

DEFINITIONS

The following definitions shall apply for the Eagle River Station Planned Unit Development Guide and Control document, unless the context clearly indicates that a different meaning was intended. For words not defined, refer to Webster's Unabridged Dictionary, latest published edition.

Additional signs / graphics: Any sign or graphic display not otherwise defined by these requirements. Additional signs / graphics may include, but are not limited to, non-commercial graphic displays, regulatory signs, and directional signs

Applicant: Trinity RED Development, LLC.

Awning Sign: A framed fabric assembly mounted over storefront windows to provide shade, which may be adorned with sign graphics related to the tenant occupying the store, or other graphics.

Board, Town Board or Town Board of Trustees: Board of Trustees of the Town of Eagle.

Building: Any permanent structure built for the shelter or enclosure of persons, animals or property of any kind not including a porch, fence, retaining wall or similar non-enclosed structure.

Building Envelope: Lines enclosing a horizontal space in which a building is to be constructed, which lines indicate the maximum exterior dimensions of the proposed building but which do not necessarily depict the shape of the exterior walls of the building.

Building Height: The maximum distance measured vertically from the lowest ground level (finished grade) adjoining the building at the exterior wall next to the foundation to the top of the highest roof surface. Exceptions are provided for antennas, stacks, chimneys, spires, and decorative elements not to exceed an additional 15 feet of height above the nearest roof surface.

Building Sign: Any sign attached to a building.

Blade Sign: Relatively small, two-sided sign projecting outward from a building facade, usually at a 90-degree angle to the facade. This sign is intended for pedestrian level visibility.

Center-Identification Monument Sign: Independently mounted signs that solely identify Eagle River Station at specific locations identified on the site plan.

Commission or Planning Commission: The Planning and Zoning Commission of the Town of Eagle.

Common Open Space: Open areas of land or water or a combination thereof within a development designed and intended primarily for not-for-profit use and enjoyment of residents, owners, employees or customers of the development.

Condominium Unit: An individual air space unit consisting of any enclosed room(s) occupying all or part of a floor(s) in a building of one or more floors used for residential professional or commercial together with the interest in the common elements appurtenant to that unit.

County: Eagle County, Colorado

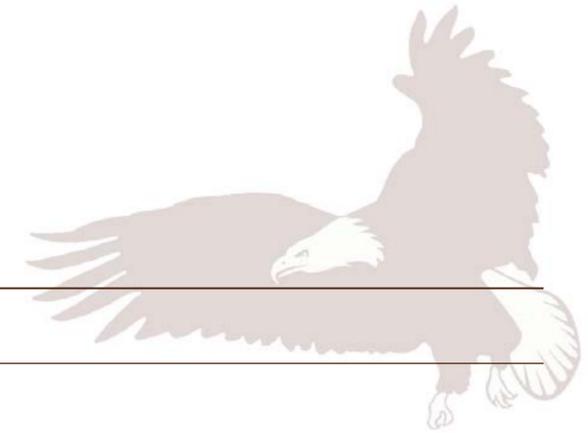
Double-stacked Letters: Two rows of text comprising a single sign, wherein the second row is an integral part of the Tenant name identified by the sign.

Dwelling: A building or portion thereof used for residential occupancy, not including motels, hotels, or other overnight lodging accommodations.

Dwelling Multi-family: One building containing three or more dwelling units.

Dwelling Unit: One or more rooms designed to be occupied by one family living independently of any other family and having no more than one kitchen facility.

Developer or Master Developer: Trinity RED Eagle Development, LLC, a Colorado limited liability company and includes any successors and assigns.



DEFINITIONS

Easement: An ownership interest in real property entitling the holder thereof to use, but not possession, of that real property.

Facade Sign: Sign mounted directly to a building facade, parallel to the plane of the building facade.

Face of Sign: The entire area or combination of areas of a sign on which a message is placed.

Finished Grade: Elevation of soil or paving directly adjacent to the exterior building wall.

Floor Area: The total gross horizontal area of all floors in a building.

Floor Area Ratio: The relationship of the floor area of a building to the total lot area.

Gross Area: The horizontal area within the exterior boundaries of the subject property including any streets and required improvements, easements, reservations or dedications.

Height of Sign: The vertical distance measured from ground level to the top of the sign measured at its highest point above undisturbed natural ground level.

Hotel: A temporary lodging providing overnight sleeping accommodations which are managed with the intent of providing short term occupancy, generally less than three weeks, to fee paying transients.

Lot: A piece, plot or parcel of land or assemblage of contiguous parcels of land as established by survey, plat or deed.

Loading Dock: The area for vehicular delivery of goods and products located at the rear of commercial buildings. A raised delivery dock is often provided but not required.

Marquee Sign: An assembly supporting sign graphics or lettering that projects from a building facade and provides sign visibility from angles other than 90-degrees to the building facade.

Monument Sign: Independently mounted signs associated with specific retail tenants that do not exceed 6 feet in height above the grade.

Non-tenant-identification graphic panel: A panel which conveys general graphic artwork or information related to the development as a whole, not related to any single specific tenant. *(See Photo on page 48.)*

Over-door Transom Sign: A sign located immediately over a storefront entry door, and applied using adhesive decal lettering directly to the inside surface of a glazed transom panel. This sign is intended for pedestrian level visibility.

Parking Area: The total square footage within a contiguous area provided for parking including driveways, access ways, turnaround space, areas of landscaping, snow storage areas, and other ancillary space in addition to actual vehicle parking spaces.

Phasing: A plan for construction of a development in portions over time, which time ranges shall be specified in the development permit.

Planning Commission: The Planning and Zoning Commission of the Town of Eagle.

Planned Unit Development: An area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational, or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restriction to the existing Land Use Regulations.

Plat or Subdivision Plat: A map and supporting materials of certain described land, prepared in accordance with applicable regulations as an instrument for recording of real estate interests with the County Clerk and Recorder.

Project Identification Sign: Independently installed signs that exceed 6 feet in height above the grade that identify the shopping center.

Projecting Sign: Signs incorporating a three-dimensional form, which can be sculptural or representational in nature, and generally of a larger size than blade-signs.

Setback: The minimum dimension of a required yard.

Shall: Denotes a mandatory condition or requirement.

Should: Denotes a desired condition or requirement.



DEFINITIONS

Sign: The term “sign” shall include any writing, letter, word, numeral, pictorial representation, pictorial abstraction, graphic or pictorial form, emblem, symbol, trademark, object or design which conveys a recognizable meaning or identity or distinction; or any of the above which forms a structure or part of a structure or which is affixed in any fashion to any structure and which by reason of the form or color or wording or stereotyped design or other feature attracts or is designed to attract attention to the subject matter or is used as a means of identification or advertisement or announcement. See additional definitions in Section 7, Signage Standards.

The term “sign” shall not include:

1. Flags, not to exceed 6 square feet in size, of governments, fraternal, religious, civic, or educational organizations.
2. Works of art which in no way identify a product or business and which are not displayed in conjunction with a commercial, for-profit, enterprise.
3. Temporary decorations or displays directly incidental to and customary and commonly associated with national, local or religious holiday celebrations.
4. Official traffic control devices and other official signs and devices of any public or governmental agency.

Sign Area: The area enclosed within the smallest rectilinear geometric figure needed to completely encompass all of the letters, words, insignia or symbols.

Sign, Flat Wall: A sign attached to or erected against a wall of a building, with the face parallel to the building wall.

Sign, Freestanding: A sign affixed directly to the ground or erected on a freestanding frame, mast or pole, which is affixed to the ground and not attached to any building.

Special Review Use: A use which may be allowed in a specified zone district only upon review and approval by the Planning Commission and Town Board and which may be allowed subject to certain conditions as established by the Planning Commission and Town Board.

Specialty Retail: A retail store which concentrates on the sale of specific, unique or specialized items, goods or brands. A Specialty Retail store may exclusively sell specific items or may sell good or products that are generally related to a specific item. By way of examples, Specialty Retail stores could include, but are not limited to a fly fishing store, a tobacco shop and an arts or crafts store. A Specialty Retail store may also be a store that sells seasonal or holiday items or a farmer’s market.

Street, Private: A designated right-of-way, other than an alley, which provides primary vehicular access to adjacent property.

Storefront safety glazing decals: Decals applied to the interior of storefront safety glazing, conveying additional information about the

store not conveyed by the primary Tenant sign (such as store operating hours).

Tag Line: An additional line of text in a sign, wherein the additional line provides further clarification or explanation of the primary Tenant or store name, though legally a part of the store operator identification.

Town: The Town of Eagle.

Town Board: Board; Board of Trustees: The Board of Trustees of the Town of Eagle.

Wall Sign: A sign mounted directly to a wall. Wall signs include facade signs, projecting signs, and marquee signs. Blade signs are considered, for the purposes of these standards, to be a separate category of sign.