



**Boulder  
County**

**Boulder County  
Land Use Department  
Publications**

# Land Use Reviews for Small Renewable Energy Systems

**Land Use Department**  
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**Office Hours:**

M, W, TH, F 8 am-4:30 pm | Tue. 10-4:30

## Land Use Reviews for Small Renewable Energy Systems

The Board of County Commissioners approved new regulations relating to small renewable energy systems that became effective on June 30, 2009. The purpose of these revisions was to enable noncommercial renewable energy opportunities through streamlined processes while seeking to protect neighborhood compatibility.

### Small Renewable Energy Systems

Wind and solar energy generation systems could be either accessory uses (that is, they only provide energy to the principal use on the property) or principal uses (that is, the only OR primary use of the parcel is the renewable energy system itself). There are three possible land use reviews based on the type and magnitude of the proposal: **Site Plan Review Waiver**, **Site Plan Review**, and **Special Use Review**. All of these uses require Building Permits. For those systems that require SPRW or SPR, the typical pre-application conference is not required – you can use this Land Use Publication to prepare your application. Of course, staff is available to answer questions over the counter, over the phone, or at a **Pre-application Conference** (if you would like one).

### Review Process Triggers:

#### Small Wind-Powered Energy System

	Building Permit Only	Site Plan Review Waiver	Site Plan Review	Special Use Review
Principal Use		Structure meets height of zone district	Structure taller than max height but less than 80 feet	
Accessory Use	Roof-mounted only, up to 5 feet	Structure meets height of zone district OR roof-mounted 5-15 feet above the roof	Structure taller than max height but less than 80 feet	

#### Small Solar Energy System

	Building Permit Only	Site Plan Review Waiver	Site Plan Review	Special Use Review
Principal Use			Facility will disturb 5,000 sq. ft. or less in all districts	Facility will disturb no more than 7,500 sq. ft. in all districts, but GI, LI, & C (no predetermined max)
Accessory Use	Roof-mounted	Ground-mounted		

#### Temporary Weather Tower

	Building Permit Only	Site Plan Review Waiver	Site Plan Review	Special Use Review
Temporary Use	Max height 80 feet; up to 2 years			



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Intake Stamp

## Small Renewable Energy Systems Submittal Checklist Form

Property Owner			Email Address
Project Address			Property Owners Phone
City	State	Zip Code	Fax
Agent/Contractor Name			Email Address
Agent/Contractor Address			Agent/Contractor Phone
City	State	Zip Code	Fax

**A Pre-application Conference is not required for renewable energy systems that require SPRW or SPR. Simply submit one (1) packet of the following materials:**

- Completed Checklist Form
- Site Plan (Plans must be to scale and no larger than 11 x 17 inches).
- Elevations of the panels, turbine, and/or tower – include height, width
- Application Fee:
  - Residential applications - \$100
  - Nonresidential applications - \$500
- Building Lot Determination (principal uses only)

### Use the Checklist Below as a Guide of Elements to Illustrate Your Site Plan

#### Basic Elements of a Site Plan:

- North arrow
- Property Address/Name
- Standard scale
- Dimensions of property
- Preparation date
- Setbacks from property lines

#### Existing Features on Your Property:

- Existing structures
- Existing roads and/or driveways

#### Proposed/New Improvements:

- Solar array
- Wind turbine
- Temporary weather tower
- Earthwork (trenching)

#### Stake the Property

- Mark the location of the array or tower on the property using brightly colored stakes within 4 days of submitting the application.

### Certification:

I certify that the information submitted is complete and correct. I agree to clearly mark the property (if not addressed or already built on) and the location of the proposed structures on the site before or within four days of submitting this application. I understand that the intent of the Site Plan Review and Site Plan Review Waiver process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a permit.

Bd f @S_ W	Date
Signature of Property Owner	Date

Please note all Landowners are Required to Sign Application. There is a \$20 fee for Returned Checks.