

CHAPTER 4.07
DEVELOPMENT STANDARDS

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LIGHTING STANDARDSA. Objectives

The objectives of this Section are as follows:

1. Provide quality, context-sensitive lighting for the Town of Eagle mountain environment; and
2. Sustain a pristine nighttime sky by controlling glare, light trespass and light pollution; and
3. To provide for zero tolerance of light pollution and light trespass beyond property lines within and into residential areas; and
4. To minimize light pollution and light trespass beyond property lines within and into commercial and industrial areas; and
5. To require proper shielding to eliminate glare at normal viewing angles from all high brightness sources; and
6. In facade, sign and retail applications, use lighting to create visual hierarchy, which facilitates circulation and way finding.

B. Applicability

1. Except as provided herein, the provisions of this Section shall apply to all subdivisions, planned unit developments, development permits, sign permits, and building permits finally approved on or after the effective date of this Section.
2. All lighting fixtures, devices, equipment, lamp sources and wattage, fixture locations, and shielding installed after the effective date of this Section shall comply with the requirements and standards of this Section.
3. All lighting fixtures, devices, equipment, lamp sources and wattage, fixture locations, and shielding presently in use and existing as of the effective date of this Section, and not in conformance with the requirements and standards of this Section, shall be considered a legal non-conforming use and may continue in existence subject to the provisions of the following subsection.

C. Abatement of Legal Non-Conforming Uses

All lighting fixtures, devices, equipment, lamp sources and wattage, fixture locations and shielding not in conformance with the requirements and standards of this Section, and existing and in use as of the effective date of this Section, shall be subject to the following, notwithstanding any other provision of this Title to the contrary:

1. A legal non-conforming lighting use shall not be changed to any other use except a lighting use conforming with the requirements and standards of this Section.
2. Whenever a legal non-conforming lighting uses has been discontinued for a continuous period of one (1) year or longer, all lighting fixtures, devices, equipment, lamp sources and wattage, as well as fixture locations and shielding shall be in conformance with the requirements of this Section.
3. All lighting fixtures, devices, equipment, lamp sources and wattage, as well as fixture locations and shielding presently existing and in use as of the effective date of this Section, and not in conformance with the requirements and standards of this Section, shall be brought into conformance with such requirements and standards no later than January 1, 2007.
4. The Board of Trustees, in its sole discretion, may institute a mandatory program for the elimination of legal non-conforming lighting fixtures, devices, equipment, lamp sources and wattage, as well as fixture locations and shielding, prior to the date set forth above by providing payments to property owners in accordance with adopted amortization schedules for the conversion of legal non-conforming lighting to lighting conforming with the requirements and standards of this Section.

D. Submittal Requirements

A lighting plan shall accompany all applications for development and preliminary subdivision plans and shall be submitted separately from other drawing information. The lighting plans and/or specifications shall show: the type of lighting equipment, the lamp source and wattage, fixture locations, mounting heights, shielding and all mounting details. Manufacturer catalog and/or specification materials with scaled drawings or photographs are also required for all lighting equipment. In addition, calculations shall be provided which show point-by-point horizontal illuminance at ground level for all commercial or industrial projects. Calculations for other project types shall be provided at the Town of Eagle's request.

E. Prohibitions

1. All mercury vapor sources are outdated and are therefore prohibited. *Existing fixtures should be modified to accommodate more current technologies such as metal halide or fluorescent lamp sources.*
2. Any search light or laser light used for the purpose of advertising, or as a beacon, is prohibited.
3. Blinking, tracing, or flashing lights are prohibited.
4. High Intensity Discharge (HID) floodlighting is prohibited.

5. Fixtures with high brightness lamps and poor visual cutoff are prohibited.
6. Bollards or low-mounted luminaries (less than 12 feet above ground) are not to exceed 35 watts.
7. Exterior neon sources such that the source can be directly viewed are prohibited. *Back lighted applications may be acceptable, and must conform to the same restrictions as cabinet signs.*

F. Exemptions

1. All lighting used for the purpose of aviation is exempted.
2. All temporary lighting used to identify hazards or roadway construction (operating less than four months) is exempted.
3. All traffic signal lighting is exempted.
4. Low voltage, ornamental landscape lighting which meets Yard Lighting and Lamp Shielding requirements is allowed.
5. Low-brightness, seasonal holiday lighting is allowed. Note that the National Electric Code (Section 305-3) allows for temporary lighting installations for up to 90 days.
6. High intensity discharge floodlighting may be used for sports lighting applications (see Lamp Shielding Chart for restrictions).
7. Lighting for the purpose of security must meet the criteria of each application category but may be exempted from specific control requirements.

G. GLOSSARY

Cutoff Angle (of fixture) - The angle measured upward from the vertical at which the bare source is completely blocked from view.

Discomfort Glare - Glare producing discomfort. It does not necessarily interfere with visual performance or visibility.

Footcandle - The basic unit of illuminance (the amount of light falling on a surface).

Full-Cutoff Fixture - A fixture that allows no emission of light above horizontal.

Full Shielding - Refers to internal and/or external shields and louvers provided to prevent brightness from lamps, reflectors, refractors and lenses from causing glare at normal viewing angles.

Glare - The sensation of annoyance, discomfort, or loss in visual

performance and visibility due to bright or uncontrolled light sources.

IESNA - Illuminating Engineering Society of North America, an organization that establishes standards for the lighting industry.

Illuminance - A measure of the amount of light incident on a surface, expressed in foot candles.

Light Trespass - Any form of artificial illumination emanating from a light fixture or illuminated sign that penetrates another property.

Luminance - The apparent brightness of a light fixture or lamp as viewed from a specific direction. The luminance of a fixture can vary as the viewing angle varies.

Motion Sensor Device - A device that will sense motion electronically and switch on security lighting for a brief duration.

Non-Cutoff Fixture - A fixture that includes no optics to prevent light emission above horizontal.

Nuisance Glare - Glare that causes complaints.

Semi-Cutoff Fixture - A fixture that emits some light above horizontal, but less than a non-cutoff fixture.

Timing Device - A switching device, a part of which is a clock, set to the prevailing time, that will control the period of operation for outdoor lighting fixtures and signs.

LAMP SHIELDING AND SPECIAL APPLICATION CHARTS

Lamp Shielding Chart			
Refer to this chart for shielding instructions for all exterior lighting applications.			
Lamp Wattage	Incandescent	Fluorescent	H.I.D.
Less than 35	<u>None</u>	<u>None</u>	<u>N/A</u>
36-75	None	None	Low
76-100	Low	Low	Medium
101-150	Medium	Medium	Medium
151-250			Medium
251-500			Full
501-1000			Full
1001+			Full
Legend:			
None	• No Shielding (IESNA non-cutoff)		
Low	• Low Shielding (IESNA semi-cutoff)		
Medium	• Medium Shielding (IESNA full-cutoff)		
Full	• Full Shielding (lamp shielded from view outside of property)		
Full	• Prohibited (see “Exemptions”)		
	1. Requires a semi-cutoff fixture that emits sunlight above horizontal, but less than a non-cutoff fixture. * 2. Requires a full cutoff fixture that allows no emission of light above horizontal. 3. Requires a fixture containing internal and/or external shields and louvers to provide brightness from lamps, reflectors, refractors and lenses from causing glare at normal viewing angles.		

Commercial Light Level Criteria					
Maximum initial illuminance values in these areas must not exceed the range specified by the table. Values are taken from the IESNA’s recommended illuminance values. Lower wattages and mounting heights be implemented whenever possible.					
Area/Criteria	Fast Food / Convenience	Gas Station / Hotel Canopy	Automotive Outdoor Retail	General Commercial	Walkways & Parkways
Maximum Initial Horizontal Illuminance (fc) Value at Ground Level	1.5 – 3.0	20 - 30	20 - 30	1.5 – 3.0	0.2 – 1.0

Note: Lighting for Residential and Industrial areas is covered under specific application categories in the ordinance.

PARKING AREA LIGHTING

Parking Area Lighting	Acceptable Lamp Types & Maximum Allowable Wattages	Controls	Maximum Mounting Height
Residential	Lighting Parking Lots are prohibited in Rural or Standard Residential areas.		
Residential Multi-Family	Compact fluorescent - 42 W max. H.I.D. - 70 W max. Incandescent - 100 W max.	Lights on dusk to dawn.	15 feet
Residential Medium Density	Compact fluorescent - 42 W max. H.I.D. - 70 W max. Incandescent - 100 W max.		15 feet
Public Area	Compact fluorescent - (2)42 W max. H.I.D. - 175 W max.	Lights on dusk to dawn.	15 feet
Commercial Limited	Compact fluorescent - (2)42 W max. H.I.D. - 175 W max.	Lights on until one hour after closing or servicing.	25 feet
Commercial General	Compact fluorescent - (2)42 W max. H.I.D. - 175 W max.		25 feet
Central Business District	Compact fluorescent - (2)42 W max. H.I.D. - 100 W max.		30 feet
Industrial	Compact fluorescent - (2)42 W max. H.I.D. - 175 W max.	Lights on until one hour after closing	30 feet

Notes:

- Dusk-to-dawn operation is allowed for 24-hour business operations.
- Mounting height may be increased for medium and fully shielded fixtures upon the Town of Eagle’s approval.

The following table lists recommended minimum maintained average illuminance values and maximum acceptable uniformity ratios.

Parking Lot Activity Level	General Parking & Pedestrian Areas		Non-pedestrian Driveways (Vehicle Entries & Exits)	
	Footcandles	Uniformity Ratio (Avg.:Min.)	Footcandles	Uniformity Ratio (Avg.:Min.)
High: • Large shopping Malls • High-volume fast food	0.9	4:1	2	3:1
Medium: • Smaller shopping centers • Office complexes • Hotels & motels • Hospitals • Community events • Condominiums • Fast food	0.6	4:1	1	3:1
Low: (for security lighting) • Neighborhood markets • Industrial facilities • School or churches	0.2	4:1	0.5	4:1

YARD LIGHTING

Yard Lighting	Acceptable Lamp Types & Maximum Allowable Wattages	Controls	Maximum Mounting Height
Residential	Compact fluorescent - 32 W max. Incandescent - 75 W max.	Lights on dusk to 11:00 PM.	20 feet
Residential Multi-Family	Compact fluorescent - 32 W max. Incandescent - 75 W max.		15 feet
Residential Medium Density	Compact fluorescent - 32 W max. Incandescent - 75 W max.		15 feet
Public Area	Compact fluorescent - (2)42 W max. Metal halide - 70 W max.	Lights on dusk to dawn.	25 feet
Commercial Limited	Compact fluorescent - (2)42 W max. Metal halide - 70 W max.	Lights on until one hour after closing or servicing.	25 feet
Commercial General	Compact fluorescent - (2)42 W max. Metal halide - 70 W max.		20 feet
Central Business District	Compact fluorescent - (2)42 W max. Metal halide - 100 W max.		25 feet
Industrial	Compact fluorescent - (2)42 W max. H.I.D. - 175 W max.	Lights on dusk to 11:00 PM.	30 feet

Notes:

- The use of motion detectors and timers is encouraged to control specific fixtures for security and egress applications.
- The use of porch lights and egress lighting is encouraged. Dusk-to-dawn operation is allowed for these applications. Note that these fixtures must still meet the intent of the Lamp Shielding Chart.

FAÇADE LIGHTING

Façade Lighting	Acceptable Lamp Types & Maximum Allowable Wattages	Controls	Maximum Mounting Height
Residential	<i>Façade Lighting is prohibited in Rural or Standard Residential areas.</i>		
Residential Multi-Family	<i>Façade Lighting is prohibited in Residential Multi-Family areas.</i>		
Residential Medium Density	<i>Façade Lighting is prohibited in Residential Medium Density areas.</i>		
Public Area	Compact fluorescent - 42 W max. Linear fluorescent - 32 W max. H.I.D. - 70 W max. Incandescent - 100 W max.	Lights on dusk to dawn	See below
Commercial Limited	Compact fluorescent - 42 W max. Linear fluorescent - 32 W max. H.I.D. - 70 W max. Incandescent - 100 W max.	Lights on until one hour after closing or servicing	
Commercial General	Compact fluorescent - 42 W max. Linear fluorescent - 32 W max. H.I.D. - 70 W max.		
Central Business District	Compact fluorescent - 42 W max. Linear fluorescent - 32 W max. H.I.D. - 70 W max.		
Industrial	<i>Façade Lighting is prohibited in Industrial areas</i>		

Notes (Mounting of Façade Lighting):

- In all façade lighting, the source will be fully shielded from pedestrians and motorists.
- Sources should not be visible from inside the lighted building or from surrounding buildings.
- Uplighting must be shielded and/or fall completely on the façade.
- Downlighting of façade elements is preferred.

SIGN LIGHTING

Sign Lighting	Acceptable Lamp Types & Maximum Allowable Wattages	Controls	Maximum Mounting Height
Residential	<i>Sign Lighting is prohibited in Rural or Standard Residential areas</i>		
Residential Multi-Family	<i>Sign Lighting is prohibited in Residential Multi-Family areas</i>		
Residential Medium Density	<i>Sign Lighting is prohibited in Residential Medium Density areas</i>		
Public Area	Compact fluorescent - (2)42 W max. Linear fluorescent - (2)32 W max. Incandescent - 100 W max.	Sign lights on dusk to dawn	See notes below
Commercial Limited	Compact fluorescent - (2)42 W max. Linear fluorescent - (2)32 W max. H.I.D. - 70 W max. Incandescent - 150 W max.	Sign lights on until one hour after closing	
Commercial General	Compact fluorescent - (2)42 W max. Linear fluorescent - (2)32 W max. H.I.D. - 70 W max. Incandescent - 150 W max.		
Central Business District*	Compact fluorescent - (2)42 W max. Linear fluorescent - (2)32 W max. Incandescent - 100 W max.		
Industrial	Compact fluorescent - (2)42 W max. Linear fluorescent - (2)32 W max. H.I.D. - 70 W max. Incandescent - 150 W max.	Sign lights on until one hour after closing	

* Cabinet signs are prohibited in Central Business Districts.

General Notes:

- The word “sign” refers to any object attached to or apart from a structure intended to convey advertising, image, or identification. Note that the National Electric Code (Section 305-3) allows for temporary lighting installations for up to 90 days.
- Each proprietor is limited to one illuminated sign per establishment.
- In all sign lighting, the source will be fully shielded from pedestrians and motorists.
- Sources should not be visible from inside the associated building or from surrounding buildings.

Externally Lighted Signs:

- Downlighting of signs is preferred.
- Uplighting must be shielded and/or fall completely on the sign.

Internally Lighted Signs:

- Cabinet signs, or signs with interior lighting, are to have fluorescent lamps and will not exceed 130 watts.
- The use of sources other than fluorescent for cabinet signs is subject to the approval of the Town of Eagle.

ROADWAY LIGHTING

Roadway Lighting	Allowable Lamp Types & Maximum Allowable Wattages	Controls	Maximum Mounting Height
Residential*	Compact fluorescent - (2)42 W max. H.I.D. 100 W max.	Lights on dusk to dawn	20 feet
Residential Multi-Family*	Compact fluorescent - 42 W max. H.I.D. 100 W max.		20 feet
Residential Medium Density*	Compact fluorescent - (2)42 W max. H.I.D. 100 W max.		20 feet
Public Area	Compact fluorescent - (2)42 W max. H.I.D. 175 W max.		25 feet
Commercial Limited**	Compact fluorescent - (2)42 W max. H.I.D. 175 W max.		30 feet
Commercial General**	Compact fluorescent - (2)42 W max. H.I.D. 175 W max.		30 feet
Central Business District**	Compact fluorescent - (3)42 W max. H.I.D. 175 W max.		30 feet
Industrial	Compact fluorescent - (3)42 W max. H.I.D. 175 W max.		30 feet

* House-side shields should be used in all residential areas (to prevent roadway lighting from trespassing onto residential property).

** Mounting height may be extended to 40 feet for special cases such as large commercial developments only upon the Town of Eagle's approval.

Amended 1/13/00

LANDSCAPE STANDARDS

In order to enhance the visual impact of development on the community, to clarify traffic and pedestrian circulation patterns, and to prevent land erosion and improper drainage, every development permit application, except some commercial projects in the CBD Zone Area, shall include a landscape plan.

A. Landscape Plan

Each landscape plan shall be a drawing at the same scale as the development plan or larger, which shall depict the following:

1. Existing and Proposed Improvements

- a. Property boundaries
- b. Easements
- c. Building outlines
- d. Parking lots and parking spaces
- e. Driveways and sidewalks
- f. Walls and fences
- g. Storage areas
- h. Light standards
- i. Snow storage area

2. Planting Plan

- a. Proposed treatment of all ground surfaces (paving, turf, gravel, roadbase, concrete, pavers, etc.)
- b. Location of existing and proposed landscape materials
- c. Plant materials schedule listing the number, height and types of materials by species and common name.

3. Plan for Maintenance

A plan which specifies the parties responsible for maintenance of landscaping and irrigation system.

4. Information Block

- a. Name of owner
- b. Title of development or address

- c. List of square footage of coverage by buildings, parking area, landscaping areas, etc., equaling the total square footage of the property.

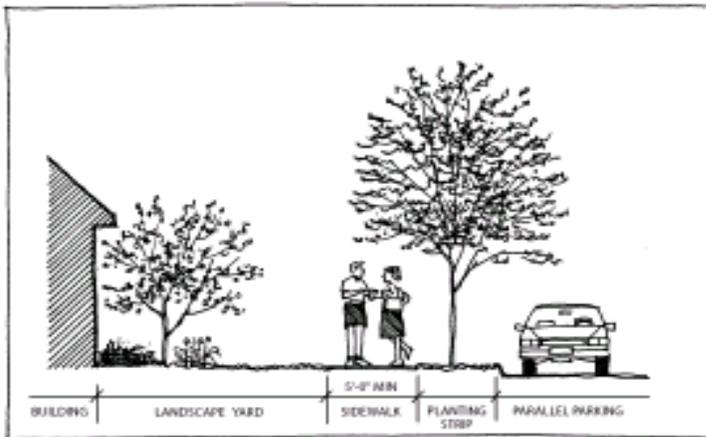
B. Landscape Requirements

1. Impervious Coverage

No more than 80% of the area of any development shall be covered with impervious materials; a minimum of 20% of each development shall be covered with landscape materials, as provided below.

2. Landscape Materials

Landscape materials shall include live plant materials, including grass, ground covers, trees, shrubs, and flower beds. The following landscape materials may cover a maximum of 30 percent of the required landscape area: walks, decks, terraces, water features and decorative rock. No artificial trees, shrubs, turf, or plants may be used as landscape material.



3. Front Street Buffer

All yards adjacent to primary and secondary streets shall be landscaped. Landscape materials shall include deciduous, coniferous, and ornamental trees, shrubs, perennials, bulbs, and seed or sodded lawn. Plant quantities are flexible; however, the planting plan shall provide combinations of plant material with differing heights and densities, contributing to the overall uniform appearance of the neighborhood. Plantings shall not compete with and overpower existing streetscape planting, but supplement trees, shrubs, and lawn areas in the public right-of-way. On lots larger than one half acre and in Mobile Home Parks and Subdivisions, a landscaped buffer shall abut the entire length of the front property line except for approved driveway accesses. The width of the landscaped buffer shall be five percent of the average of the two side property lines, but not less than 15 feet. Plant material for landscape areas shall be suitable for use in the local climate. All landscape areas shall be irrigated using an underground automatic system. All landscaped areas shall be maintained and all sod and seeded lawn areas

to be mowed regularly. Deciduous shade trees shall be spaced a minimum of 30'-0" on center and shall be 3" caliper minimum. Coniferous evergreen trees shall be spaced 20'-0" in height and 6' in minimum. Ornamental trees shall be no closer than 15'-0" on center and 2" caliper. Aspen trees may be grouped at less than 15'-0". Trees may be grouped at species appropriate spacing, or spaced evenly along roadways. Shrubs and perennials shall be spaced to achieve massing, depending on anticipated mature size.

Groundcovers, including sod and seed, shall be planted at a rate to achieve full coverage and mowed to a maximum height of six (6) inches. All plant beds shall be mulched to an appropriate depth to retain moisture and reduce dust. Mulch shall be organic; rock and gravel mulch is not allowed. No more than two driveway cuts per lot, each a maximum of 35 feet wide, shall be allowed unless specifically approved by the Planning Commission during the development review.

4. Boundary Buffer

The boundaries of every development shall be landscaped to adequately buffer potential incompatibility between adjacent land uses. Screening of parking lots from adjacent properties shall be required. Screening must be provided to eliminate headlight glare from lot onto adjacent property and to screen views into parking lots. Planting buffers along the edge(s) of parking lots must be a minimum of 5'-0" wide or a combination of fencing and a 2'-0" wide buffer may be used.

5. Drainage Easements

All drainage easements shall be seeded or sodded with grass or other ground cover and shall be maintained in a manner that promotes proper drainage in conformance with the drainage plan for the subdivision in which the subject lot lies.

6. Clear Vision Area

In any clear vision area, as set forth in this Section 4.07.010, berm and plant height shall be such that landscaping is a maximum of two and one-half (2 1/2) feet in height above the road elevation, measured from the point of the nearest road pavement.

7. Parking Area Landscaping

In parking areas with ten or more parking spaces landscaped islands or peninsulas shall be used to reduce the visual impact and assist in defining on-site traffic movement. Such landscaped areas shall be curbed to prevent vehicles from intruding on them. They shall be included in the total landscape requirements of Section 4.07.010 and shall constitute at least ten percent of the total un-enclosed parking area, in conformance with Section 4.07.050.

8. Sprinkler System

All required landscaped areas in non-residential zone districts must be served by an underground sprinkler system that provides full coverage for landscaped areas. The landscape plan need not specify the exact irrigation plan, but must clearly state that an underground sprinkler system providing full coverage will be provided.

9. All new construction adjacent to the right-of-way shall provide new curb and gutter if curb and gutter does not exist or is in disrepair unless the Town intends to make similar improvements within an established capital plan.

10. Street furnishings such as benches and pedestrian lighting should express local character in design and materials such as wood or wrought iron. Furnishings should have similar materials and colors. Product lines should be selected based upon durability and resistance to climactic elements. Street furnishings should be located adjacent to pedestrian zones and not impede pedestrian movement along sidewalks.

C. Landscape Installation Required

No Certificate of Occupancy shall be issued until all required landscape improvements are installed.

D. Recommended Plant List

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>	
<u>Deciduous Shade Trees</u>			
Acer negundo	Boxelder	N	
Fraxinus pennsylvanica lanceolata	Green Ash		L
Populus acuminata	Lanceleaf Cottonwood	N	
Populus angustifolia	Narrowleaf Cottonwood	N	
Populus balsamifera	Balsam Poplar	N	
Sorbus scopulina	Mountain Ash	N	
<u>Ornamental Trees</u>			
Alnus glabrum	Rocky Mountain Maple	N	
Alnus tenuifolia	Native Thin-leaf Alder	N	
Amelanchier canadensis	Shadblow Serviceberry	N	L
Betula occidentalis	Rocky Mountain Birch	N	
Crataegus succulenta	Western Hawthorn	N	L
Crataegus erthyropoda	Red Hawthorn	N	
Malus "Dolgo"	Dolgo Crabapple		
Malus "Radiant"	Radiant Crabapple		
Malus "Spring Snow"	Spring Snow Crabapple		
Populus tremuloides	Quaking Aspen	N	
Prunus pennsylvanica	Pin Cherry	N	L
Prunus virginiana	Choke Cherry	N	L
Quercus gambellii	Gambel's Oak	N	L
<u>Evergreen: Pine, Spruce, Fir</u>			
Picea pungens	Colorado Blue Spruce	N	
Picea engelmannii	Engelmann Spruce	N	
Pinus aristata	Bristlecone Pine	N	L
Pinus edulis	Pinyon Pine	N	L
Pinus flexilis	Limber Pine	N	L
Pinus ponderosa	Ponderosa Pine	N	
Pseudotsuga menziesii glauca	Douglas Fir	N	
<u>Upright Junipers</u>			
Juniperus communis	Common Juniper	N	L
Juniperus scopulorum	Rocky Mountain Juniper	N	L
Juniperus monosperma	One-seed Juniper	N	L
<u>Spreading Junipers</u>			
Juniperus horizontalis 'Blue Rug'	Blue Rug		L
Juniperus horizontalis 'Prince of Wales'	Prince of Wales		L
Juniperus sabina "Arcadia"	Arcadia		L
Juniperus sabina 'Broadmoor'	Broadmoor		L
Juniperus sabina "Buffalo"	Buffalo		L
Juniperus sabina "Scandia"	Scandia		L
Juniperus sabina tamariscifolia	Tam Juniper		L
Juniperus scopulorum 'Table Top'	Table Top Blue		L

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>	
<u>Broadleaf Evergreens</u>			
Arctostaphylos uva-ursii	Kinnikinnick	N	L
Cercocarpus montanus	Curl-leaf Mtn. Mahogany	N	L
Mahonia repens	Oregon Grape Holly	N	L
Yucca glauca	Yuca	N	L
<u>Shrubs</u>			
Acer ginnala	Amur Maple		L
Acer glabrum	Rocky Mountain Maple	N	L
Amelanchier alnifolia	Serviceberry	N	L
Artemisia filifolia	Thread-leaved Sage	N	L
Atriplex canescens	Saltbush	N	L
Chrysothamnus nauseosus	Rabbitbrush	N	L
Cornus stolonifera	Red Twig Dogwood	N	L
Cornus sericea	Dogwood	N	L
Cotoneaster acutifolia	Peking Cotoneaster		L
Euonymus alata	Burning Bush		
Holodiscus dumosus	Mountain Spray	N	L
Potentilla sp.	Cinquefoil	N	
Prunus besseyi	Western Sand Cherry	N	L
Prunus cistena	Purple Leaf Sand Cherry		L
Prunus virginiana	Native Chokecherry	N	L
Physocarpus opulifolius	Common Ninebark	N	L
Quercus gambelii	Gambel's Oak	N	L
Rhamnus smithii	Buckthorn	N	L
Rhus glabra	Rocky Mountain Sumac	N	L
Rhus trilobata	Threeleaf Sumac	N	L
Ribes americanum	Black Currant	N	
Ribes aureum	Golden Currant	N	
Ribes cereum	Wax Currant	N	
Ribes leptanthum	Western Gooseberry	N	
Ribes inerme	Common Gooseberry	N	
Rosa woodsii	Wild Rose	N	L
Rosa glauca	Redleaf Rose		
Rubus deliciosus	Thimbleberry	N	
Rubus ideaus	Wild Red Raspberry	N	
Salix caudata	Native Willow	N	
Salix caprea	Pussy Willow		
Salix irrorata	Blue Stem Willow	N	
Shepardia argentea	Silver Buffaloberry	N	
Symphoricarpos albus	Common Snowberry	N	
Symphoricarpos oreophilus	Mountain Snowberry	N	
Syringa vulgaris	Lilac		L

N - Means species native to Colorado

L - Means low water use plants (after established)

Refer to local nurseries for information regarding perennials and annuals that will tolerate the short mountain growing season.

Amended 06/02/91, Amended 10/16/96, Amended 08/24/99, Amended 02/13/00

4.07.015

EROSION AND SEDIMENT CONTROL, STABILIZATION, AND REVEGETATION STANDARDS

In order to insure that natural drainage patterns are preserved and protected from increased water flows, to keep any disturbance in natural vegetation and soil cover to a minimum, to prevent increased degradation of rivers and streams, to insure that fugitive dust from development is minimal, and to assure that erosion is controlled and slopes are properly stabilized and revegetated, every Development Permit application shall include an erosion and sediment control plan, and if necessary, a slope stabilization and revegetation plan in accordance with the requirements contained in Section 4.13.050. The Town Planner shall determine for each application which elements of Section 4.13.050(B) and (C) shall be included in such plans.

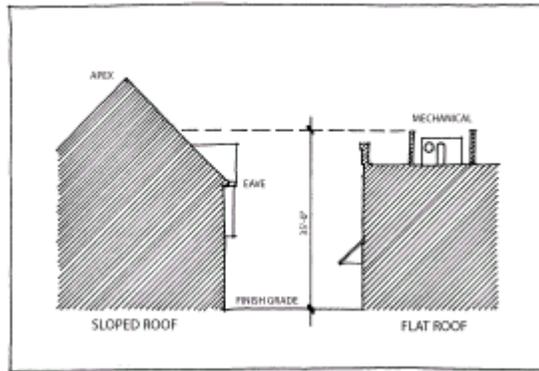
Amended 02/13/00

4.07.020

GENERAL ARCHITECTURAL STANDARDS

In order to enhance the visual impact of development on the community and the compatibility of building design with neighboring buildings, road design and drainage patterns, every development permit application, including those for Mobile Home Parks, shall include an Architectural Design Plan and the provisions of this Section 4.07.020 shall apply.

- A. Architectural Design Plan - The architectural design plan shall include the following:
1. A drawing or model of the proposed development, as follows:
 - a. For all residential projects with total build out of eight or more units or non-residential projects with gross floor area of more than 10,000 square feet a three dimensional drawing or model.
 - b. For non-residential projects with gross area of 10,000 square feet or less, the requirements of (a) above or a two dimensional drawing of all elevations.
 2. A statement of Architectural Design, on a form provided by the Town, which indicates consideration of each of the requirements of this Section.
- B. Requirements for Architectural Design
1. General - The Architectural Design Plan shall demonstrate how the following items have been addressed in the location of buildings and design of the development: orientation, sun, views, natural light, shadows and ventilation for inhabitants, prevailing winds, slopes, existing and future drainage patterns, snow shedding, existing landscaping, pedestrian circulation, and compatibility with scale.



2. Building Height – Building height shall be no greater than 35’-0”’. Maximum height is to include all mechanical equipment, ornamentation, and penthouses. Maximum building height shall be measured in feet; height shall be measured at the vertical distance between finished grade (including finished grade of a basement with direct, at grade walk-out access) to the top of the highest roof beams on a flat or shed roof, or the average distance between the eaves and the apex of a gable, hip, or gambrel roof.
3. Building Mass/Form/Orientation - Building mass, form, length, and height shall be designed to provide variety and visual interest, maintaining a scale appropriate to surroundings.

Building styles that are traditionally used within the town and in rural settings (such as two-story, false fronts and ranch buildings) shall be used as examples for new construction and renovations. Appropriate styles and form vary within the Town of Eagle; refer to specific area design standards for appropriate building types. Buildings that are evocative of other regions, such as adobe buildings, are inappropriate.

The front facade of buildings shall orient towards the street; the front building facade containing the primary entry way shall parallel the street.

4. Architectural Detail

Building entrances shall be visible and accessible from the pedestrian right of way along the building’s primary street.

All mechanical equipment (either on roofs or at ground level), service areas, storage areas, loading docks, and trash receptacles shall be screened from public view.

5. Building Materials

Building materials should be sympathetic and harmonious with the natural setting of Eagle. Traditional materials used in construction of buildings in rural mountain communities are wood, stone, stucco, and brick masonry. A variety of materials should be employed within the

building facade. Stone or masonry delineating the building foundation is encouraged. Screw down metal roofs are permitted.

Facade and roof colors shall have subtle, neutral, or earth tone colors. Muted colors are encouraged. The use of high intensity colors, metallic colors, black, or fluorescent colors is prohibited. Exemplary colors are available for review at the Town Hall.

Building trim and accent areas may feature brighter, complementing colors, including primary colors, but plastic materials and neon tubing is unacceptable for building trim or accent areas. Plastic light raceways are prohibited.

Canopies, such as over gasoline pumps, shall be equipped with skirts and/or under-canopy lighting shall be recessed sufficiently to direct lighting downward to prevent light being broadcast beyond the site.

6. Plastics - Major components, including roofs, walls, fascia and exterior trim of a principal structure shall not be of plastic. Plastic may be allowed for smaller components such as skylights, outdoor seating and similar items. The use of plastics shall be discouraged unless it is demonstrated that the proposed material is the best alternative for the particular component.
7. Utility Connection - Underground utility connection is encouraged. Where the connection meets the building, risers, utility meters, panel boxes, etc. are encouraged to be covered with the same or compatible material as the siding material unless expressly prohibited by utility company regulations.
8. Trash Receptacles - Areas for trash receptacles shall be designed so that the receptacle, as much as possible, cannot be viewed from the street or front yard. Access to the receptacles must be provided to allow easy ingress and egress by trash hauling vehicles. Dumpsters must be placed on concrete pads.
9. Fencing - See Section 4.04.100.H.6.

Amended 06/02/91
Amended 02/13/00
Amended 05/22/07

CENTRAL BUSINESS AREA

The Central Business Area is a zone district as per the Town of Eagle Land Use and Development Ordinance “for commercial uses which preserve the historic character of downtown Eagle and promote its economic and aesthetic viability by encouraging pedestrian activity.”

The Central Business Area is located within downtown Eagle, south of U.S. Highway 6. This district is the focus of the Town’s commercial activity and encompasses “Old Town” Eagle and a retail area along Highway 6. Land uses in this district include convenience retail services, offices, shops, cafes, public offices, civic organizations and churches. Broadway, the main street through downtown Eagle, is lined with historic buildings that serve to reinforce the Town’s distinct historic character. New construction should be designed to blend with the existing fabric of historic buildings here.

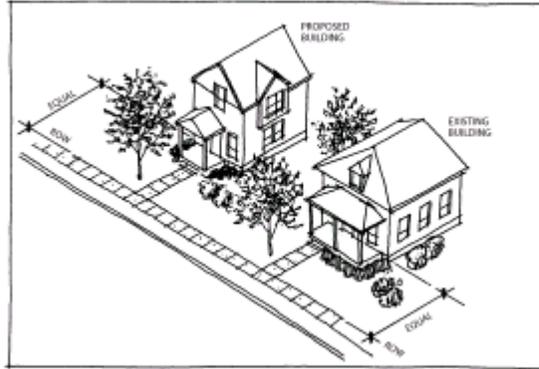
Specific attention should be given to maintaining the existing scale, materials, and design style of the Central Business Area. This will help maintain the village character of downtown Eagle and promote its economic and aesthetic vitality.

Goals and Objectives:

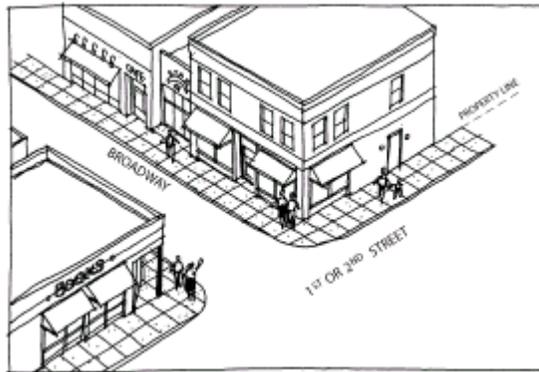
- Preserve the character and integrity of the Central Business Area by promoting appropriate architecture and site planning.
- Strengthen visual continuity of the streetscape by enforcing setbacks and controlling building orientation.
- Reinforce the traditional, rural mountain character of the town by incorporating traditional building materials and native plant material in new development.

A. Building Setbacks

1. New buildings shall reinforce the traditional building alignment found on the same block. Alignments vary within the area.
2. Traditional commercial buildings along the 100 and 200 blocks of Broadway have a 0’-0” setback, and storefronts are adjacent to the property line. New buildings shall align with existing building fronts to reinforce the street edge.



3. Sites adjacent to or utilizing existing residential structures shall respect established setbacks of existing residential buildings where front yards and deeper setbacks are typical.
4. At the intersection of Highway 6 and Broadway, setbacks may be varied to encourage a landscaped gateway treatment.

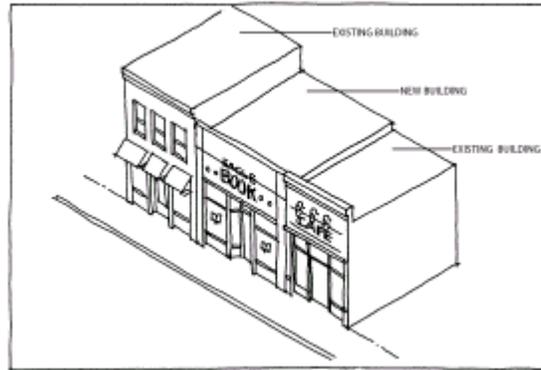


5. Buildings shall occupy 100% of the property line on the primary street, on the 100 and 200 blocks of Broadway. If the building site is a corner lot, the building must occupy frontage at the intersecting property lines, adhering to both primary and secondary street setbacks.

D. Building Height

1. New construction shall place the first floor at ground level.
2. New buildings adjacent to existing buildings less than 35'-0" should step down in height to match height of the existing building.

C. Building Mass/Form/Orientation



1. New construction shall maintain and reinforce the pattern of traditional building forms and shapes along the streetscape. New buildings shall be simple and rectangular in form; corners shall be at right angles. Traditional commercial buildings in the Central Business Area are simple in design and construction. Buildings along the 100 and 200 blocks of Broadway abut one another and are usually two (2) stories in height. These buildings typically have facade detailing composed of wood trim and glass. Display windows with a recessed building entrance are found at ground level and smaller, segmented, rectangular windows align along the upper floors. Commercial buildings along blocks other than the 100 and 200 blocks of Broadway are typically set apart from one another, but include similar exterior trim detailing and facade treatment.
2. A number of residential homes have been converted to commercial use; new construction and/or renovations in these blocks should exemplify the same proportions as seen on existing residential buildings. Large expanses of glass, such as oversize display windows and false building fronts are inappropriate on these type of structures.
3. Buildings shall be of widths similar to those found historically on same or adjacent blocks.
4. Roof form shall match those of existing and traditional buildings on the same or adjacent blocks, as appropriate.

D. Architectural Detail

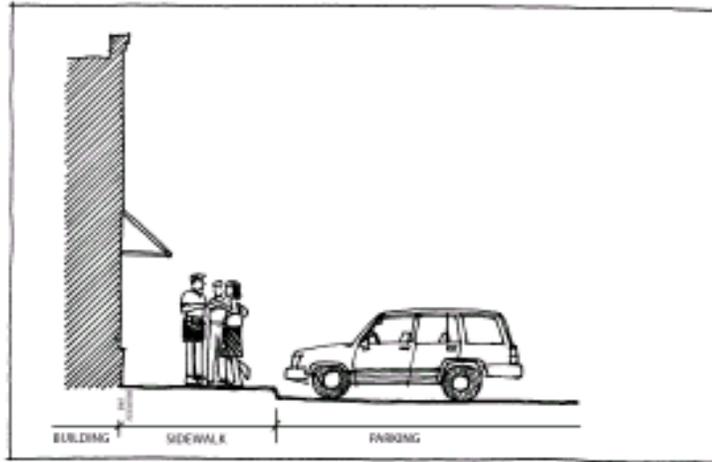


1. Doors should be similar in character, proportion, scale, and material to those of traditional buildings on the same or adjacent blocks. Oversized doors that would create a “grand entry” are inappropriate. Storefronts along the 100 and 200 blocks of Broadway should have recessed entrances as seen in older, traditional buildings within those blocks.
2. Traditionally, windows have a ratio of width to height of one to two. Second story/upper story windows are usually smaller than ground level storefront windows and should be evenly spaced across all facades adjacent to the street.
3. A solid-to-void ratio that is similar to those found historically in the neighborhood shall be used. Traditional buildings in the 100 and 200 blocks have large display windows at the ground level and these proportions should be incorporated into new buildings within these blocks. Large expanses of glass on exterior facades, whether vertical or horizontal, are inappropriate on renovated residential buildings used for commercial purposes. Glass panels shall have low reflectivity and high transparency, allowing for visual access into the building at ground level.
4. Provide architectural differentiation between upper and lower floors that is reflected in the primary and secondary street elevations.
5. Porches on residential structures used for commercial purposes should be of a size and proportion similar to that seen historically in the Central Business Area. Porches should project from the central form and have a separate roof.
6. Ornamental elements, such as brackets, railings, and awnings should be in scale with similar, traditional buildings. Modest ornamental details should be considered, but highly ornate decorative features that would compete with traditional architectural details are inappropriate.

E. Building Materials

1. Building materials shall be used for all major surfaces that are similar to those employed historically. Segmented, horizontal siding as traditionally seen on wood and wood-clad ranch buildings is appropriate; maximum overlap dimension shall be 0'-8". Sandstone and river-rock is appropriate when used as a foundation material; however, stone cladding over large portions of a surface is not a documented historical use and is inappropriate. Moss rock is unacceptable as a facade material. Modular panel materials are not allowed. All facade materials shall have low reflectivity. Concrete block is prohibited.
2. Pitched roof materials to be wood or asphalt shingles; galvanized sheet metal is a documented historical roof material and is acceptable. Metal roof colors shall be muted.

F. Landscape/Sidewalks/Furnishings/Fencing



1. Sidewalks shall be constructed in all commercial zones. In areas where traditionally there has been a 0'-0" setback, sidewalks shall have an integral curb and gutter. In areas where it is customary to have a tree lawn or planting strip, the sidewalk shall be detached from the curb and gutter. Sidewalk should be set back from the back of curb 5'-0" minimum, aligning and connecting to existing sidewalks. Sidewalk material to be concrete or concrete unit pavers.
2. In areas where the sidewalk is adjacent to the building, planters and/or window boxes should be installed and maintained at the expense of the property owner. Planters shall not impede pedestrian flow along the sidewalk.
3. Opaque fencing shall be limited to back yards and service areas. Materials shall be wood, masonry, or split face concrete block. Chain link fencing may be used in backyards and service areas for demonstrated security purposes only and must be vinyl-coated black or green and used in conjunction with plant material that is tightly spaced to

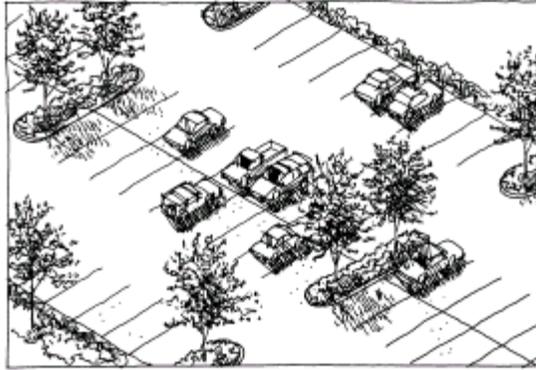
create a visual screen.



4. Fencing in front yards shall be limited to open character fencing and shall be no taller than 3'-6". Fences shall be of wooden pickets spaced a minimum of 4" on center, wood and wire, or wrought iron. Chain link, rough-sawn wood, or concrete block fencing is prohibited.

G. Parking

1. In the 100 and 200 blocks of Broadway, diagonal parking currently exists. Since this is the traditional, established parking layout in this area, diagonal parking shall remain along these blocks and on numbered streets where an 80'-0" right-of-way exists (3rd and 4th streets).
2. Parallel parking shall be encouraged along all blocks within the Central Business Area where diagonal parking is not feasible. Parking layout and design shall include curb and gutter.



3. For parking lots with (10) or more parking spaces, one deciduous shade tree shall be required to be planted in the interior of the lot for every (10) spaces. All required shade trees shall be located within curbed, planted medians and/or islands to provide spatial definition and shade within paved areas.
4. In areas where residential setbacks occur, visibility of parking from the street shall be minimized by placing parking behind the building. Access to rear parking lots shall be from the alley. Existing buildings undergoing renovations shall be required to eliminate and landscape existing driveways; new curb and gutter will be required to meet existing conditions.



5. All parking lots adjacent to primary and secondary streets shall be screened using plant material and/or fencing.

H. Signage

1. Signage separate from the building shall be integrated with the overall site plan and planting plan.
2. Projecting signs must be 8'-0" above finished grade, measuring from pavement to bottom of sign.
3. Neon lighting on exterior building facades is not permitted in the Central

Business Area.

4. All sign faces to be no more than twenty (20) square feet.
5. Sign material shall be compatible with building façade materials and must be durable to withstand climactic effects of the area. Painted wood or metal is preferred. Highly reflective materials are prohibited.
6. All signs shall receive a separate sign permit prior to erection as required in Chapter 4.08.
7. Buildings which contain more than one sign shall have a coordinated plan for all signs on the building and property.

Amended 02/13/00

4.07.022 CHAMBERS AVENUE COMMERCIAL AREA

The Chambers Avenue Area contains property zoned Commercial General (CG) and Industrial (I) under the provisions of this Title.

The Commercial General (CG) zone district is:

“For commercial and tourist uses including lodging, dining, recreation facilities and compatible uses, and for heavier commercial uses, low impact manufacturing uses, and compatible uses.”

The Industrial (I) zone district is:

“For a wide range of industrial uses and compatible uses.”

The Chambers Avenue Areas consist of relatively flat and easily developed land adjacent to I-70 and immediately south of the highway interchange at Eagle. Because of its development potential, vehicular accessibility, and visibility from the highway, the Town has zoned this Area for general commercial and industrial development. Chambers Road parallels I-70 and services subdivided commercial and industrial parcels along both sides of its length.

Although this Area is somewhat separate from, and independent of, other portions of Eagle, commercial and industrial development here has a very significant impact on the character and perceived quality of Eagle. For the most part, drivers along I-70 view this Area, from an elevated position, as a foreground to the larger mountain and Eagle River landscape. In addition to this visibility, the Area has developed with commercial activities serving the I-70 corridor. Travelers, tourists, and area residents will receive their first or only impression of Eagle. As the Area is built out, the urban context here will be a defining feature to the Town’s character, response to growth, and overall position in the region.

Because of the Area’s importance, the overall objectives for development and design guidelines here should be to encourage an overall continuity of commercial and industrial parcel development, to present a favorable image of the community when viewed both

along I-70 and from within the Area, and to encourage long-term, quality private investment activity.

A positive long range impact to Eagle's quality of life and tax base can be encouraged here by standards that require consideration of the immediate context of Chambers Avenue and the character of the area at large. Although the Area will include traditional commercial and industrial uses, the Area can have a positive, enduring character through careful site planning and architectural styling. Site planning of commercial pads should be considerate of the likely layout of future abutting parcel development. The number and location of curb cuts along Chambers Avenue should be included in site plan review. Parking layout and its visual and functional impact on adjacent parcel utilization will be a very important consideration in addition to the enforcement of site landscaping requirements. The use of indigenous trees and the requirement, when possible, of larger sizes will help establish an attractive context here for future development activity. In addition, architectural design that reflects a "mountain-style" and "celebrates" the use of local materials and building details should be strongly encouraged. Overall, parcel development should be planned to "fit in" rather than "stand alone". Consideration should also be given during site plan review of the visual effect of the proposed development both along I-70 and from Chambers Avenue. Ultimately, the Area will be successful if site planning, design and vehicular movement can encourage visitors and residents to partake in several services during a single visit and be motivated to return.

Goals and Objectives for Commercial Parcels

- Improve the overall appearance of the I-70 corridor by enforcing architectural and landscape standards on development that abuts primary streets and the interstate right-of-way.
- Provide a distinct, visual break between developed areas and rural resource districts to the east.
- Promote coordinated physical organization by enforcing setbacks and landscaped buffers.
- Encourage high quality of individual development by utilizing a palette of materials and architectural details, which reflect traditional building forms of the region.

Parcels zoned Commercial General (CG) have a high visibility along Chambers Avenue and the I-70 corridor. In order to achieve visual continuity and establish a sense of neighborhood, the following standards shall apply to commercially zoned parcels:

A. Building Setbacks

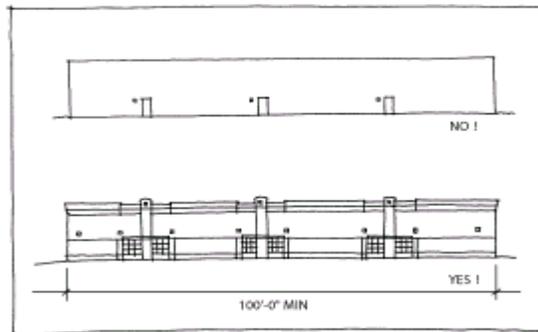
1. Setbacks shall be as required under this Title.

B. Building Mass/Form/Orientation



1. Buildings shall be similar in size to those found in a rural mountain community. Traditionally, the largest buildings in the vicinity are those found in ranch complexes. The central form of the buildings are usually simple and rectangular, having secondary gable and shed roofed wings. Porches shall project from the central form and be covered by a separate roof. Roofs that are similar to those of traditional ranch buildings, such as simple gable and shed forms, are appropriate. This incremental add-on approach creates visual interest and scale. Roof pitches, trim, window size and placement, and entrance locations also help to delineate the architectural character of a building.

C. Architectural Detail



1. Facades that face public right-of-ways, including the I-70 corridor, shall include variation in the wall plane. Facades that are greater than 100 feet in length shall include spatial definition in the form of wall projections and/or recesses which must have a depth of at least 3% of the length of the facade. Projections and/or recesses must occupy at least 20% of the length of the facade. Group items such as windows to create an interesting composition; these type of features provide visual interest to the pedestrian, reduce monolithic appearance, and add local character to development. Facade projections, recesses, windows and entrances should be integral parts of the building and must not be superficially applied trim, graphics, or paint.



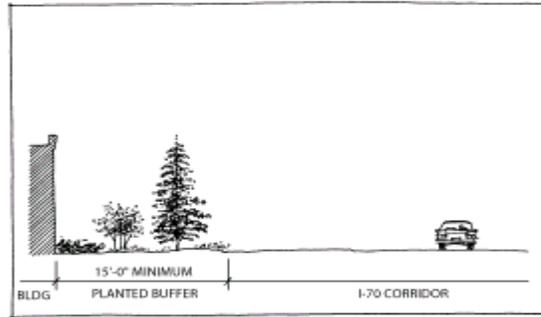
2. Provide variation in roof lines and forms. Mansard roofs are not traditionally seen in the region and are prohibited. If total building size exceeds a 10,000 SF floorplate, flat roofs are permitted provided that no mechanical equipment is visible and that the roof is aesthetically pleasing and fits into the Town. All flat roofs shall have a surrounding parapet wall. For buildings with a floorplate of from 5,000 SF to 10,000 SF, a multiple roof treatment is encouraged; flat roofs are not permitted. Minimum roof pitch to be 5:12 for all buildings less than 10,000 SF.
3. Loading docks and service areas must be located to the sides and/or rear of building, unless the building abuts the I-70 corridor. If the parcel abuts the I-70 corridor, all services and loading areas must be located to the sides of the building which do not face the primary street or I-70 and must be screened.

D. Building Materials

1. Building materials shall be used for all major surfaces that are similar to those employed historically. Segmented, horizontal siding as traditionally seen on wood and wood-clad ranch buildings is appropriate. Horizontal, segmented siding material to be wood, vinyl, or aluminum; maximum overlap dimension shall be 0' - 8". Stone masonry is appropriate when used as a foundation material; however, stone cladding over large portions of a surface is not a documented historical use and is inappropriate. Concrete block must be split-faced and all windows and entrances on such buildings must have added trim. Modular panel materials, such as Texture 111 and ribbed sheet metal, are not allowed. All facade materials shall have low reflectivity.
2. Pitched roof materials shall be wood or asphalt shingles, or standing rib seam sheet metal - matte finish.

E. Landscape/Sidewalks/Furnishings/Screening

1. Sidewalks linking the pedestrian system of the block to the building shall be required.



2. Buildings that abut the I-70 corridor shall have a minimum 15'-0" landscaped buffer paralleling the property line shared with the interstate right-of-way. One (1) tree is required to be planted in such buffer for every 25'-0" linear feet of property line. A minimum of 1/3 of all required trees shall be evergreen, and shall be placed 20'-0" on center minimum and 30'-0" on center maximum, in groups of three or five. Shrub massing shall be used in conjunction with tree plantings. Selected shrubs shall have a minimum mature height of 8'-0". Refer to detailed plant list in Appendix A.
3. Any lot on the east side of Chambers Avenue Area adjacent to property in the rural resource zone district must be delineated by a minimum 15' wide contiguous landscaped buffer. One (1) tree is required to be planted in such buffer for every 25'-0" linear feet of property line. A minimum of 1/3 of all required trees shall be evergreen, and shall be placed 20'-0" on center minimum and 30'-0" on center maximum, in groups of three or five. Shrub massing shall be used in conjunction with tree plantings. Selected shrubs shall have a minimum mature height of 8'-0". Refer to detailed plant list in Appendix A.

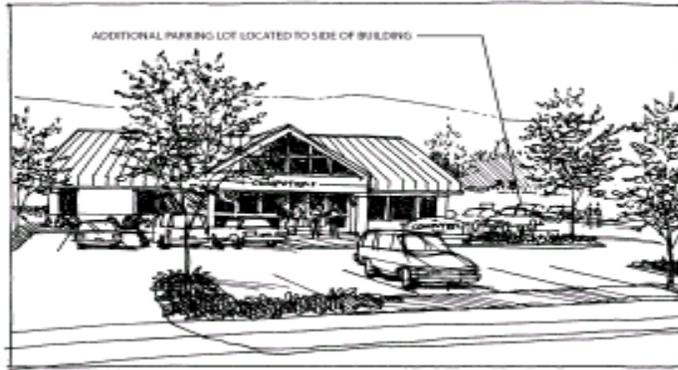


4. Formal, irrigated landscape treatment shall not abut native, undisturbed ground without edge treatment. Edge transition shall be in the form of a defined grade break, drainage swale, building wall, mulched and planted bed, or pavement.
5. Opaque fencing shall be restricted to side and rear yards. Fencing is not

allowed between the front building facade and the primary street. Fencing materials shall be wood, masonry, or split face concrete block. Chain link may be used for demonstrated security purposes only and must be vinyl-coated black or green and used in conjunction with plant material that is tightly spaced to create a visual screen. Chain link fencing shall be restricted to rear yards.

F. Parking

1. For parking lots with (10) or more parking spaces, one deciduous shade tree shall be required to be planted in the interior of the lot for every (10) spaces. All required shade trees shall be located within curbed, planted medians and/or islands to provide spatial definition and shade within paved areas.
2. All parking lots adjacent to primary and secondary streets shall be screened using plant material and/or fencing.



3. Commercial parcels that front Chambers Avenue should have no more than 50% of all required parking located between the property line abutting the public right-of-way and the building face. The remaining parking stalls are to be located to the sides or rear of the proposed building. Parking lots are not permitted abutting the I-70 right-of-way.

G. Signage



1. All freestanding signs to be monument style (grounded) and integrated with the site plan and planting plan.
2. Lighting of signs shall be permitted during the period the commercial enterprise is open for business and for up to one hour following the close of business.
3. Plastic is permitted only for internally illuminated signs allowed on those lots which front onto Eby Creek Road.
4. All signs shall receive a separate sign permit prior to erection as required in Chapter 5.08.
5. Buildings which contain more than one sign shall have a coordinated sign plan for the building and property.

Amended 02/13/00

4.07.023 CHAMBERS AVENUE INDUSTRIAL ZONE AREA

Parcels zoned for industrial uses are located south of Chambers Avenue, on a secondary street and about the railroad easement. Due to the location of these parcels, development in this area will not have a significant visual impact on Chambers Avenue. However, standards are required to achieve a coordinated physical organization and character consistent with that of the neighboring districts.

Goals and Objectives for Industrial Parcels

- Promote coordinated physical organization by enforcing setbacks and landscaped buffers, creating a consistent character between the industrial and commercial districts.
- Provide a distinct, visual break between developed areas and rural resource districts to the east.
- Encourage industrial uses in areas having low-visibility by reducing architectural and landscape standards applicable to commercial areas.
- Create visual barriers between industrial and commercial areas by requiring screening.

A. Building Setbacks

1. Setbacks shall be as per the Town of Eagle Land Use and Development Ordinance.

B. Building Mass/Form/Orientation

1. Buildings should be similar in size to those found in a rural mountain community. Traditionally, the largest buildings in the vicinity are those found in ranch complexes. The central form of the buildings are usually simple and rectangular, having secondary gable and shed roofed wings. Porches project from the central form and are covered by a separate roof. This incremental add-on approach creates visual interest and scale. Roof pitches, trim, entrance locations also help to delineate the architectural character of a building.



C. Architectural Detail

1. Roofs that are similar to those of traditional ranch buildings, such as simple gable and shed forms, are appropriate. Mansard roofs are not traditionally seen in the region and are discouraged. Flats roofs are permitted, however, all flat roofs shall have a surrounding parapet wall.

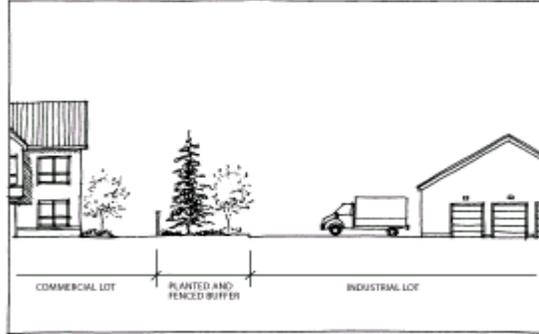
D. Building Materials

1. Facade materials shall have low reflectivity.
2. Pitched roof materials shall be wood or asphalt shingles, or standing rib seam sheet metal - matte finish.
3. Sheet metal exterior walls shall not be permitted, except that vertical metal siding is permitted on gables only.

E. Landscape/Sidewalks/Fencing

1. Sidewalks linking the pedestrian system of the block to the building shall be required.
2. Industrial lots that abut commercial lots will be required to provide a landscaped and fenced buffer.
3. Any lot on the east side of Chambers Avenue Area adjacent to property in the rural resource zone district must be delineated by a minimum 15' wide contiguous landscaped buffer. One (1) tree is required to be planted in such buffer for every 25'-0" linear feet of property line. A minimum of 1/3 of all required trees shall be evergreen, and shall be placed 20'-0' on center minimum and 30'-0" on center maximum, in

groups of three or five. Shrub massing shall be used in conjunction with tree plantings. Selected shrubs shall have a minimum mature height of 8'-0". Refer to detailed plant list in Appendix A.



4. Fencing materials shall be wood, masonry, split face concrete block, or chain link.

F. Signage



1. All freestanding signs to be monument style (grounded) and integrated with the site plan and planting plan.
2. Lighting of signs between the hours of 12:00 midnight and 6:00 am is prohibited.
3. All signs shall receive a separate sign permit prior to erection as required in Chapter 5.08.
4. Buildings that contain more than one business shall have a coordinated sign plan for the building and property.

Amended 02/13/00

NORTH INTERCHANGE AREA

The North Interchange Area contains the following zone districts as per the Town of Eagle Land Use and Development Code:

Commercial General

“For commercial and tourist uses including lodging, dining, and recreation facilities and compatible uses, and for heavier commercial uses, low-impact manufacturing uses, and compatible uses.”

Public Area

“For any use owned and/or operated by a public entity.”

The North Interchange Area incorporates privately owned, commercially zoned land north of the I-70 interchange. The Area is comprised of a linear strip of land with approximately 1-1/2 miles of I-70 frontage. Steeper pastureland north of this Area limits future commercial development activity. This Area is completely separated physically and visually from the developed Town of Eagle by the I-70 corridor. Because of its hillside backdrop and location, development here would have less of an impact to the community, if treated sensitively, than if these uses occurred downtown. Because larger commercial parcels with municipal service infrastructure are available, there will be considerable pressure for development activity here. It is very possible that this area will develop completely independent of other trends in the Town of Eagle, and be more influenced by county and regional market forces. Commercial activity may, over time, compete with downtown Eagle as the “commercial center” of the area. Because of its likely development with commercial activities featuring high volumes of user traffic, master planning of large parcels should be strongly encouraged. Careful consideration to the layout of curb cuts along existing public roads should be given. To the extent possible, the preservation of large pieces of indigenous landscape and plant materials should be an important objective. Like the Chambers Avenue Area, architectural design should feature indigenous building materials, styles and details.

Goals and Objectives

- Improve the overall appearance of the I-70 corridor by enforcing architectural and landscape standards on development that abuts the interstate right-of-way.
- Promote coordinated physical organization by enforcing setbacks and requiring landscaped buffers similar to those seen in the Chambers Avenue Area.
- Encourage high quality individual development by creating a palette of materials and architectural details, which reflect the traditional building styles of the region.

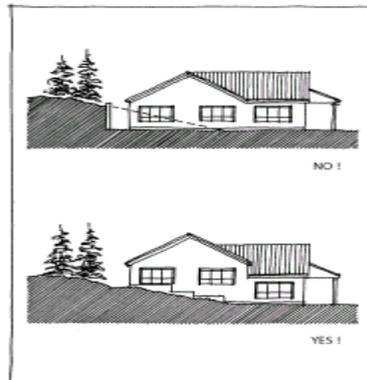
A. Building Setbacks

1. Setback from “Eby Creek Subdivision Road” to be 25’-0”.
2. Setbacks from property lines other than those abutting the “Eby Creek

Subdivision Road” shall be as per the Town of Eagle Land Use and Development Ordinance.

B. Building Mass/Form/Orientation

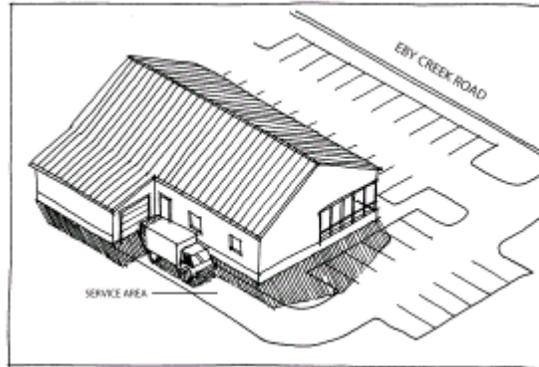
1. Buildings shall be similar in size to those found in a rural mountain community. Traditionally, the largest buildings in the vicinity are those found in ranch complexes. The central form of the buildings are usually simple and rectangular, having secondary gable and shed roofed wings. Porches shall project from the central form and be covered by a separate roof. Roofs that are similar to those of traditional ranch buildings, such as simple gable and shed forms, are appropriate. This incremental add-on approach creates visual interest and scale. Roof pitches, trim, entrance locations also help to inform and influence the overall aesthetic of a building.
2. The siting of any new building should respond to existing site features. Removal of existing, native plant material should be limited to areas essential for site development. Excessive excavation of hillsides should not be permitted. All cut and fill slopes should be stabilized, contoured to blend with existing, undisturbed terrain, and revegetated using plant material similar to that found on undisturbed land in the immediate vicinity. Slopes greater than 2:1 are not permitted.



C. Architectural Details

1. Facades that face public right-of-ways, including the I-70 corridor, shall include variation in the wall plane. Facades that are greater than 100 feet in length shall include spatial definition in the form of wall projections and/or recesses which must have a depth of at least 3% of the length of the facade. Projections and/or recesses must occupy at least 20% of the length of the facade. Group items such as windows to create an interesting composition; these type of features provide visual interest to the pedestrian, reduce monolithic appearance, and add local character to development. Facade projections, recesses, windows, and entrances should be integral parts of the building and must not be superficially applied trim, graphics, or paint.

2. Provide variation in roof lines and forms. Mansard roofs are not traditionally seen in the region and are prohibited. If total building size exceeds a 10,000 SF floorplate, flat roofs with a surrounding parapet wall are permitted provided that no mechanical equipment is visible and that the roof is aesthetically pleasing and fits into the Town. For buildings with a floorplate of from 5,000 SF to 10,000 SF, a multiple roof treatment is encouraged; flat roofs are not permitted. Minimum roof pitch to be 5:12 for all buildings less than 10,000 SF.



3. Loading docks and service areas must be located to the sides and/or rear of the building, unless the parcel abuts the I-70 corridor. If the building abuts the I-70 corridor, all services and loading areas must be located to the sides of the building, which do not face the “Eby Creek Subdivision Road” or I-70.

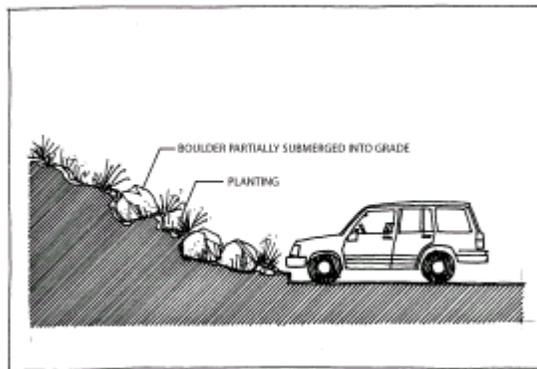
D. Building Materials

1. Building materials shall be used for all major surfaces that are similar to those employed historically. Segmented, horizontal siding as traditionally seen on wood and wood-clad ranch buildings is appropriate; maximum overlap dimension shall be 0’ - 8”. Stone masonry is appropriate when used as a foundation material; however, stone cladding over large portions of a surface is not a documented historical use and is inappropriate. Concrete block must be split-faced and all windows and entrances on such buildings must have added trim. Modular panel materials are not allowed. All facade materials shall have low reflectivity.
2. Pitched roof material shall be wood or asphalt shingles or standing rib seam sheet metal-matte finish.

E. Landscape/Sidewalks/Furnishings/Screening

1. Sidewalks shall be constructed in all commercial zones. Sidewalks shall be detached from curb and gutter, a minimum distance of 5’-0” to accommodate a planting strip between the curb and sidewalk. Sidewalks linking the pedestrian system of the block to the building are required.

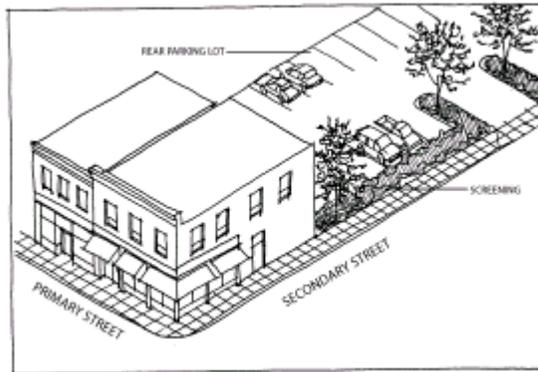
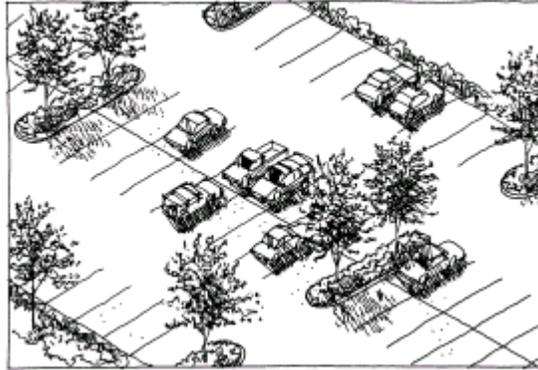
2. Buildings that abut the I-70 corridor shall have a minimum 15'-0" landscaped buffer paralleling the property line in addition to the landscaping of the interstate right-of-way. One (1) tree is required to be planted in such buffer for every 25 linear feet of property line. A minimum of 1/3 of all required trees shall be evergreen, and shall be placed 20' on center minimum and 25' on center maximum, in groups of three or five. Shrub massing shall be used in conjunction with tree plantings. Selected shrubs shall have a minimum mature height of 8'-0". Refer to detailed plant list in Appendix A.
3. Formal, irrigated landscape treatment shall not abut native, undisturbed ground without edge treatment. Edge transition shall be in the form of a defined grade break, drainage swale, building wall, mulched and planted bed, or pavement.



4. Retaining walls may be necessary in grade changes and should be concrete with a sandblast finish or keyed brick. Where grade and space allow, boulders may be used. The design and layout of the boulder wall should be such that the base course of the boulders are partly submerged into finish grade. Where appropriate, pockets in-between boulders should be planted to achieve a natural appearance. Retaining wall systems should be consistent from parcel to parcel.
5. Opaque fencing shall be restricted to side and rear yards. Fencing is not allowed between the front building facade and the primary street. Fencing materials shall be wood, masonry, or split face concrete block. Chain link may be used for demonstrated security purposes only and must be vinyl-coated black or green and used in conjunction with plant material that is tightly spaced to create a visual screen. Chain link fencing shall be restricted to rear yards, except when rear yards abut the I-70 corridor.

F. Parking

1. For parking lots with (10) or more parking spaces, one deciduous shade tree shall be required to be planted in the interior of the lot for every 10 parking stalls. All required shade trees shall be located within curbed, planted medians and/or islands to provide spatial definition and shade within paved areas.



2. All parking lots adjacent to primary and secondary streets shall be screened using plant material and/or fencing.
3. Commercial parcels that front Eby Creek Subdivision Road should have no more than 50% of all required parking located in between the property line abutting the public right of way and the building face. The remaining parking stalls should be located to the sides or rear of the proposed building. Limited parking lots are permitted abutting the I-70 right-of-way with substantial landscape screening.

G. Signage

1. All freestanding signs to be monument style (grounded) and integrated with the site plan and planting plan.
2. Lighting of signs during the period a commercial enterprise is open for business and for up to one hour following the close of business shall be permitted. Plastic is permitted only for illuminated signs. Internally illuminated signs are permitted.
3. Plastic is permitted only for internally illuminated signs.
4. All signs shall receive a separate sign permit prior to erection as required in Chapter 5.08

5. Buildings that contain more than one business shall have a coordinated sign plan for the building and property.

Amended 02/13/00

4.07.025 U.S. HIGHWAY 6 CORRIDOR

The U.S. Highway 6 Corridor contains the following zone areas as per the Town of Eagle Land Use and Development Code: Commercial Limited “for commercial uses of limited size and impact which serve the daily or convenience needs of the residents in the neighborhood.” U.S. Highway 6 is the historic state highway access that connects various developed segments of the county along the Eagle River Valley. The highway parallels the river and its occasional river crossing provides dramatic views of the corridor at several points along its alignment in the Town of Eagle. The Area consists of private land, mostly commercial zoned, along both sides of the road. Commercial activity historically consisted of small service facilities catering to the traveler. With the development of the I-70 corridor, many of the older commercial structures have been converted to serve more localized uses or are underutilized. As the residential population of the county expands, this corridor will face convenience and service commercial expansion. Guidelines here should focus on retaining the rural architectural style in place and require careful consideration of service area placement and screening, parking lot placement, and curb cuts. Design and placement of landscape medians along frontage will enhance the character of the District, while still allowing unimpeded views of commercial building frontage and controlled signage.

Goals and Objectives

- Vacant lots should be targeted for development to fill in existing gaps and strengthen the street edge along the U.S. Highway 6 corridor.
- Create a distinct edge between the highway right-of-way and private property through street improvements and landscaping.
- Protect adjacent neighborhoods by requiring screening such as landscaping and fencing.

A. Building Setbacks

1. Setbacks shall be as per the Town of Eagle Land Use and Development Ordinance.
2. Existing setbacks within the District vary. Facades and entrances should align from lot-to-lot and not disrupt the overall street edge created by existing building alignment along U.S. Highway 6.

B. Building Height

1. New construction shall place the first floor at ground level.



2. New buildings adjacent to existing buildings that are less than 35'-0" should step down in height and match height of existing buildings.

C. Building Mass and Form

1. New construction shall maintain and reinforce the pattern of traditional building forms and shapes along the street. The U.S. Highway 6 Area contains a variety of older wooden commercial buildings, wooden residences, masonry buildings, service stations, and mobile homes. A few large frame structures are located on parcels fronting the highway. Older buildings which serviced travelers using U.S. 6 prior to the construction of I-70 are interspersed with newer commercial buildings, creating a vernacular commercial strip along the road. Buildings in this District are set apart from one another and are usually one story in height, although there are a few false front, two story structures.

Existing buildings are simple and rectangular in shape and many have shed additions. Roof forms vary; roof forms traditionally seen in the district include gable, hip, shed, and flat roofs with parapet. Porches project from the central form and are covered by a separate roof. Most buildings have larger display windows at ground level.

2. Many existing buildings along the highway have flat roofs. New buildings should use this as historic precedent. Roof forms similar to those of traditional ranch buildings, such as simple gable and shed forms are also appropriate. Mansard roofs are not traditionally seen in the region and are inappropriate.
3. Buildings shall be sited square to the property lines along U.S. Highway 6 to emphasize the street edge.

D. Architectural Detail

1. Facades that face public right-of-ways shall include variation in the wall plane. All buildings shall have architectural detailing, reducing the overall building mass. Elements such as front porches, awnings, and exterior trim provide interest and help to reduce the overall scale of a building. Group items such as windows to create an interesting

composition; these type of features provide visual interest to the pedestrian, reduce monolithic appearance, and add local character to development. These elements must be integral parts of the building and must not be superficially applied trim, graphics, or paint.

2. A solid to void ratio that is similar to those found historically in the neighborhood should be used. Large expanses of glass on exterior facades, whether vertical or horizontal, are inappropriate on renovated residential buildings used for commercial purposes. Traditional commercial buildings along Highway 6 have larger display windows. Display windows are appropriate at ground level only, promoting commercial activity. Glass panels shall have low reflectivity and high transparency, allowing for visual access into the building at the ground level.
3. Garage doors should be consolidated and located at one end of the building to reduce vehicular congestion.

E. Building Materials

1. Building materials shall be used for all major surfaces that are similar to those employed historically. Segmented, horizontal siding as traditionally seen on wood and wood-clad ranch buildings is appropriate; maximum overlap dimension shall be 0' - 8". Brick masonry is appropriate for large surfaces as exemplified by older one-story motels. Stone masonry is appropriate when used as a foundation material; however, stone cladding over large portions of a surface is not a documented historical use and is inappropriate. Concrete block must be split-faced and all windows and entrances on such buildings must have added trim. Modular panel materials are prohibited. All facade materials shall have low reflectivity.
2. Pitched roof material shall be wood or asphalt shingles or standing rib seam sheet metal - matte finish with a minimum slope of 5:12.

F. Landscape/Sidewalks/Furnishings/Fencing

1. Sidewalks shall be constructed in all commercial zones. Sidewalks shall be detached from curb and gutter, a minimum distance of 5'-0" to accommodate a planting strip between the curb and sidewalk. Sidewalks linking the pedestrian system of the block to the building are required.

2. Opaque fencing shall be restricted to side and rear yards. Opaque fencing is not allowed between the front building facade and the primary street. Fencing materials shall be wood, masonry, or split face concrete block. Chain link may be used for demonstrated security purposes only and must be vinyl-coated black or green and used in conjunction with plant material that is tightly spaced to create a visual screen. Chain link fencing shall be restricted to rear yards.



3. Opaque privacy fencing, 6'-0" high minimum, is required where commercial lots abut residential neighborhoods. Plant material may be used as a screening device only if plant quantities and plant spacing create dense, visual barriers. Opaque chain link fencing is prohibited.

G. Parking

1. For parking lots with (10) or more parking spaces, one deciduous shade tree shall be required to be planted in the interior of the lot for every (10) spaces. All required shade trees shall be located within curbed, planted medians and/or islands to provide vertical interest and shade within paved areas.
2. On-street parking is prohibited.
3. All parking lots adjacent to primary and secondary streets shall be screened using plant material and/or fencing.

H. Signage

1. All freestanding signs to be monument style (grounded) and integrated with the site plan and planting plan.
2. Lighting of signs during the period that a commercial enterprise is open for business and for up to one hour following the close of business each day shall be permitted.
3. All signs shall receive a separate sign permit prior to erection as required in Chapter 5.08.
4. Buildings that contain more than one business shall have a coordinated

sign plan for the building and property.

Amended 02/13/00

4.07.30 DEVELOPMENT IMPACT REPORT

A. Purpose - It is the purpose of this Section to:

1. Insure that complete information concerning any adverse effects of the proposed development or subdivision on the environment and essential public and private services and facilities, including educational facilities, as well as the health, safety, order, convenience, prosperity and welfare of present and future inhabitants of the Town is available to the Town Board, the Planning and Zoning Commission and the general public;
2. Insure that long term protection of the environment and the provision of essential public and private services and facilities such as streets, utilities, and educational facilities are considered in major development and subdivision planning and that land use and development decisions, both public and private, take into account the relative merits of possible alternative actions; and
3. Insure that proposed developments and subdivisions promote a healthful and convenient distribution of population, the wise and efficient expenditure of public funds, including the funds of other governmental entities, as well as the adequate provision of essential public services, facilities and requirements, including schools; and
4. Provide procedures for local review and evaluation of the environmental and social-economic effects of proposed development projects and subdivisions, including essential public and private services and facilities, prior to granting major development permits or subdivision approvals; and
5. Provide for the reasonable and adequate mitigation of on-site and off-site impacts generated by the proposed development or subdivision on the environment and essential public or private services and facilities, including streets, utilities and educational facilities.

B. Preliminary Impact Report

Every Development Permit Application and Preliminary Subdivision Plan shall include a preliminary statement of whether the proposed project will, will not, or could possibly affect the environment, either during construction or on a continuing basis, in each of the following respects:

1. By altering an ecological unit or land form, such as a ridgeline, saddle, draw, ravine, hillside, cliff, slope, creek, marsh, watercourse, or other natural land form feature;
2. By directly or indirectly affecting a wildlife habitat, feeding, or nesting

ground;

3. By substantially altering or removing native grasses, trees, shrubs, or other vegetative cover;
4. By affecting the appearance or character of a significant scenic area or resource, or involving buildings or other structures that are of a size, bulk, or scale that would be in marked contrast to natural or existing cultural features;
5. By potentially resulting in avalanche, landslide, siltation, settlement, flood, or other land-form change of hazard to health and safety;
6. By discharging toxic or thermally abnormal substance or involving use of herbicides or pesticides, or emitting smoke, gas, steam, dust, or other particulate matter;
7. By involving any process which results in odor that may be objectionable or damaging;
8. By requiring any waste treatment, cooling, or settlement pond, or requiring transportation of solid or liquid wastes to a treatment or disposal site;
9. By discharging significant volumes of solid or liquid wastes;
10. By increasing the demand on existing or planned sewage disposal, storm drainage, water distribution system, streets, or other utility systems to a level which is likely to cause an adverse impact on the environment;
11. By involving any process which generates noise that may be offensive or damaging;
12. By either displacing significant numbers of people or resulting in a significant increase in population;
13. By pre-empting a site which is desirable for recreational uses or planned open space;
14. By altering local traffic patterns or causing an increase in traffic volume or transit service need;
15. By substantially affecting the revenues or expenditures of the Town government.
16. By increasing the demand on existing or planned school facilities to a level which is likely to cause an adverse impact on such school facilities, an adverse impact on educational opportunities, or an adverse impact on the revenues and expenditures of the Eagle County School District RE 50-J.

17. By being a part of a larger project which, at any future stage, may involve any of the impacts listed above.

C. Development Impact Report Requirements

1. For each area under 4.07.030(B) above for which the response is "will" or "could possibly", a Development Impact Report addressing such concern may be requested by the Town Planner before development review by the Planning Commission or may be required by the Commission or Town Board at any time prior to final approval. In addition, a Public Facilities Impact Statement may be required in accordance with the provisions of Chapter 4.14.
2. The Development Impact Report shall include technical studies, data, conclusions, summaries, and recommendations, performed by qualified professionals and at a level of detail commensurate with the potential impact of the development. The content, form, preparers and detail shall be adequate to enable the Town Staff, Planning Commission and Town Board to judge the impact of the proposal and the adequacy of the proposed mitigating measures, and shall be subject to approval of the Town Administrator.
3. The Development Impact Report shall describe temporary and long-term impacts of the project, both primary and secondary, beneficial and detrimental. The Report shall include assessment of the following:
 - a. Adverse effects which cannot be avoided if the proposal is implemented.
 - b. Mitigating measures proposed to minimize the impact.
 - c. Cumulative and long-term effects of the proposal, which either significantly reduce or enhance the state of the environment.
 - d. Possible alternatives to the proposed action.
 - e. Irreversible environmental changes resulting from implementation of the proposal.
 - f. Population and economic impacts of the proposal.

D. Development Impact - Public Improvements

1. Every Development Permit Application and Preliminary Subdivision Plan shall be reviewed by the Town Planner to determine whether or not the proposed development will require the installation or construction of public improvements, including, but not limited to, street paving, curbs, gutters, sidewalks, or drainage facilities. If the Town Planner determines that any such public improvements are necessitated by the proposed development, the Town Planner shall make specific recommendations to the Planning Commission and Town Board concerning the construction

of such improvements.

2. If the Town determines that the proposed development makes necessary any such public improvements, the Town shall require as a condition in the Development Permit or as a condition of subdivision approval, the construction of such public improvement(s) by the applicant, and the dedication thereof to the Town. The costs of any such improvements shall be borne by the applicant, and the construction thereof shall be at the sole costs, risks, and expense of the applicant, subject to the provisions of any applicable Town ordinance, regulation, or policies. All such improvements shall be constructed in full compliance with the Town of Eagle's engineering regulations, design standards and construction specifications as may be adopted by resolution or ordinance from time to time.
3. If the Town determines that it is necessary and appropriate to require from the applicant security for the construction and installation of the required public improvements, the applicant shall deposit with the Town Clerk a bond or other suitable performance guarantee approved by the Town Attorney in an amount equal to the cost of the construction of the public improvements in the manner set out in Section 4.13.180. Said security shall be released in the manner set out in said Section.

E. Development Impact - Public Facilities

Every Planned Unit Development application, Development Permit application, Subdivision Preliminary Plan, and Special Use Permit application shall be made in accordance with the requirements contained in Chapter 4.14 concerning the assurance of adequate public facilities.

Amended 2/25/97

4.07.040 MUNICIPAL AND PARK LAND DEDICATION

Every development shall include:

1. A dedication of land to the Town, Recreation District, or other entity, as determined by the Town Board, to be used for parks and recreation or municipal functions requiring land pursuant to Section 4.13.160, or
2. Payment of a park and municipal land fee pursuant to Section 4.13.160.

4.07.045 STREET IMPROVEMENT FEE

Every approved development shall include payment of a Street Improvement Fee pursuant to Section 4.13.185.

4.07.046 FIRE PROTECTION IMPACT FEE

Every approved development shall require the payment of a Fire Protection Impact Fee pursuant to Section 4.13.186.

PARKING STANDARDS

In order to ensure that safe and convenient off-street parking is provided to serve the requirement of all land uses in the Town of Eagle, and to avoid congestion in the streets, the requirements of this Chapter shall be minimum requirements for all land uses, unless specifically excepted herein. Additional spaces above the number required may be installed, but the maximum number of access ways to and from parking areas shall not be exceeded.

A. Applicability

1. Except as provided herein the provisions of this Chapter shall apply to all uses established or commenced on or after the effective date of this Title.

For uses existing on this date, parking spaces or areas existing on this date shall not be diminished in number or size to less than that required for such use under this Chapter.

2. When an existing use or building is expanded, as measured in floor area used, off-street parking, loading areas and landscaping shall be provided as required for the added floor area, whether or not they were provided for the existing use or building.
3. When the use of an existing building or space is changed to either (1) a use in a different use category as set forth in Section 4.07.050.C or (2) a use in the same use category which requires more off-street parking than the existing use, off-street parking, loading areas and landscaping shall be provided as required for the new use, whether or not they were provided for the existing use. Provided, however, the requirements contained in this subsection shall not apply in the Central Business Zone District (CBD).
4. Parking as a use accessory to a lawful land use shall be allowed in all Zone Districts, except that commercial parking, wherein fees are assessed to those using the parking, shall be limited to those Zone Districts allowing commercial and office uses.

B. Parking Plan

1. Except for single-family and two-family dwellings, no use requiring parking shall commence before review and approval by the Town Planner of a parking plan. The parking plan shall be drawn to a scale, accuracy and level of detail determined by the Town Planner as necessary to demonstrate compliance with the provisions of this Chapter. The parking plan shall depict the following, as required pursuant to this Chapter:
 - a. Parking and loading spaces; circulation areas; curb cuts; dimensions and material of screening and or landscaping;

proposed drainage, grading, surfacing and subsurfacing; fire lanes; snow storage areas; facilities and spaces for the disabled; specifications for signs, wheel stops and lighting; and other pertinent details.

2. The Town Planner shall have the authority and responsibility to determine compliance of a parking plan with the provisions of this Chapter. Such determination shall be made within ten (10) days of submittal of the parking plan and shall be acknowledged on a form provided by the Town and shall be filed at the Town Hall.

C. Number of Parking Spaces Required

Off-street parking spaces shall be provided according to the following schedule, and when computations result in a fraction, the next highest whole number shall apply. When parking is required for more than one use, the sum of the requirements for all uses shall apply.

1. Use Category - Residential and Lodging Uses

- a. Single Family Dwelling or Duplex - 2 per dwelling unit for units with fewer than three bedrooms, and 3 per dwelling unit for units with 3 or more bedrooms.
- b. Multiple Family Dwelling - 1-1/2 per dwelling unit for units with one bedroom, 2 per dwelling unit for units with 2 bedrooms, 2 1/2 per dwelling unit for units with 3 or more bedrooms, plus one additional space per six dwelling units.
- c. Accommodation Units: Temporary Lodging - 1 per separate unit for temporary or long-term accommodations, including management and employee units
- d. Mobile Home - 2 per mobile home
- e. Recreational Vehicle - 1-1/2 per campsite in RV park

2. Use Category - Institutional and Public Assembly Uses

- a. School - to be determined pursuant to Section 4.07.050.C.5.
- b. Church - 1 per 5 seats or 1 per 100 square feet of floor area used or designed for public, whichever is greater.
- c. Hospital - 1 per two patient beds, plus 1 per three full-time employees, plus one per part-time or full-time staff doctor
- d. Nursing Home - 1 per 4 patient beds, plus 1 per three full-time employees, plus one per part-time or full-time staff doctor
- e. Housing Project for Senior Citizens - 1 per dwelling unit, plus

one per six dwelling units for visitors

- f. Auditorium, assembly hall, gymnasium, skating rink, theater, library, convention hall, exhibition hall, sports arenas, funeral home and other places of public assembly not otherwise listed herein - 1 per four seats or 1 per 100 square feet of floor area used or designed for use by the public, whichever is higher.

3. Use Category - Commercial Uses

- a. General Office, Public Administration - 1 per 300 square feet of floor area used or designed for office or public use
- b. Medical, Dental, Veterinary Office, Service Establishment - 1 per 250 square feet of floor area used or designed for office or public use
- c. Retail Sales Business for Sale of Goods - Parking area equal in square footage to the total floor area of the building, excluding one-half of storage and display areas used for bulky items requiring extensive floor area such as household appliances, furniture, automobiles, farm and construction equipment
- d. Indoor Restaurant, Bar or Tavern, handling the sale of food or beverages or both primarily for consumption on the premises - 1 1/2 per 100 square feet of floor area used or designed for use by the public, plus 1 1/2 per 200 square feet of kitchen floor space.
- e. Outdoor Restaurant, Bar or Tavern providing food or beverages or both to customers in an outdoor area - 1 per 200 square feet of outdoor floor area
- f. Drive-in or Drive-through Restaurant without indoor eating area for the public - 3 per 100 square feet of floor area, plus a minimum of six stacking spaces per drive-up window, in accordance with Section 4.07.050.M.2.
- g. Drive-through Window accessory to Indoor Restaurant - A minimum of six stacking spaces per drive-up window, in accordance with Section 4.07.050.M.2.
- h. Drive-through Retail or Service Establishment or Vehicle Washing Facility - 1 per employee per major shift plus stacking spaces in accordance with Section 4.07.050.M.2.
- i. Night Club, Lounge, Dance Hall - 1 per 100 square feet of floor area or .3 space per person maximum rated capacity, whichever is greater
- j. Gasoline Station - 1 per 100 square feet of retail or office floor area plus stacking spaces in accordance with Section

4.07.050(L)(2)(a).

- k. Vehicle Repair or Maintenance Facility - 1 per 100 square feet of retail or office floor area, plus 3 per service bay.
- l. Bus Depot - 1 per 100 square feet of floor area, in addition to loading and unloading areas. Ten percent of parking spaces required, or a minimum of two spaces, shall be reserved for overnight or long-term parking
- m. Bowling Alley - 4 per bowling lane
- n. Outdoor Commercial Recreational Use, including swimming pool, skating rink, and park - to be determined pursuant to Section 4.07.050.C.5.
- o. Private Club, Health Club - to be determined pursuant to Section 4.07.050.C.5.

4. Use Category - Industrial Uses

- a. Industrial, Manufacturing, Warehousing, Wholesale Business:
 - 1. 1 per 1,000 square feet of floor area used or designed for storage, warehousing, distribution, wholesale sales, or a combination thereof.
 - 2. Plus 1 per 350 square feet of floor area used or designed for manufacturing assembly, parking, preparation, research facilities, experimental or testing laboratories, or other such uses.
 - 3. Plus 1 per 300 square feet of floor area used or designed for retail sales or office use.
- b. Self-storage, Mini-warehousing Establishment - 1 per full-time employee on duty, plus vehicular movement areas sufficient to allow on-site loading and unloading

5. Other Uses

For uses not specifically listed herein, the use classification for purposes of parking requirements shall be determined by the Town Planner, based on similarity of the proposed use to the listed use classification. If the Town Planner determines that a proposed use is not comparable to any use listed herein, he shall request the Planning Commission to determine off-street parking requirements for the proposed use at a regular Commission meeting. The Planning Commission shall make such determination based on the following criteria: the similarity of the use to those uses listed herein, the zone district of the property, the need for off-street parking in the area where the property is located, the nature and

extent of use of the property by the public, the number of employees who will work on the subject property, and the use capacity.

6. Uses Not Known

For unknown commercial space for which all or part of the space has no use designated the parking requirement shall be as follows: parking spaces shall be provided at the rate of one per 225 square feet for the first floor and one per 275 square feet for all other floor area, except that an indoor restaurant, bar or tavern may occupy no more than 25% of the floor area without providing for additional spaces.

D. Size

Each off-street parking space shall cover an area not less than 9 feet wide and 19 feet long. All parallel parking spaces shall be a minimum of 22 feet in length.

E. Garages and Covered Parking

Parking requirements may be met by garages and carports covering or enclosing spaces which comply with minimum size provisions of this Chapter.

F. Location of Parking Spaces

1. For single family dwellings and multi-family dwellings with two through five dwelling units, off-street parking spaces shall be located on the same lot as the dwelling or common lot associated with the dwelling.
2. Off-street parking may be located on any part of the lot occupied by the dwellings or uses for which such parking space is required except that no parking space shall be established in a required front yard setback on any lot containing three or more dwellings. Enclosed underground parking spaces may be located anywhere on the lot.
3. For multi-family dwellings with more than five dwelling units and all nonresidential uses parking spaces may be located within a 200-foot radius of the subject property, measured from any point on the property.

If the use and the parking area are not owned by the same owner, the owner of the subject use shall submit for approval by the Town Attorney, a binding agreement affording him use of the parking area.

4. No parking space shall be located closer than five feet from a window or door of a habitable structure.

G. Exclusive Use for Parking

Except for single family and two family dwellings no off-street parking or loading space shall be used for any purpose other than the parking of vehicles.

No parking space shall be converted to another use unless it is replaced concurrently with another parking space meeting all of the requirements of this Chapter.

H. Joint Use of Parking Spaces

Where an owner or developer can document that two separate uses do not require parking during the same hours and that adequate provisions have been made to ensure that the uses will not require parking during the same hours, such owner or developer may petition the Planning Commission for permission to allow parking spaces which otherwise comply with the provisions of this Chapter to fulfill the requirements for both uses. Permission for such joint use of parking spaces may be granted subject to such conditions as the Planning Commission finds necessary to carry out the purpose and intent of this Chapter. Such request shall follow the Town's review procedures for Zoning Variance, as set forth in Section 4.05.020, except that hardship criteria shall not apply.

I. Common Parking Area

Common parking areas may be provided in areas designated to serve jointly two or more buildings, units, structures or uses, provided that the total number of parking spaces shall not be less than that required for each use.

J. Loading Areas

1. For those uses requiring deliveries or service by truck and which are not contiguous to an alley, an off-street delivery truck berth at least 14 feet wide and 30 feet long shall be provided in addition to the required parking area. Where the property or use is served or designed to be served by tractor-trailer delivery vehicles, the off-street loading berth shall be designed so that delivery vehicles using the loading area do not obstruct traffic movements in the parking area or in the public right-of-way.

K. Parking Area Surfacing

The following requirements shall apply to every residential and nonresidential parking area finished surface:

1. Residential Parking Areas

- a. All parking areas serving a single family dwelling or four or fewer units shall have parking areas surfaced with asphalt, concrete, brick, gravel or road base.
- b. All parking areas serving five or more units shall have parking areas surfaced with asphalt or concrete.

2. Nonresidential Parking Areas

- a. All parking areas serving nonresidential buildings which contain

10 or fewer parking spaces and have less than 3,000 square feet of parking area shall have parking areas surfaced with asphalt, concrete, brick, gravel or road base.

- b. All parking areas serving nonresidential buildings which contain more than 10 parking spaces or have more than 3,000 square feet of parking area shall have parking areas surfaced with asphalt or concrete.

L. Design of Parking Areas

The following design standards of this Section shall be met for all parking areas, whether or not the parking area is required.

1. Access

- a. Except single and two family dwellings, each access way between a public street and the parking area shall be not less than 15 feet nor more than 35 feet wide at the intersection of the access way with the public street, and a divider stop at least six feet long shall be installed if the access way exceeds 25 feet in width. Each access way shall be clearly and permanently marked and defined through the use of landscaping, rails, fences, walls or other barriers or markers. Said marking and defining may be augmented by painting or striping.
- b. Except single and two family dwellings, access from any parking area onto a collector or arterial street and from any parking area with four or more parking spaces onto a local street shall be designed to permit user vehicles to enter and exit unrestricted in forward drive. Single and two family dwellings may stack parking spaces except that unobstructed and direct access must be provided for a minimum of two spaces. Access ways shall be designed so as to reduce the number and proximity of access points along public streets.
- c. Access ways on the same lot frontage shall be separated by a minimum curb length of 30 feet. For lots of 100 to 200 feet of frontage, the minimum length of curb separation shall be increased by one foot for every five feet of property length beyond 100 feet. For lots exceeding 200 feet of frontage, access ways shall be separated by at least 50 feet. In the case of a corner lot, access ways shall be located not closer than 50 feet to the intersecting street right-of-way line, or where lot frontage is less than 75 feet, the maximum distance possible from the intersecting street right-of-way line, as determined by the Town Planner.
- d. The intersection of an access way with a public street shall be located not closer than 15 feet to a side lot line, except that a common access way to two adjacent properties with combined

width not exceeding 35 feet may be provided at the common lot line.

2. Stacking Spaces

- a. For any drive-in or drive-through retail or service use, there shall be provided stacking space for vehicles waiting for service, sufficient to prevent any such vehicles from extending onto the public right-of-way at any time. In no case shall fewer than two such stacking spaces be provided for each window or counter on the entrance side, and one such space on the exit side where an exit is provided.
- b. No bays designed to be entered from more than one direction shall be permitted.

3. Parking for the Disabled

A minimum of one parking space for the disabled shall be provided for each non-residential use which requires a minimum of 15 parking spaces. For such uses requiring more than 15 spaces, one space designed for the disabled shall be provided for each additional 40 spaces. Such spaces shall be located as close as possible to a major entrance of a building or use. Such spaces shall be a minimum of 12 feet in width, unless located parallel to a sidewalk, in which case they shall be a minimum of nine feet in width. Parallel spaces shall be a minimum of 24 feet in length. All parking spaces for the disabled shall be designated by means of a permanent identification sign.

4. Parking Area Layout

Every parking area shall be designed according to the following table. The top line of figures for each parking angle constitutes minimum design standards and the lower two lines constitute higher standards to be employed at the option of the owner or developer. The owner or developer may select the parking angle and the line of figures for such parking angles and then all figures in that line shall become requirements.

MINIMUM PARKING SPACE AND DRIVEWAY REQUIREMENT

A.	B.	C.	D.	E.	F.
10	9'0"	9.0	12.0	23.0	30.0
	9'6"	9.5	12.0	23.0	31.0
	10'0"	10.0	12.0	23.0	32.0
20	9'0"	15.0	11.0	26.3	41.0
	9'6"	15.5	11.0	27.5	42.0
	10'0"	15.9	11.0	29.2	42.0

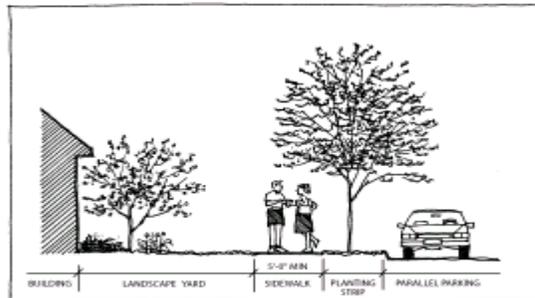
30	9'0"	17.3	11.0	18.0	45.6
	9'6"	17.8	11.0	19.0	46.6
	10'0"	18.2	11.0	20.0	47.0
45	9'0"	19.8	13.0	12.7	52.5
	9'6"	20.1	13.0	13.0	53.3
	10'0"	20.5	18.0	14.1	54.0
60	9'0"	21.0	18.0	10.4	60.0
	9'6"	21.2	18.0	11.0	60.4
	10'0"	21.5	18.0	11.5	61.0
70	9'0"	21.0	19.0	9.6	61.0
	9'6"	21.2	18.5	10.1	60.9
	10'0"	21.2	18.0	10.6	60.4
80	9'10"	20.3	24.0	9.1	64.3
	9'6"	20.4	24.0	9.6	64.3
	10'0"	20.5	24.0	10.2	65.0
90	9'0"	19.0	24.0	9.0	62.0
	9'6"	19.0	24.0	9.5	62.0
	10'0"	19.0	24.0	10.0	62.0
4.07.050					

- A. Parking Angle
- B. Stall Width
- C. Length of Stall to Curb
- D. Aisle Width
- E. Curb Length per Stall
- F. Width of Double Row with Aisle

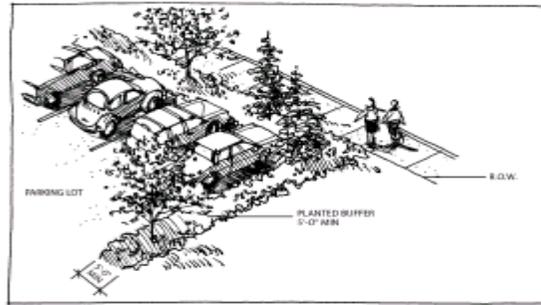
5. Grade of Parking

Outdoor parking areas shall not exceed four percent grade and shall be not less than one percent grade. The grade of accessways shall not exceed four percent within 100 feet of the intersection with a public street.

6. Landscaping



- a. Except in the CBD Zone District at least 10 percent of the total un-enclosed parking area, including access ways, shall be devoted exclusively to landscaping of trees, shrubs, and ground cover which reduce the visual impact and assist in defining on-site traffic movement when the number of parking spaces required is ten (10) or more. Such landscaping shall be in addition to the front street buffer as set forth in Section 4.07.010. Hedges provided to fulfill screening requirements of Section 4.07.050.M.8 below may be included in the 10 percent landscaping requirement. Screening of parking lots from adjacent properties shall be required. Screening must be provided to eliminate headlight glare from lot onto adjacent property and to screen views into parking lots. Planting buffers along the edges(s) of parking lots must be a minimum of 5'-0" wide or a combination of fencing and a 2'-0" wide buffer may be used.



- b. Non-living ground cover shall not exceed 20 percent of the required landscaping area.

7. Lighting

Security lighting shall be provided in all parking areas with more than 10 spaces used or designed for use during evening hours. The lighting shall meet the requirements of the Section 4.07.005.

8. Drainage

All parking areas shall be designed and graded to restrict site drainage to a rate no greater than the historical rate, before development, for the 25-year storm, or shall include development of a storm drainage system to convey runoff water to a site approved by the Town Planner.

9. Snow Storage

All parking areas shall address snow storage and removal of snow.

Amended 06/02/91

Amended 11/21/97

4.07.55 FIRE PROTECTION STANDARDS

A. Compliance With Applicable Codes.

All approved developments shall comply with the provisions of the current fire code adopted by the Greater Eagle Fire Protection District, as well as building codes adopted by the Town and any other duly adopted code, statute, ordinance or standard related to fire protection unless enforceable equivalent fire protection or mitigation efforts are undertaken by the developer as approved by the Town and the Greater Eagle Fire Protection District.

B. Wildland/Urban Inter-mix Areas.

Only approved fire resistive construction and landscaping shall be permitted in wildlands/urban inter-mix/interface areas in accordance with the current fire code adopted by the Greater Eagle Fire Protection District and applicable building codes duly adopted by the Town.

C. Automatic Fire Protection Systems Required.

1. Any development which is located more than three (3) driving miles from the nearest actual or to be constructed fire station shall have approved, built-in, automatic fire protection systems installed and maintained in all improvements (occupancies).
2. Any development, which is more than five (5) driving miles from the nearest actual or to be constructed fire station shall have approved, built-in, automatic fire protection systems which are installed and maintained in all improvements (occupancies). In addition, the developer shall provide all prospective buyers with a statement that the property is considered not to have any fire protection other than built-in fire protection for insurance purposes. The developer and the Greater Eagle Fire Protection District shall mutually agree upon the contents and final form of such statement. The statement shall be recorded in the records of the Eagle County Clerk and Recorder with other closing documents at the time of sale of any unit within the development.

Amended 02/13/00

4.07.060 DESIGN VARIANCE

A variance from the strict application of the requirements of Chapter 4.06, Development Review, may be granted by the body authorizing the development permit where a finding is made that there exists on the property in question exceptional topographical, soil, or other sub-surface condition, or other extraordinary conditions peculiar to the site, existing buildings, or lot configuration, such that strict application of the regulation from which the variance is requested would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the applicant; or that the public good would be better served by granting the variance. Any design variance request shall be made and reviewed concurrently with the development plan and, if granted, shall be described and

acknowledged in the development permit.

Sections Amended 3/22/96

Commercial and Industrial Design Standards

Amended 2/25/97, Amended 08/24/99, Amended 02/13/00