

LA-10-60 Landscaping in water restricted areas. For those areas where the above landscape requirements would exceed the limits by the Office of the State Engineer or by the special district having jurisdiction on the exterior use of water, the following alternatives may be used: existing vegetation, wall, fence, earthen berm, constructed planter, dense hedge, multiple rows of shrubs and trees, or a combination of these techniques.

LA-20 LAND USE IMPACTS. Description of the impacts of the proposed new community on existing land use patterns.

LA-30 LAND USE REGULATIONS AND RELATED CODES. Teller County's regulations for zoning, subdivision, new communities, signs, junk and rubbish, and the related codes: the Roadway Standards for public improvements, the building codes, the County health code for septic systems, County adopted fire code, and fire codes adopted by fire districts where the County has an intergovernmental agreement with the fire district.

LE-10 LEGAL DESCRIPTION. Complete and accurate legal descriptions of the parcel(s) which will result upon approval of the request.

LE-20 LETTER OF INTENT. A detailed description of the request and its purpose and benefits.

LI-10 LIABILITY. The degree of flood protection required by these Regulations is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. These Regulations do not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. These Regulations shall not create liability on the part of Teller County, any officer or employee thereof, or the Federal Emergency Management Agency for any flood damages that result from reliance on these Regulations or any administrative decision lawfully made thereunder.

LI-20 LIGHTING. Lighting requirements apply to the following types of exterior lighting: (1) fixed lighting including but not limited to lighting mounted on a building, pole or the ground, and (2) vehicle-mounted or other portable lighting used to illuminate a building exterior or exterior area, or to cast light into the sky (such as a search light or beam).

LI-20-10 Lighting - height. Building-mounted lighting shall not exceed the building height by more than 5 feet. Pole or ground mounted lighting shall not exceed 25 feet in height.

LI-20-20 Lighting - maximum level. Except where federal, state, or county safety regulations require otherwise, any exterior lighting shall (1) be downcast, (2) be shielded, and (3) not cast direct light onto an adjacent public road or onto adjacent Residential Property. This requirement is not intended to prohibit a sign that consists of one or two illuminated vertical surfaces.

LI-20-30 Lighting - minimum level. Between dusk and dawn, the following areas shall be lit to adequately protect the safety of persons using the areas: (1) nonresidential parking areas during hours of use by the public, and (2) all service roads and walkways

within a mobile home park. Among ways of meeting this requirement are (a) minimum illumination of at least 0.6 foot candles, or (b) 25 watt lamps spaced at intervals of not more than 100 feet.

LI-25 LIGHTING INFORMATION. Sufficient information for the Planning Official to determine compliance with the Lighting requirements of these Regulations.

LI-30 LIGHTING IMPACT STUDY. Information on the type and placement of lighting which is adequate to determine the impact of such lighting on adjacent properties.

LO-10 LOADING. See "Parking and Loading" section.

LO-20 LOADING AREA. A completely off-street space or berth on the same lot for the loading or unloading of freight carriers having adequate ingress and egress to a public street or alley.

LO-30 LOT. A portion of a subdivision or other parcel of platted land, intended as a unit for the transfer of ownership, for development or for other purposes.

LO-30-1 Corner Lot. A single lot having its front and one side adjacent to 2 streets.

LO-30-2 Double Frontage Lot. A single lot having the front and the rear thereof adjacent to 2 streets and does not include a corner lot.

LO-30-3 Flag Lot. A lot, the main use or building area of which does not abut a public street, but is connected thereto by a narrow strip of land which is part of the lot.

LO-40 LOT LENGTH. The mean distance from the street to the rear of the lot measured perpendicularly from the street line upon which the lot faces.

LO-50 LOT LINES AND AREA. The peripheral boundaries of a parcel of land and the total area lying within said boundaries.

LO-60 LOT STANDARDS FOR SUBDIVIDING. The shape and the orientation of lots should be appropriate for the location of the subdivision and for the type of development proposed. The governing factor should be the usability of the lot. The following general standards shall apply in the evaluation of a subdivision plat:

LO-60-1 Lot Area. The minimum area and the dimensions of lots shall conform to the requirements of these Regulations for the district in which the subdivision is located.

LO-60-2 Lot Dimensions. The minimum dimensions of lots for residential use shall normally be 50 feet in width at the property line, and 100 feet in depth. Flag lots will have at least a 40 feet frontage where the base of the stem abuts the property line.

LO-60-3 Width to Depth Ratio. The depth of a lot shall not be greater than 3 times its average width.

LO-60-4 Corner Lots. For residential use, corner lots shall be platted so as to permit