



Boulder County  
Community  
Planning & Permitting  
Publications

# Land Use Reviews for Small Renewable Energy Systems

Community Planning & Permitting  
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## Land Use Reviews for Small Renewable Energy Systems

### 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 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 Wind-Powered 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 G1, L1, & C (no predetermined max)
Accessory Use	Roof-mounted; Ground-mounted systems meeting the parameters defined in Article 4-516.K.e	Ground-mounted, not meeting the parameters in Article 4-516.K.e		

##### 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	
Planner	Date

## Small Renewable Energy Systems Submittal Checklist Form

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

**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: \$100.00. Non-residential applications: \$500.00)
- Building Lot Determination (principal uses only)

**Required 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. Sitework will not be done prior to issuance of a permit.

Print Name(s)	Date
Signature of Property Owner(s)	Date

**Note:** All property owners are required to sign the application. There is a \$20 fee for returned checks..