explained within FEMA P-758.

18-178B Minor Modification

A change which does not result in increased impacts or a greater intensity of either the uses of the development or in the activity under consideration.

18-178C Mountainous Areas

The area west of Colorado Highway 93 from its intersection with the south county line to the City of Boulder, west of the City of Boulder city limits, west of US 36 from City of Boulder to Colorado Highway 66, and west of the St. Vrain Supply Canal from Colorado Highway 66 to its intersection with the north county line.

18-179 Moveable Objects

Items not anchored to the ground that are subject to being transported by water, including trailers, automobiles, manufactured homes, tanks, trash dumpsters, lumber, or other materials.

18-179A Municipal Separate Storm Sewer System (MS4, as used in Article 7-904)

Publicly-owned facilities by which stormwater is collected or conveyed, or which are designed for the collection or conveyance of stormwater, including but not limited to any roads with drainage systems, municipal streets, gutters, curbs, catch basins, inlets, storm drains, pumping facilities, retention and detention basins, natural and human-made or altered drainage ditches/channels, reservoirs, and other drainage structures.

18-179B National Pollutant Discharge Elimination System (NPDES) Storm Water Discharge Permit or NPDES Permit

A permit issued by the U.S. Environmental Protection Agency (or by a state under authority delegated pursuant to 33 USC Section 1342(b), e.g., the Colorado Discharge Permit System (CDPS) that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.

18-179C New Floodplain Construction

Structures for which the start of construction commenced on or after February 1, 1979 and includes any subsequent improvements to such structures.

18-180 OGCC

Oil and Gas Conservation Commission of the State of Colorado.

18-181 Oil and Gas Operation

Exploration for oil or gas, including but not limited to conventional oil and gas; the siting, drilling, deepening, recompletion, reworking, refracturing, closure or abandonment of an oil and gas well; production facility and operations including the installation of flow lines and gathering lines; construction, site preparation, reclamation and related activities associated with the development of oil and gas resources.

18-181A Opaque

Opaque means that a material does not transmit light from an internal illumination source. Applied to sign backgrounds, means that the area surrounding any letters or symbols on the sign either is not lighted from within, or allows no light from an internal source to shine through it.

18-181B Operator

The individual who has day to day supervision and control of activities. For purposes of Section 7-904, the operator may be considered the stormwater permittee or responsible agent of the permittee.

18-181C Outdoor Light Fixture

An outdoor illuminating device, outdoor lighting or reflective surface, luminous tube, lamp or similar device, permanently installed or portable, used for illumination, decoration, or advertisement. Such devices shall include, but are not limited to lights used for:

- A. parking lot lighting;
- B. roadway lighting;
- C. buildings and structures;
- D. recreational areas;
- E. landscape lighting;
- F. billboards and other signs (advertising or other);
- G. product display area lighting;
- H. building or structure decoration;
- I. building overhangs and open canopies

18-182 Outlot

A designated portion of subdivided land which, unless otherwise noted on the plat, is not a building lot.

18-183 Parcel

All contiguous land held under one deed, except where a portion of the land is designated a building lot pursuant to the provisions of this Code.

18-184 Person

Any individual, corporation, governmental entity, estate, trust, partnership, association, or other legal entity.

18-184A Plat

A map of certain described subdivided land, including supporting materials, which constitutes an instrument for recording real estate interests, is prepared and approved in accordance with the Subdivision Regulations, and is recorded in the office of the County Clerk and Recorder. The term "plat," as used in this Code as a reference to subdivided land, does not include any map, depiction, or document of any kind describing unsubdivided land, even though the term "plat" may be used in such document (for example, a document denominated as a "survey plat" or "subdivision exemption plat" which does not describe divisions of land approved pursuant to the Subdivision Regulations).

(as a verb:) To undertake and accomplish the process of creating subdivided land.

18-184B Platted Land or Platted Subdivision

Equivalent terms for "subdivided land," defined below.

18-184C Pollutant (as used in Article 7-904)

Means anything which causes or contributes to pollution, this is, is harmful to humans, animals, public health, or the environment, or can degrade the quality of waters of the state or cause such waters to violate the stream standards established by the State of Colorado, or affect beneficial uses of water. The term includes, but is not limited to, sediment, dredged spoil, rock, sand, silt, incinerator residue, ash, solid waste, sewage, wastes from industrial, commercial, domestic, or agricultural sources, trash, litter, garbage or food waste, landscaping materials, lawn clippings, leaves, branches or other landscaping and yard debris, medical waste, wrecked or discarded equipment, radioactive materials, wastes that contain bacteria, viruses and other pathogens that pose a threat to human health, pet wastes, heat, surfactants, soaps, and cleaning products and wastes and residues from washing operations, including those that are biodegradable, oil and grease, petroleum hydrocarbons and antifreeze, metals, and toxic or hazardous wastes as defined by federal, state, or local laws and regulations, and including without limitation biocides and pesticides.

18-185 Power Plant

An electrical energy generating facility with generating capacity of more than 50 megawatts and any appurtenant facilities.

18-185A Preliminary Plan

A map of land proposed to become subdivided land, and specified supporting materials, whose purpose is to allow evaluation of the feasibility of and preliminary engineering design for the development, prior to the applicant undertaking more detailed engineering and design work. The preliminary plan is the second of the three required steps (sketch plan, preliminary plan, and final plat) for obtaining approval of subdivided land, and must be consistent with the approved sketch plan.

18-185B Primary Caregiver

A person who meets the definition of primary caregiver under article XVIII, section 14(1)(f) of the Colorado constitution and applicable law.

18-186 Principal Use

The primary purpose or function for which a parcel is used.

18-187 Public Improvement

Any drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off street parking area, lot improvement, or other facility which benefits the public.

18-188 Public Water and Public Sewer Facilities

Those facilities of a municipality or a sanitation and/or water district which are organized and operated pursuant to State Statute.

18-189 Reach

A term to describe longitudinal segments of a river, creek, or other watercourse.

18-189A Recreational Vehicle

A vehicle which is:

- A. Built on a single chassis;
- B. 400 square feet or less when measured at the largest horizontal projection;
- C. Designed to be self-propelled or permanently towable by a light duty truck; and
- D. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

18-189B Recyclable Materials

Reusable materials including, but not limited to, metals, glass, plastic, wood, and paper which are intended for remanufacturing or reconstitution. Recyclable materials do not include junk, rubbish, refuse, or hazardous waste.

18-189C Replat

An amendment or change to a plat which exceeds the scope of a correction plat and is approved according to the applicable provisions of the Subdivision Regulations, or the Exemption Plat provisions of Article 9. In the discretion of the Director, replats which cannot be processed as Exemption Plats may, in accordance with the Subdivision Regulations, require sketch plan, preliminary plan, and final plat review, or preliminary plan and final plat review, or simply final plat review, depending upon the nature of the proposed change with reference to the definitions and purposes of the three required steps for obtaining approval of subdivided land.

(as a verb): To undertake and accomplish the process of amending or changing a plat.

18-189D Residential Floor Area

For the purposes of Site Plan Review and the presumptive size thresholds associated with the Expanded Transfer of Development Rights Program, Residential Floor Area includes all attached and detached floor area (as defined in 18-162) on a parcel including principal and accessory structures used or customarily used for residential purposes, such as garages, studios, pool houses, storage sheds, home offices, and workshops. (Exemptions: Gazebos, carports, solar parking canopies, detached greenhouses, renewable energy storage facilities, and hoop houses up to a total combined size of 400 square feet.)

18-190 Right-Of-Way

Land occupied or intended to be occupied by a public crosswalk, trail, road or other public transportation use; or railroad, electric transmission line, or other utility uses.

18-191 Road

A public or private thoroughfare which affords a means of access to abutting property.

18-192 Road Profiles

A drawing of an existing or proposed vertical section of a road, street, or alley, which may include curb, gutter, and sidewalk. It may be a true or exaggerated profile, and may reflect either a centerline and/or both flow lines of a road, street or alley.

18-193 Runoff

Precipitation which enters downstream waterways or properties.

18-193A Searchlight

A lighting assembly designed to direct the output of a contained lamp in a specific tightly focused direction (a beam) with a reflector located external to the lamp, and with a swiveled or gimbaled mount to allow the assembly to be easily redirected. Such lights are used commonly to sweep the sky for advertisement purposes.

18-193B Season-Extending Agricultural Structure

A structure designed to extend the growing season. The structure is covered by plastic or shade cloth, has an earthen/dirt floor that may be covered by fabric and/or gravel, and may include utilities.

18-194 Setback

The required minimum distance between the Building or Structure and the related front, side, or rear Lot Line. (See Article 18 Lot Line definition and Article 7-1403 of this Code - Supplemental Requirements for Yards Along Major Roads)

18-195 Sewage

Refuse liquids or waste matter typically carried off site by a sewer system or treated on site by an on-site wastewater system.

18-195A Shotfall Zones

The area of a shotgun firing range where spent shotgun shot and projectiles fall to the earth and where development, other than trap or skeet houses or the equivalent facilities for other types of shotgun events, and human occupancy, other than operators of the trap, skeet or equivalent facilities, is prohibited.

18-196 Site Specific Development Plan

A plan which has been submitted to the County as part of a special use, final plat, or final plat replat approval, to establish a vested right pursuant to Part 1 of Article 68 of Title 24, C.R.S., as amended, describing with reasonable certainty the type and intensity of the proposed land use for a specific parcel or parcels of property (see Section 3-207).

18-196A Skeet Shooting

A shotgun shooting sport where firer is on the firing line and fires at targets launched from two houses in somewhat sideways paths that intersect in front of the shooter.

18-196B Sketch Plan

A map of land proposed to become subdivided land, and specified supporting materials, whose purpose is to allow the evaluation of the basic or conceptual feasibility and design characteristics of the development at an early stage in the planning process, in accordance with the Subdivision Regulations. The sketch plan is the first of the three required steps (sketch plan, preliminary plan, and final plat) for obtaining approval of subdivided land.

18-197 Soil Survey

The soil survey conducted by the U.S. Department of Agriculture in cooperation with the State Agricultural Experiment Stations and other Federal and State agencies.

18-198 Solar Access

The ability to receive sunlight across real property for any solar energy device.

18-199 Solar Energy System

A system composed of panels, arrays, or devices which convert the sun's radiant energy into thermal, chemical, mechanical, or electric energy, which may include an energy storage facility, and components for the transmission and distribution of transformed energy.

18-200 Solid Waste

Any garbage, refuse, rubbish, or other discarded materials, which may be in solid, liquid, or gaseous form.

18-200A Special Flood Hazard Area

An area having special flood, mudslide (i.e. mudflow), or flood-related erosion hazards, and as shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, A99, AH, VO, V1-30, VE, V, M, or E.

18-201 Start of Construction

The first placement of permanent construction of a building or other structure on a site, such as the pouring of slabs or footings or any work beyond the stage of excavation.

18-202 Storm

A storm which produces precipitation of a specified return frequency (i.e., a five year storm).

18-202A Storm Drainage System (as used in Article 9-704)

See definition of Municipal Separate Storm Sewer System (MS4).

18-202B Stormwater

Any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation, and resulting from such precipitation.

18-202C Stormwater Management Plan (SWMP, as used in Article 9-704)

A plan describing the temporary BMPs and other measures to be implemented prior to and during construction activity to identify pollutants generated and the actions to eliminate or reduce pollutant discharges to stormwater, the MS4, and waters of the state.

18-203 Structure

- A. A combination of materials forming an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, but excluding the following:
 - 1. retaining walls;
 - 2. fences not over 6 feet high;
 - 3. platforms or decks not more than 30 inches above grade and not over any basement or story below;
 - 4. utility mains, lines, and underground facilities; and
 - 5. yard and play equipment.
- B. A permanent structure is built of materials in a manner which would commonly be expected to remain useful for a substantial period of time.
- C. A temporary structure is built of materials in a manner which would commonly be expected to have relatively short useful life, or is built for a purpose that would be expected to be relatively short-term in duration.

18-204 Subdivided Land

Land located within a platted subdivision, as depicted on a plat approved in accordance with the Subdivision Regulations, and recorded in the office of the County Clerk and Recorder.

18-204A Subdivided Lot

A designated portion of subdivided land which is intended to be a building lot.

18-204B Subdivision

Any parcel of land to be used for condominiums, apartments, or any other multiple-dwelling units, or any parcel of land which is divided into two or more parcels, separate interests, or interests of land, as defined pursuant to C.R.S. Section 30-28-101(10). Subdivisions are generally divisions of land into parcels comprising less than 35 acres occurring on or after May 5, 1972, as further set forth in C.R.S. Section 30-28-101(10). Prior to May 5, 1972, what constituted a "subdivision" of land in the unincorporated County is set forth in the applicable Subdivision Regulations, first passed on March 3, 1954. Subdivisions of land as defined under the applicable Subdivision Regulations require approval under the Subdivision Regulations, unless exempted from such requirements under applicable law.

18-204C Subdivision Exemption

Pursuant to the authority granted in C.R.S. Section 30-28-101(10)(d), an approval by the Board of County Commissioners to take certain Unsubdivided Land or divisions of Unsubdivided Land out of the definition of "subdivision," with the result that such land or divisions of land do not have to meet the requirements of the Subdivision Regulations. The requirements for Subdivision Exemptions are contained in Article 9 of this Code. Land with approved Subdivision Exemptions is not platted (subdivided) land, even though it may be described according to a so-called "Subdivision Exemption Plat" as defined in the Colorado surveying statutes in Title 38, C.R.S. Exemptions from the Subdivision Regulations for Subdivided Land are called "Exemption Plats" and are contained in the Exemption Plat requirements of Article 9 of this Code (see also Article 4-300).

18-204D Subdivision Regulations

The regulations contained in Article 5 of this Code and predecessor regulations enacted by the County pursuant to the authority granted in Part 1 of Article 28 of Title 30, C.R.S. and predecessor Colorado county planning statutes, which set forth the process and requirements to plat subdivided land.

18-205 Subject Permits

Building, Grading, Access, or Floodplain Development Permits as required by Boulder County prior to undertaking a development project.

18-205A 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 50 percent of the market value of the structure before damage occurred.

18-206 Substantial Improvement

- A. Any cumulative combination of repairs, reconstruction, rehabilitation, expansion, or improvement of a building or other structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the improvement or repair is started, or if the structure has been damaged and is being restored, before the damage occurred. Substantial improvements are calculated on a cumulative basis, beginning with improvements commenced on or after September 11, 2013.
 1. The costs of the improvement shall include, but are not necessarily limited to, all materials, labor, built-in appliances, overhead, profit, and repairs to damaged portions of the building that are done concurrent with the subject improvements.
 2. The costs of the improvement shall not include those associated with post-storm debris removal; permitting; fees, preparation of surveys, costs, plans, and or specifications; or improvements outside of the structure, such as landscaping, sidewalks, fences, or detached structures; or work under a minor building permit exempted from floodplain development permit requirements under Article 4-400 of this Code.
- B. The term substantial improvement does not include:
 1. 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.
 2. Any of the following types of improvements necessary to assure safe living conditions or bring a structure into compliance with state or local health, sanitation, safety, or building codes:
 - a. Electrical repairs;
 - b. Furnace repairs or replacements;
 - c. Water heaters, boilers, and evaporative cooler repairs or replacements;
 - d. Air conditioner repairs or replacements;
 - e. Repairs or replacements to roof coverings;
 - f. Insulation or simple weatherization or energy efficiency upgrades.

3. Costs associated with renovations or remodeling projects totaling less than \$1,000.00, as increased annually starting January 1, 2018 by the Consumer Price Index inflation factor applicable to Boulder County.
4. Note: even though not substantial improvements, the work described above may still require an Individual Floodplain Development Permit.

18-207 Substantial Modification

A change which significantly alters the impacts and/or character of a structure, development, or activity. Considerations relevant to what constitutes a substantial modification of an approved special use are further detailed in Article 4-603.B., and may be relevant to substantial modification determinations for other categories of approvals under this Code.

18-207A Surface Danger Zone

The area, determined by an applicant's professional engineer registered in the State of Colorado or other equally qualified individual, in which projectile impact may occur. The boundaries of the zone (i.e., the length of the range and the width of the firing point or points) accommodate the ballistics of the highest powered firearms and the range of ammunition that may be used in the permitted firing activities, but can be shortened by physical barriers, range operations, or other devices which reduce the maximum distance of a bullet's trajectory. The zone is generally in the line of fire and spans the area that could receive projectile impact resulting from direct fire, including misdirected and accidental discharges, and ricochets from any firearm. The zone consists of three parts: the impact area, the ricochet zone, and the secondary safety zone. The impact area is that of the direct fire zone into which all shots are fired during the normal course of shooting and extends 5° to either side of the left and right limits of direct fire zone and downrange to the maximum range of any ammunition to be used on the range. This area includes all directions and angles of fire used on a firing range while shooting at a specific target, either stationary or moving, from a specific firing point. The ricochet area is 5° to either side of the impact area and extends downrange to the maximum range of any ammunition to be used on the range. The secondary danger area is that area paralleling, and 100 yards outside of, the outermost limits of the ricochet area and extending downrange to the maximum range of any ammunition to be used on the range. (See Figure 1: Surface Danger Zone without Mitigation)

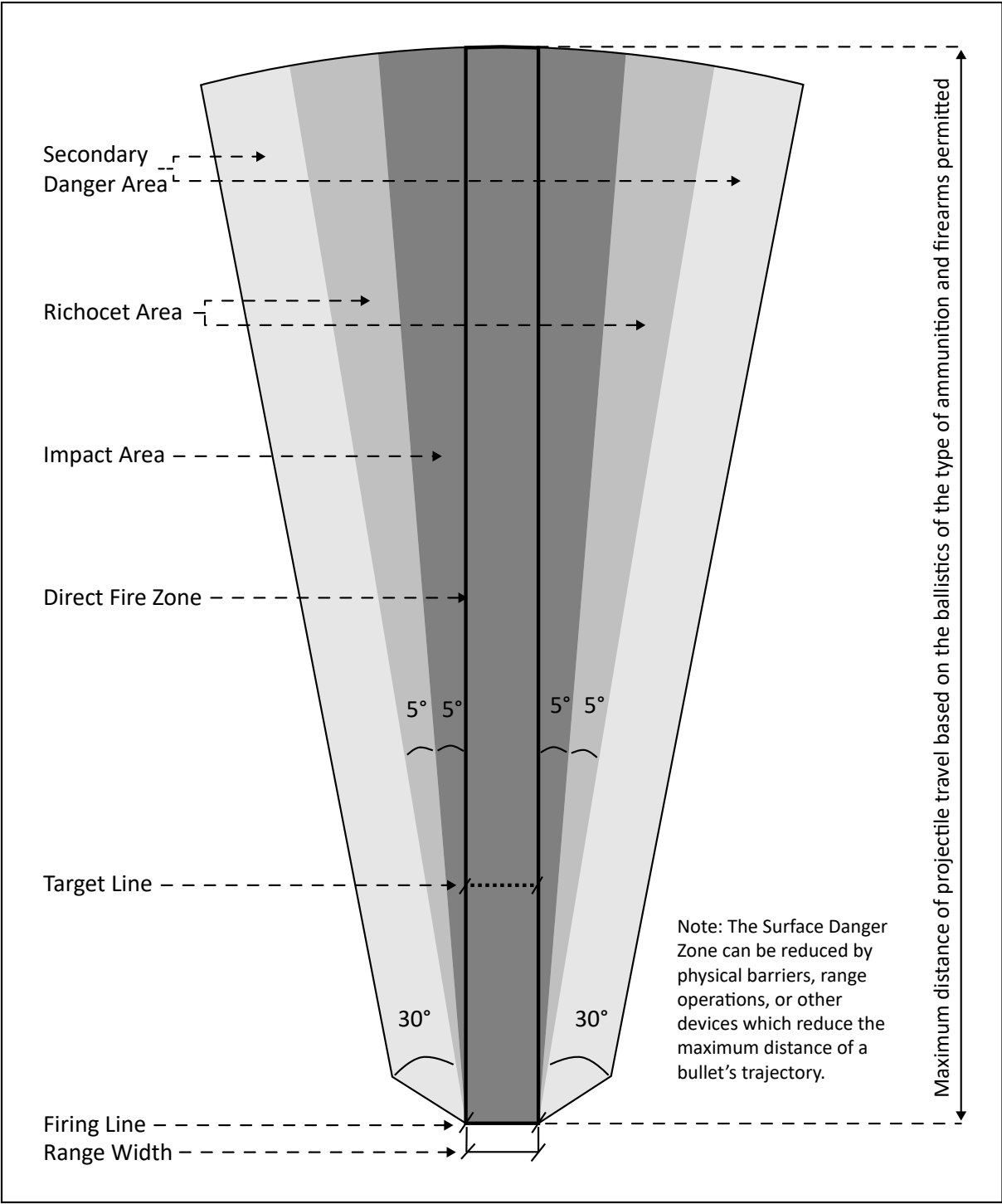


Figure 1: Surface Danger Zone without Mitigation

18-208 Survey Monument

Iron, brass or aluminum shaft a minimum of 1/2 inch in diameter with a 24 inch minimum length set in concrete at least five inches in diameter and located in the ground at all points on streets, alleys, or boundary lines where there is a change in direction or curvatures.

18-209 Transmit

To transfer information to another party by either hand delivery, First Class U.S. Mail, facsimile, or electronic mail.

18-209A Trap Shooting

A shotgun shooting sport where a firer on the firing line shoots at targets launched from a single launching point and generally away from the shooter.

18-209B Unsubdivided Land or Unsubdivided Parcels

Land or parcels which do not fall within the definition of subdivided land (i.e., land or parcels which are not within a platted subdivision).

18-209C Urbanized Area (as used in Article 7-904)

For Boulder County, the unincorporated territory shown on the Boulder County Urbanized Area Map that is maintained as an official record of the County Land Use Department. This map is based on the CDPS definition of "Urbanized Area" as contiguous, densely settled census block groups and census blocks that meet minimum population density requirements, along with adjacent densely settled census blocks that together encompass population of at least 50,000 people with boundaries as determined by the latest Decennial Census by the U.S. Bureau of Census.

18-210 Utility Storage Area

Any surface facility designed to store 50 million cubic feet or more of natural gas; or, 35,000 barrels or more of petroleum derivatives.

18-210A Vacant Building Lot

For the purposes of the Expanded Transfer of Development Rights Program under Article 4-1300 of this Code, a vacant building lot is a lot that qualifies as a building lot under this Code, but has no structures on it, except for improvements that are minor in nature and do not compromise the overall open land quality of the lot.

18-210B Verified Established Farm Use

A demonstrated production farm use verified by the Land Use Department to meet the following criteria:

- A. The principal use of the property is production of crops, livestock, or other agricultural products (with the exception of hay and forestry products) either for sale by a for-profit business, or for use by a certified 501(c)3 non-profit organization; or
- B. Annual revenue from sales of agricultural products (with the exception of hay and forestry products) produced by the farm or ranch (i.e., by an agricultural business operating on the property) is greater than \$15,000, as demonstrated by IRS Schedule F or other documentation.

Properties that meet the criteria for a Verified Established Farm Use are eligible for streamlined review process-es and additional allowances for related agricultural uses and structures as set forth in Article 4. The intent is to reduce costs and regulatory requirements for those properties contributing substantially to agricultural production in the County, and whose owners and operators can be expected to have the knowledge and experience to make productive use of land while minimizing land use impacts.

18-211 Vested Property Right

As defined in C.R.S. 24-68-102(5), the right to undertake and complete the development and use of property under the terms and conditions of a County-approved site specific development plan (special use, final plat, or final plat replat approval), as implemented through an executed and recorded development agreement. Unless otherwise specified in the site specific development plan approval, a property right shall remain vested for a period of three years (see Section 3-207).

18-212 Vocational

Related to being trained in a skill or trade to be pursued as a career or occupation.

18-212A Wastewater (as used in Article 7-904)

Any water or other liquid, other than uncontaminated storm water, discharged from a facility.

18-213 Water Surface Elevation

The projected heights in relation to Mean Sea Level (as established by U.S.G.S. datum) reached by floods of various magnitudes and frequencies.

18-213A Watercourse

A channel, natural depression, slough, artificial channel, gulch, arroyo, stream, creek, pond, reservoir or lake, including major drainageways, in which stormwater runoff and floodwater flow, either regularly or infrequently.

18-213B Waters Of The State Of Colorado (Waters Of The State) (as used in Article 7-904)

Any and all surface waters that are contained in or flow in or through the state of Colorado, but not including waters in sewage systems, water in treatment works of disposal systems, waters in potable water distribution systems, and all water withdrawn for use until use and treatment have been completed. This definition includes all watercourses, even if they are usually dry. For purposes of Section 7-904, waters of the state does not include subsurface waters.

18-214 Yard

The space which lies between the lot line and the nearest point of a structure. The minimum yard required is defined for each zoning district.

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