**CHAPTER 4.07**

**DEVELOPMENT STANDARDS**

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**LIGHTING STANDARDS**

**A. 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 façade, 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 location, 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 use 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 prohibited. *Existing fixtures should be modified to accommodate more current technologies.*

2. Any search light or laser light used for the purpose of advertising, or as a beacon, is prohibited. Blinking, tracing, or flashing lights are also prohibited.

3. High Intensity Discharge (HID) floodlighting is prohibited.

4. Fixtures with high brightness lamps and poor visual cutoff are prohibited.

5. Bollards or low-mounted luminaries (less than 12 feet above ground) are not to exceed 35 watts.

6. Exterior neon sources such that the source can be directly viewed are prohibited. *Backlighted 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 590.3(B)) 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.
- **Foot-candle** – 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.

H. Lamp Shielding Requirements

<table>
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<th>Lamp Wattage</th>
<th>Incandescent</th>
<th>Fluorescent</th>
<th>H.I.D.</th>
</tr>
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<tr>
<td>Less than 35</td>
<td>None</td>
<td>None</td>
<td>N/A</td>
</tr>
<tr>
<td>36-75</td>
<td>None</td>
<td>None</td>
<td>Low</td>
</tr>
<tr>
<td>76-100</td>
<td>Low</td>
<td>Low</td>
<td>Medium</td>
</tr>
<tr>
<td>101-150</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
</tr>
<tr>
<td>151-250</td>
<td>-</td>
<td>-</td>
<td>Medium</td>
</tr>
<tr>
<td>251-500</td>
<td>-</td>
<td>-</td>
<td>Full</td>
</tr>
<tr>
<td>501-1000</td>
<td>-</td>
<td>-</td>
<td>Full</td>
</tr>
<tr>
<td>1000+</td>
<td>-</td>
<td>-</td>
<td>Full</td>
</tr>
</tbody>
</table>

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 property)
- Full • Prohibited (see "Exemptions")

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 should be implemented whenever possible.

<table>
<thead>
<tr>
<th>Area/Criteria</th>
<th>Fast Food/Convenience</th>
<th>Gas Station/Hotel Canopy</th>
<th>Automotive Outdoor Retail</th>
<th>General Commercial</th>
<th>Walkways &amp; Parkways</th>
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</thead>
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<tr>
<td>Maximum Initial Horizontal Illuminance (fc) Value at Ground Level</td>
<td>1.5 - 3.0</td>
<td>20 - 30</td>
<td>20 - 30</td>
<td>1.5 - 3.0</td>
<td>0.2 - 1.0</td>
</tr>
</tbody>
</table>


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

I. Parking Area Lighting

### PARKING AREA LIGHTING

<table>
<thead>
<tr>
<th>Residential</th>
<th>Lighting Parking Lots is prohibited in Rural or Standard Residential areas.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Multi-Family</td>
<td>Compact Fluorescent 42 W max. H.I.D. 70 W max. Incandescent 100 W max.</td>
</tr>
<tr>
<td>Res. Medium Density</td>
<td>Compact Fluorescent 42 W max. H.I.D. 70 W max. Incandescent 100 W max.</td>
</tr>
<tr>
<td>Public Area</td>
<td>Compact Fluorescent (2) 42 W max. H.I.D. 175 W max.</td>
</tr>
<tr>
<td>Commercial Limited</td>
<td>Compact Fluorescent (2) 42 W max. H.I.D. 175 W max.</td>
</tr>
<tr>
<td>Commercial General</td>
<td>Compact Fluorescent (2) 42 W max. H.I.D. 175 W max.</td>
</tr>
<tr>
<td>Central Business District</td>
<td>Compact Fluorescent (2) 42 W max. H.I.D. 100 W max.</td>
</tr>
<tr>
<td>Industrial</td>
<td>Compact Fluorescent (2) 42 W max. H.I.D. 175 W max.</td>
</tr>
</tbody>
</table>

### Controls and Maximum Mounting Heights

- Lights on dusk to dawn
- 15 feet
- Lights on until one hour after closing or servicing
- 25 feet
- 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.

<table>
<thead>
<tr>
<th>Parking Lot Activity Level</th>
<th>General Parking &amp; Pedestrian Areas</th>
<th>Non-Pedestrian Driveways (Vehicle Entries &amp; Exits)</th>
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<tr>
<td>Footcandles</td>
<td>Uniformity Ratio (Avg:Min)</td>
<td>Footcandles</td>
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<tr>
<td>High</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Large Shopping Malls</td>
<td>0.9</td>
<td>4:1</td>
</tr>
<tr>
<td>High-volume fast food</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medium</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Smaller shopping centers</td>
<td>0.6</td>
<td>4:1</td>
</tr>
</tbody>
</table>
- Office complexes
- Hotels & motels
- Hospitals
- Community events
- Condominiums
- Fast Food

<table>
<thead>
<tr>
<th>Low (for security lighting)</th>
<th>0.2</th>
<th>4:1</th>
<th>0.5</th>
<th>4:1</th>
</tr>
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</table>
- Neighborhood markets
- Industrial facilities
- School or churches

J. Yard Lighting

**YARD LIGHTING**

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

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.

K. Façade Lighting

**FAÇADE LIGHTING**
<table>
<thead>
<tr>
<th>Area</th>
<th>Acceptable Lamp Types &amp; Maximum Allowable Wattages</th>
<th>Controls</th>
<th>Maximum Mounting Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td><em>Façade Lighting is prohibited in Rural or Standard Residential areas.</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Multi-Family</td>
<td><em>Façade Lighting is prohibited in Residential Multi-Family areas.</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Medium Density</td>
<td><em>Façade Lighting is prohibited in Residential Medium Density areas.</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Area</td>
<td>Compact Fluorescent 42 W max. Linear Fluorescent 32 W max. H.I.D. 70 W max. Incandescent 100 W max.</td>
<td>Lights on dusk to dawn</td>
<td></td>
</tr>
<tr>
<td>Commercial Limited</td>
<td>Compact Fluorescent 42 W max. Linear Fluorescent 32 W max. H.I.D. 70 W max. Incandescent 100 W max.</td>
<td>Lights on until one hour after closing or servicing</td>
<td>See notes below</td>
</tr>
<tr>
<td>Commercial General</td>
<td>Compact Fluorescent 42 W max. Linear Fluorescent 32 W max. H.I.D. 70 W max.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Central Business District</td>
<td>Compact Fluorescent 42 W max. Linear Fluorescent 32 W max. H.I.D. 70 W max.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td><em>Façade Lighting is prohibited in Industrial areas.</em></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.

L. Sign Lighting

SIGN LIGHTING

<table>
<thead>
<tr>
<th>Area</th>
<th>Acceptable Lamp Types &amp; Maximum Allowable Wattages</th>
<th>Controls</th>
<th>Maximum Mounting Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td><em>Sign Lighting is prohibited in Rural or Standard Residential areas.</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Multi-Family</td>
<td><em>Sign Lighting is prohibited in Residential Multi-Family areas.</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Medium Density</td>
<td><em>Sign Lighting is prohibited in Residential Medium Density areas.</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Area</td>
<td>Compact Fluorescent (2) 42 W max. Linear Fluorescent (2) 32 W max. Incandescent 100 W max.</td>
<td>Sign lights on dusk to dawn</td>
<td>See notes below</td>
</tr>
<tr>
<td>Commercial Limited</td>
<td>Compact Fluorescent (2) 42 W max. Linear Fluorescent (2) 32 W max.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### ROADWAY LIGHTING

<table>
<thead>
<tr>
<th>Roadway Type</th>
<th>Acceptable Lamp Types &amp; Maximum Allowable Wattages</th>
<th>Controls</th>
<th>Maximum Mounting Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential*</td>
<td>Compact Fluorescent (2) 42 W max.</td>
<td>Lights on dusk to dawn</td>
<td>20 feet</td>
</tr>
<tr>
<td></td>
<td>H.I.D. 100 W max.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Multi-Family*</td>
<td>Compact Fluorescent (2) 42 W max.</td>
<td>Lights on dusk to dawn</td>
<td>20 feet</td>
</tr>
<tr>
<td></td>
<td>H.I.D. 100 W max.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Medium Density*</td>
<td>Compact Fluorescent (2) 42 W max.</td>
<td>Lights on dusk to dawn</td>
<td>20 feet</td>
</tr>
<tr>
<td></td>
<td>H.I.D. 100 W max.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Public Area

<table>
<thead>
<tr>
<th>Compact Fluorescent</th>
<th>(2) 42 W max.</th>
<th>H.I.D.</th>
<th>175 W max.</th>
<th>25 feet</th>
</tr>
</thead>
</table>

### Commercial Limited**

<table>
<thead>
<tr>
<th>Compact Fluorescent</th>
<th>(2) 42 W max.</th>
<th>H.I.D.</th>
<th>175 W max.</th>
<th>30 feet</th>
</tr>
</thead>
</table>

### Commercial General**

<table>
<thead>
<tr>
<th>Compact Fluorescent</th>
<th>(2) 42 W max.</th>
<th>H.I.D.</th>
<th>175 W max.</th>
<th>30 feet</th>
</tr>
</thead>
</table>

### Central Business District**

<table>
<thead>
<tr>
<th>Compact Fluorescent</th>
<th>(3) 42 W max.</th>
<th>H.I.D.</th>
<th>175 W max.</th>
<th>30 feet</th>
</tr>
</thead>
</table>

### Industrial

<table>
<thead>
<tr>
<th>Compact Fluorescent</th>
<th>(3) 42 W max.</th>
<th>H.I.D.</th>
<th>175 W max.</th>
<th>30 feet</th>
</tr>
</thead>
</table>

* 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.

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4.07.010 **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 Central Business District 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” on center and be a minimum six feet (6’) in height. 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 thirty-five feet (35’) 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 five feet (5'-0”) wide or a combination of fencing and a two-foot (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**

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>NOTES</th>
</tr>
</thead>
</table>

**Deciduous Shade Trees**

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer negundo</td>
<td>Box Elder</td>
<td>N</td>
</tr>
<tr>
<td>Fraxinus pennsylvanica</td>
<td>Green Ash</td>
<td>L</td>
</tr>
<tr>
<td>Populus acuminata</td>
<td>Lanceleaf Cottonwood</td>
<td>N</td>
</tr>
<tr>
<td>Populus angustifolia</td>
<td>Narrowleaf Cottonwood</td>
<td>N</td>
</tr>
<tr>
<td>Populus balsamifera</td>
<td>Balsam Poplar</td>
<td>N</td>
</tr>
<tr>
<td>Sorbus scopulina</td>
<td>Mountain Ash</td>
<td>N</td>
</tr>
</tbody>
</table>

**Ornamental Trees**

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer glabrum</td>
<td>Rocky Mountain Maple</td>
<td>N</td>
</tr>
<tr>
<td>Plant Name</td>
<td>Common Name</td>
<td>Evergreen?</td>
</tr>
<tr>
<td>------------------------------------</td>
<td>----------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>Alnus incana tenuifolia</td>
<td>Thinleaf Alder</td>
<td>N</td>
</tr>
<tr>
<td>Amelanchier canadensis</td>
<td>Shadblow Serviceberry</td>
<td>N L</td>
</tr>
<tr>
<td>Betula occidentalis</td>
<td>Rocky Mountain Birch</td>
<td>N</td>
</tr>
<tr>
<td>Crataegus succulenta</td>
<td>Western Hawthorn</td>
<td>N L</td>
</tr>
<tr>
<td>Crataegus erythrophyda</td>
<td>Cerro Hawthorn</td>
<td>N</td>
</tr>
<tr>
<td>Malus ‘Dolgo’</td>
<td>Dolgo Crabapple</td>
<td>N</td>
</tr>
<tr>
<td>Malus ‘Radiant’</td>
<td>Radiant Crabapple</td>
<td>N L</td>
</tr>
<tr>
<td>Malus ‘Spring Snow’</td>
<td>Spring Snow Crabapple</td>
<td>N L</td>
</tr>
<tr>
<td>Populus tremuloides</td>
<td>Quaking Aspen</td>
<td>N</td>
</tr>
<tr>
<td>Prunus pensylvanica</td>
<td>Pin Cherry</td>
<td>N L</td>
</tr>
<tr>
<td>Prunus virginiana</td>
<td>chokecherry</td>
<td>N L</td>
</tr>
<tr>
<td>Quercus gambelii</td>
<td>Gambel Oak</td>
<td>N L</td>
</tr>
<tr>
<td><strong>Evergreen: Pine, Spruce, Fir</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Picea pungens</td>
<td>Colorado Blue Spruce</td>
<td>N</td>
</tr>
<tr>
<td>Picea engelmannii</td>
<td>Engelmann’s Spruce</td>
<td>N</td>
</tr>
<tr>
<td>Pinus aristata</td>
<td>Bristlecone Pine</td>
<td>N L</td>
</tr>
<tr>
<td>Pinus edulis</td>
<td>Pinyon Pine</td>
<td>N L</td>
</tr>
<tr>
<td>Pinus flexilis</td>
<td>Limber Pine</td>
<td>N L</td>
</tr>
<tr>
<td>Pinus ponderosa</td>
<td>Ponderosa Pine</td>
<td>N</td>
</tr>
<tr>
<td>Pseudotsuga menziesii glauca</td>
<td>Colorado Douglas Fir</td>
<td>N</td>
</tr>
<tr>
<td><strong>Upright Junipers</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Juniperus communis</td>
<td>Common Juniper</td>
<td>N L</td>
</tr>
<tr>
<td>Juniperus scopulorum</td>
<td>Rocky Mountain Juniper</td>
<td>N L</td>
</tr>
<tr>
<td>Juniperus monosperma</td>
<td>Oneseed Juniper</td>
<td>N L</td>
</tr>
<tr>
<td><strong>Spreading Junipers</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Juniperus horizontalis 'Blue Ring'</td>
<td>Blue Ring Creeping Juniper</td>
<td>L</td>
</tr>
<tr>
<td>Juniperus horizontalis 'Prince of Wales'</td>
<td></td>
<td>L</td>
</tr>
<tr>
<td>Juniperus sabina 'Arcadia'</td>
<td>Arcadia Savin Juniper</td>
<td>L</td>
</tr>
<tr>
<td>Juniperus sabina 'Broadmoor'</td>
<td>Broadmoor Savin Juniper</td>
<td>L</td>
</tr>
<tr>
<td>Juniperus sabina 'Buffalo'</td>
<td>Buffalo Savin Juniper</td>
<td>L</td>
</tr>
<tr>
<td>Juniperus sabina 'Scandia'</td>
<td>Scandia Savin Juniper</td>
<td>L</td>
</tr>
<tr>
<td>Juniperus sabina tamariscifolia</td>
<td>Tamarix (Tam) Juniper</td>
<td>L</td>
</tr>
<tr>
<td>Juniperus scopulorum 'Table Top'</td>
<td>Table Top Rocky Mountain Juniper</td>
<td>L</td>
</tr>
<tr>
<td><strong>Broadleaf Evergreens</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arctostaphylos uva-ursii</td>
<td>Kinnikinnick</td>
<td>N L</td>
</tr>
<tr>
<td>Cercocarpus ledifolius</td>
<td>Curl-Leaf Mountain Mahogany</td>
<td>N L</td>
</tr>
<tr>
<td>Cercocarpus montanus</td>
<td><strong>Alderleaf Mountain Mahogany</strong></td>
<td>N L</td>
</tr>
<tr>
<td>Mahonia repens</td>
<td>Creeping Oregon Grape</td>
<td>N L</td>
</tr>
<tr>
<td>Yucca glauca</td>
<td>Soapweed Yucca</td>
<td>N L</td>
</tr>
<tr>
<td><strong>Shrubs</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Acer ginnala  
Acer glabrum  
Amelanchier alnifolia  
Artemisia filifolia  
Atriplex canescens  
Chrysothamnus nauseosus  
Cornus sericea  
Cotoneaster acutifolia  
Euonymus alatus  
Holodiscus dumosus  
Potentilla sp.  
Prunus besseyi  
Prunus cistena  
Prunus virginiana  
Physocarpus opulifolius  
Quercus gambelii  
Rhamnus smithii  
Rhus glabra  
Rhus trilobata  
Ribes americanum  
Ribes aurem  
Ribes cereum  
Ribes inerme  
Ribes leptanthum  
Rosa glauca  
Rosa woodsii  
Rubus deliciosus  
Rubus ideaus  
Salix caprea  
Salix irrorata  
Shepherdia argentea  
Symphoricarpos albus  
Symphoricarpos oreophilus  
Syringa vulgaris  

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
<th>Native</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amur Maple</td>
<td>Acer ginnala</td>
<td>L</td>
</tr>
<tr>
<td>Rocky Mountain Maple</td>
<td>Acer glabrum</td>
<td>N</td>
</tr>
<tr>
<td>Saskatoon Serviceberry</td>
<td>Amelanchier alnifolia</td>
<td>N</td>
</tr>
<tr>
<td>Sand Sagebrush</td>
<td>Artemisia filifolia</td>
<td>N</td>
</tr>
<tr>
<td>Chamiso</td>
<td>Atriplex canescens</td>
<td>N</td>
</tr>
<tr>
<td>Yellow Twig Rabbit Brush</td>
<td>Chrysothamnus nauseosus</td>
<td>N</td>
</tr>
<tr>
<td>Red Osier Dogwood</td>
<td>Cornus sericea</td>
<td>L</td>
</tr>
<tr>
<td>Peking Cotoneaster</td>
<td>Cotoneaster acutifolia</td>
<td>L</td>
</tr>
<tr>
<td>Burning Bush</td>
<td>Euonymus alatus</td>
<td>N</td>
</tr>
<tr>
<td>Mountain Spray</td>
<td>Holodiscus dumosus</td>
<td>N</td>
</tr>
<tr>
<td>Cinquefoil</td>
<td>Potentilla sp.</td>
<td>N</td>
</tr>
<tr>
<td>Western Sand Cherry</td>
<td>Prunus besseyi</td>
<td>N</td>
</tr>
<tr>
<td>Purpleleaf Sand Cherry</td>
<td>Prunus cistena</td>
<td>N</td>
</tr>
<tr>
<td>Chokecherry</td>
<td>Prunus virginiana</td>
<td>N</td>
</tr>
<tr>
<td>Common Ninebark</td>
<td>Physocarpus opulifolius</td>
<td>N</td>
</tr>
<tr>
<td>Gambel Oak</td>
<td>Quercus gambelii</td>
<td>N</td>
</tr>
<tr>
<td>Smith Buckthorn</td>
<td>Rhamnus smithii</td>
<td>N</td>
</tr>
<tr>
<td>Smooth Sumac</td>
<td>Rhus glabra</td>
<td>N</td>
</tr>
<tr>
<td>Three Leaf Sumac</td>
<td>Rhus trilobata</td>
<td>N</td>
</tr>
<tr>
<td>American Black Currant</td>
<td>Ribes americanum</td>
<td>N</td>
</tr>
<tr>
<td>Golden Currant</td>
<td>Ribes aurem</td>
<td>N</td>
</tr>
<tr>
<td>Wax Currant</td>
<td>Ribes cereum</td>
<td>N</td>
</tr>
<tr>
<td>Whitestem Gooseberry</td>
<td>Ribes inerme</td>
<td>N</td>
</tr>
<tr>
<td>Trumpet Gooseberry</td>
<td>Ribes leptanthum</td>
<td>N</td>
</tr>
<tr>
<td>Red-Leaved Rose</td>
<td>Rosa glauca</td>
<td>N</td>
</tr>
<tr>
<td>Western Wild Rose</td>
<td>Rosa woodsii</td>
<td>N</td>
</tr>
<tr>
<td>Rocky Mountain Raspberry</td>
<td>Rubus deliciosus</td>
<td>N</td>
</tr>
<tr>
<td>Wild Red Raspberry</td>
<td>Rubus ideaus</td>
<td>N</td>
</tr>
<tr>
<td>Pussy Willow</td>
<td>Salix caprea</td>
<td></td>
</tr>
<tr>
<td>Bluestem Willow</td>
<td>Salix irrorata</td>
<td>N</td>
</tr>
<tr>
<td>Silver Buffaloberry</td>
<td>Shepherdia argentea</td>
<td>N</td>
</tr>
<tr>
<td>Common Snowberry</td>
<td>Symphoricarpos albus</td>
<td>N</td>
</tr>
<tr>
<td>Mountain Snowberry</td>
<td>Symphoricarpos oreophilus</td>
<td>N</td>
</tr>
<tr>
<td>Common Lilac</td>
<td>Syringa vulgaris</td>
<td>L</td>
</tr>
</tbody>
</table>

N - Species native to Colorado
L - Low water use plants (after establishment)

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
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

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

   The maximum height allowed is thirty-five feet (35') to any point on the building except in the Broadway District (see Chapter 4.07.022). Any selected reference point on the roof surface that sits directly above the
interior of the building must be measured from existing grade 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. If the selected reference point is outside of the building footprint (such as eaves and overhangs) then the height measurement is from the existing or proposed finished grade whichever is more restrictive. Existing grade is defined as the natural topography that exists prior to any improvements being made. Finished grade is the final elevation of the surface material that adjoins the building. Parapet walls may exceed applicable Zone District height limitations by four feet (4’). Stacks, vents, cooling towers, elevator structures and similar mechanical equipment and spires, domes, cupolas, towers and similar non-inhabitable appurtenances may exceed applicable Zone District height limitations by up to thirty percent (30%).

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 façade of buildings shall orient towards the street; the front building façade 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 façade. Stone or masonry delineating the building foundation is encouraged. Screw down metal roofs are permitted.

Façade 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

4.07.021 **CENTRAL BUSINESS DISTRICT**

The Central Business District 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. (Figure 1) Land uses in this district include convenience retail services, offices, shops, cafes, public offices, civic organizations, churches, and residential. New construction should be designed to blend with the existing fabric of historic buildings here. The design standards of the Central Business District do not apply to the Broadway District which can be found in Section 4.07.022.
Specific attention should be given to maintaining the existing scale, materials, and design style of the Central Business District. This will help maintain the village character of downtown Eagle and promote its economic and aesthetic vitality.

A. Goals and Objectives

1. Preserve the character and integrity of the Central Business District by promoting appropriate architecture and site planning.

2. Strengthen visual continuity of the streetscape by enforcing setbacks and controlling building orientation.

3. Reinforce the traditional, rural mountain character of the town by incorporating traditional building materials and native plant material in new development.

4. The district and each individual building should enhance the overall goals and objectives and be appropriate to today’s lifestyles.

5. Residential units, lofts, and offices should be located above retail, restaurant, and commercial uses. Residential use is not allowed at the street level or basement level for new construction or renovated buildings.

6. There should be a sense of simplicity and repose in the building mass without creating buildings that are too busy or overly ornate.

![Figure 1: Central Business District](image)
B. Building Setbacks

1. New buildings shall reinforce the traditional building alignment found on the same block. Alignments vary within the area.

2. Sites adjacent to or utilizing existing residential structures shall respect established setbacks of existing residential buildings where front yards and deeper setbacks are typical.

3. At the intersection of Highway 6 and the Central Business District, setbacks may be varied to encourage a landscaped gateway treatment.

4. Buildings should present their front façades to the street that they face. Corner lots should address both streets that they face.

C. Building Height

1. New construction shall place the first floor at ground level. Three-story buildings are allowed. The building height limit is thirty-five (35’) feet.

D. 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. Corner entrances are, however, allowed in the Central Business District. Traditional commercial buildings in the Central Business District are simple in design and construction. Buildings should present their front façades to the street that they face. Corner lots should address both streets that they face.

2. Buildings shall be of widths similar to those found historically on same or adjacent blocks.

3. Roof form shall match those of existing and traditional buildings on the same or adjacent blocks, as appropriate.

E. 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.

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 façades adjacent to the street.

3. A solid-to-void ratio that is similar to those found historically in the neighborhood shall be used. Large expanses of glass on exterior façades, 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. New construction should 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 District. 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.

F. Building Materials

1. Building materials used for all major surfaces shall be 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 eight inches (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 façade material. Manufactured products that are made to simulate natural materials (such as HardiPlank© or pre-cast concrete panels made to simulate limestone) shall be reviewed on a case-by-case basis. All façade materials shall have low reflectivity. Concrete block is prohibited.

2. Pitched roof materials are to be wood or asphalt shingles; galvanized sheet metal is a documented historical roof material and is acceptable. Metal roof colors shall be muted.

G. Landscape/Sidewalks/Furnishings/Fencing

1. Sidewalks shall be constructed in all commercial zones. In areas where traditionally there has been a zero (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 five feet (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 no taller than three feet (3’). Fences shall be of wooden pickets, wood and wire, wrought iron, or masonry. Chain link, rough-sawn wood, vinyl material, or concrete block fencing is prohibited.

H. Parking

1. In the Central Business District, both parallel and diagonal parking currently exists. This is the traditional, established parking layout in this area. Both parallel and diagonal parking shall remain the standard for this area. Parking configuration will be determined at development review on a case-by-case basis and will be dependent upon street right-of-way width. The existing rights-of-ways in area vary between sixty feet (60’) and eighty feet (80’).

2. Parallel parking shall be encouraged along all blocks within the Central Business District where diagonal parking is not feasible. Parking layout and design shall include curb and gutter.

3. For parking lots with ten (10) or more parking spaces, one (1) deciduous shade tree shall be required to be planted in the interior of the lot for every ten (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.

I. Signage

1. Signage separate from the building shall be integrated with the overall site plan and planting plan. Signage must comply with the Town of Eagle Sign Code (Chapter 4.08).

2. Projecting signs must be mounted eight feet (8’-0”) above finished grade, measuring from pavement to bottom of sign.

3. Neon lighting on exterior building façades is not permitted in the Central Business District.

4. All sign faces to be no more than twenty square feet (20 sq. ft.).

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 (1) sign shall have a coordinated plan for all signs on the building and property.

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

4.07.022

BROADWAY DISTRICT

A. General Provisions
The overriding vision for Broadway is to enhance the Town of Eagle and to create a vibrant business district based on traditional architecture, urban planning, and design principles. Broadway deserves special attention and more specific guidelines than the Central Business Area as a whole. Broadway is defined as the face-block of the street extending through the 100, 200, 300, and 400 blocks. The alleys between Capitol Street and Wall Street provide the eastern and western boundaries for the specific guidelines found on Broadway. (Figure 2)

The buildings of the Broadway District should be permanent in character. Retail and commercial uses shall be located on the first floor with office, service establishments (except vehicular service), and residential uses found above on the second and third floors. There are specific details and guidelines which are called out in this section that serve to guide the construction and redevelopment of properties on Broadway. The purpose of these guidelines is to encourage mixed-use buildings in the Broadway District. (Mixed-use buildings are multi-story buildings that contain more than one land use.)
For example, a three-story building could have a restaurant on the first floor, a service business or office on the second floor, and apartments on the third floor.

The character of Eagle’s Broadway District shall be referential to the business districts of traditional western slope communities and the Colorado Vernacular Architectural Style (see Appendix N). Downtown districts found in Telluride, Salida, Leadville, Breckenridge, Montrose, Glenwood Springs, Carbondale, and districts located on the front range of Colorado are all examples of the styles of architecture building massing, and scale that should be considered when designing buildings for the Broadway District in Eagle. These communities vary from traditional mining towns to rural agricultural villages. The buildings in the Broadway District will be designed with these precedents in mind.

B. **Goals and Objectives:**
1. Preserve the character and integrity of the Broadway District by promoting appropriate architecture and site planning.
2. Strengthen visual continuity of the streetscape by enforcing setbacks and controlling building orientation.
3. Reinforce the traditional character of the town by incorporating traditional building materials and native plant material in new development.
4. The buildings and site plans should be referential to traditional western slope communities and the Colorado Vernacular Architectural Style, but a strict period replication is not the intent of this section.
5. The district and each individual building should enhance the overall goals and objectives and be appropriate to today’s lifestyles.
6. There should be a sense of simplicity and repose in the building mass without creating buildings that are too busy or eclectic.
7. Residential units, lofts, and offices should be located above retail, restaurant, and commercial uses. Residential use is not allowed at the street level or basement level for new construction or renovated buildings.
8. The character of storefronts should be carefully considered to include higher ceilings in the first floor spaces, signage, canopies, awnings, and appropriate window fenestration.
9. Building character in this area is extremely important. The look and feel of this district taken as a whole is intended to be comprised of distinctive qualities that will establish its identity and create a desirable place to spend time.
10. Roof and parapet forms can provide interest, scale, richness, and height variation to the buildings. These forms should also be utilized to screen unsightly mechanical systems and appropriately direct snow and water removal from the buildings. Steps should be taken so that these – and any other – building forms do not pose a falling ice or snow hazard to users, passersby, or adjacent property.
C. Building Setbacks

1. Buildings have a zero lot line allowance to the front property line. Buildings shall not be built greater than fifteen feet (15’) from the front property line. (Figure 3)
2. In the Broadway District, properties are encouraged to be built to the front lot line. Exceptions to the zero lot line recommendation would potentially be for the creation of active pedestrian spaces, semi-public patio spaces, outdoor dining opportunities, temporary displays of merchandise, sidewalk sales, and landscaping details where appropriate. Special consideration may be given to vary the front setback to allow for keeping mature and large-caliper trees that exist on some properties along Broadway. In addition, this setback may allow for the creation of useable spaces at the ground level, but the second and third floors may overhang these spaces and extend to the front lot line. New Buildings are encouraged to be built to the front and side property lines, but this shall be decided on a case-by-case basis. (Figure 4, 5) See 4.07.022 (H) for specific guidelines on allowed uses in the front yard areas.
Figure 4: Usable space at the ground level – used for outdoor dining in this example
D. Building Height

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

2. In the Broadway District, buildings may be three (3) stories in height.

3. In order to maintain proper proportions and enhance the existing vertical to horizontal ratios of the Broadway District, there are two (2) maximum building height limits depending on the scenario:

   a. Scenario One; Thirty-five foot (35’) height limit: New three-story buildings have a height limit of thirty-five feet (35’). In this scenario, parapet walls may exceed the height limit no more than four feet (4’). (A parapet is a low wall projecting from the edge of a platform, terrace, or roof.) Thus, the maximum building height for scenario one is thirty-nine feet (39’) including the maximum four-foot parapet wall. (Figure 6)

   b. Scenario Two; Forty-two foot (42’) height limit: The maximum building height for scenario two is forty-two feet (42’) including the parapet wall. In this scenario, the first two stories may be
located on the property line but the third story must be “stepped-back” from the lot line at a thirty-five degree (35º) bulk plane angle. The total height limit for the ground level and second story must not be greater than thirty feet (30’) in this case. Façade material on the step-back must match the majority of the façade material of the first two floors directly below the section that is stepped-back (Figure 7, 8). Except as provided herein, refer to Chapter 4.04 for specific zoning standards relating to height limits.

Figure 6: Scenario One – 35’ building height including parapet walls and mechanical access
Figure 7: Image of second and third story setbacks – note the matching façade materials on the second and third story.

35 degree bulk plane angle - the third story may not project into this setback when the height of the building is greater than thirty five feet.

Figure 8: Scenario Two – third story setback when a total height of building is greater than 35’
4. The bulk plane setback for three story buildings greater than 35’ shall apply to corner lots which front Broadway and a secondary street (2nd, 3rd, 4th, or 5th Streets). (Figure 9)

5. Corner treatments at street intersections may exceed the height limit and shall be decided on a case-by-case basis. The height limit to the extent of which a corner detail may exceed the height limit shall be no greater than thirty percent (30%) of the total building height. Careful consideration will be given to circumstances where the intent of the corner treatment shall be to define the corner as a landmark opportunity that shall be in scale with the building and district as a whole. Corner treatments may exceed the height limit if the non-inhabitable architectural feature serves to add punctuation and significance to the building and to the district. Out of proportion or superfluous detailing will not be allowed. (Figures 10, 11)

a. **Scenario One:** If the corner building is built to the thirty-five foot (35’) height limit, corner treatments are allowed according to the standards described above.

b. **Scenario Two:** No excess of the height limit is allowed if the corner building is built to the forty-two foot (42’) height limit.
Figure 10: Corner treatment in excess of 35’ height limit – reviewed on a case by case basis and not allowed under Scenario Two
Figure 11: Corner treatment that would be allowed in excess of building height limits – note that the elements are in scale with the buildings and with the district and add appropriate architectural interest and detailing to the corner – reviewed on a case by case basis

E. Building Mass/Form/Orientation

1. New construction shall maintain and reinforce the pattern of traditional building forms and shapes along the streetscape.

2. Buildings should present their front façades to the street that they face. Corner lots should address both streets that they face.

3. Front building façades should create a rhythm of architecture and interest. Blank walls are inappropriate. The same rhythm that is established on the front façades should be established on any side street façades.

4. Buildings and additions should continue the existing pattern of architecture both vertically and horizontally to reflect traditional patterns found in traditional western slope communities.

5. Relation to human scale should be a consideration in the design of the façades and the spaces created adjacent to the pedestrian realm.

6. New construction should exemplify the proportions found in traditional western slope communities and the Colorado Vernacular Architectural Style.

F. Architectural Detail

1. Doors should be similar in character, proportion, scale, and material to those of traditional buildings.

2. Large expanses of uninterrupted glass on exterior façades, 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.

3. An effective way to subtly invoke traditional building character is to express the basic structural organization of the buildings in their façades. The vertical structure can be expressed as opaque vertical areas substantial enough to be perceived as columns and pilasters. (Figure 12)
4. The location of the floor levels should be expressed as areas of horizontal opacity. Glass curtain walls are not allowed.

5. Storefront designs shall compliment the traditional western slope community ambiance while reflecting today’s lifestyles. Storefronts do not have to be period reproductions and should appear open, inviting, and be a minimum of sixty percent (60%) transparent. The storefront design standard applies to the first floor only.

6. Storefront windows should extend from the sidewalk to a height of at least twelve feet (12’). Transom windows may be included in the minimum window height calculation. The sill plate of a retail display window may begin at the sidewalk level and shall be no higher than three feet (3’) above the sidewalk elevation. The window base need not match the building material, but may include metal, wood, stone, or masonry. (Figures 13, 14)
Figure 13: Window height diagram and explanation of required storefront design elements
7. Storefront windows may be set parallel to the curb or storefront windows and entries may be articulated by creating areas of indentation. (Figure 14)

8. Circumstances will arise where it is necessary to add muntin systems to windows. These may be true divided light windows or muntin systems adhered to both sides of the glazing system. One (1)-sided, snap-in muntin systems are not permitted.

9. Windows on the second and third floors will be shorter in height than those occurring at ground level due to the smaller floor-to-ceiling heights. These window units should be vertical in proportion and may be double-hung or divided light. Windows on the second and third floors should be arranged singly or in groupings that result in a composition that agrees with the composition at the first floor.

10. Passages and entries to the second level shall be distinguished architecturally. Passages that lead to a rear parking area should be clearly signed. The architectural elements which express these entrances should appear to be supported by adequate pilaster expressions where it interfaces with the building. Retail tenants on both sides of passages are encouraged to add display windows into and along the passages. Articulated second-level entries and passage ways may create display conditions where a merchandising corner is appropriate, and an indentation may create suitable space for door swings. Door swings into the right-of-way are prohibited.
11. Corner entrances are encouraged where they are possible. They have the advantage of addressing two (2) streets and an intersection, resulting in a unique degree of visibility for those businesses that create them. They also contribute more animation to the district as a whole. *(Figure 15)*

12. The use of cornices to visually terminate the top of building façades is encouraged. *(The cornice is the uppermost section of moldings along the top of a wall or just below a roof.)* In most cases, the cornice will be established below a parapet wall that continues vertically past the cornice line. Cornices may project from the building line and into a public right-of-way a maximum of eighteen inches (18”). Refer to Chapter 4.04 for specific zoning standards relating to projections. Balconies, porches, or decks are not allowed to project into the public right-of-way.

13. **Fixed Overhangs:** Architectural overhangs used to provide protection from sun and weather at the first level are considered canopies. They may be constructed of opaque materials, glass or their combination. If glass is used, a frosted or heavily fritted finish shall be required to obscure dirt. Metal canopies will also be considered on a case by case basis. Canopies shall be cantilevered or bracketed from the main building façade and may project a maximum of six feet (6’). The lowest point of the canopy element shall not be less than
twelve feet (12’) above the sidewalk. See subsection below for an explanation of design standards for ornamental elements, such as brackets, railings, and awnings.

14. **Awnings**: 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. Fabric for awnings shall be matte finish. Plastic material, plastic coverings, and internally illuminated awning assemblies are prohibited. Awnings shall not interfere with pedestrian traffic or any maintenance equipment that the Town of Eagle may employ in the public right-of-way.

15. Porches on residential structures used for commercial purposes should be of a size and proportion similar to that seen historically in the Broadway District. Porches should project from the central form and have a separate roof.

16. Stacks, vents, cooling towers, elevator structures and similar mechanical building appurtenances and spires, domes, cupolas, towers and similar non-inhabitable building appurtenances may exceed applicable height limitations by up to thirty percent (30%) of the total building height. The need for this height limit excess for mechanical appurtenances must be documented and proven that no other engineering solution would eliminate the need to exceed the height limit. For example, a building may require heating or cooling equipment to be located on the roof. Any mechanical equipment or similar non-inhabitable building appurtenances will be required to be shielded with appropriate building materials that would match the rest of the building or painted to match the color scheme of the building. Care is required to be taken to eliminate the visual impact of any excess to the height limit from surrounding streets and alleyways. This situation will be decided on a case by case basis (**Figure 16**).
Figure 16: Parapet walls and mechanical access

G. Building Materials

1. Materials shall be predominantly brick, stone, hand-chiseled stone, metal, or wood siding. A combination of these materials on a single building may be acceptable. For example, buildings that are predominantly masonry or brick may have the entrance details or a window sash that is trimmed in wood. All materials should be in character with those traditionally employed in western slope communities. In general, buildings in this zone district are meant to convey a sense of permanence and the use of appropriate materials should reflect the goal. Manufactured products that are made to simulate natural materials (such as Hardiplank© or pre-cast concrete panels made to simulate limestone) shall be reviewed on a case by case basis. When brick is used as a primary façade material, variation in the detailing of the brick to cast shadow lines is encouraged.

2. Segmented, horizontal siding as traditionally seen on wood and wood-clad ranch buildings is appropriate; maximum overlap dimension shall be eight inches (0'-8"). Sandstone is appropriate when used as a foundation material; however,
stone cladding over large portions of a surface is not a documented traditional use and is inappropriate. Moss rock is unacceptable as a façade material. Modular panel materials are not allowed. All façade materials shall have low reflectivity. Concrete block is prohibited on front façades.

3. Pitched roof materials shall be wood or asphalt shingles and sheet metal is a documented traditional roof material and is acceptable. Metal roof colors shall be muted.

Figure 17: The side façade material must match the front façade material for a length of at least 15'

4. Exterior façade material along the side of the building must match the exterior façade material found on the front of the building for a length of at least fifteen feet (15’) from the ground level to the height of the roof. (Figure 17)

H. Landscape/Pathways/Furnishings/Fencing/Site Lighting

1. If buildings are setback up to fifteen feet (15’) feet (see subsection 4.07.022(C)(1)) useable spaces may be created between the right-of-way and the front of the building. These front yard areas may be used for landscaping or for the creation of hardscaped patio spaces.

   a. Hardscaped Areas: Acceptable hardscaping material in this space must complement the materials found in the Broadway Streetscape project, but the materials need not match exactly to what is found on Broadway.
Standard gray concrete, asphalt, loose gravel, loose cobble, and extensive areas of mulch are not acceptable paving materials for these areas. Changes in grade must meet building codes and are not encouraged. Hardscaped areas will be reviewed on a case-by-case basis.

b. **Landscaped Areas**: Landscaped areas should integrate with the Broadway Streetscape project and provide appropriate access to the building. Opportunities exist to use plant materials to provide color and interest throughout the Broadway District. Planting areas, planted pots, and containers are candidates for displays of color and character that will add to the ambiance and interest along Broadway. In this context, ornamentals are intended to be lower plant materials, used as massings that range in height from one foot (1’) to three (3’) feet.

Appropriate plantings include annuals, perennials, grasses, small ornamental tree varieties, or shrubs that flower, have colorful winter bark or showy fruits. Heavy screening of the building with trees, shrubs, and other plantings are not allowed – the exception to this situation would be to allow for keeping mature and large-caliper trees that exist on some properties along Broadway. Lawns are allowed provided there is an appropriate hardscaped path to the entrance of the building. Landscaped areas will be reviewed on a case by case basis.

2. **Front Yard Fencing**: Fencing in front yards shall be no taller than three feet (3’). Fences shall be of wooden pickets, wood and wire, wrought iron, or masonry. If masonry is used, piers are encouraged with more transparent fencing in-between (wrought iron or wood pickets, for example) to increase transparency. Chain link, rough-sawn wood, vinyl material, or concrete block fencing is prohibited.

3. **Rear Yard Fencing**: In rear yards, fencing materials shall be wood, masonry, vinyl, 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.

4. **Site and Building Lighting**: The nighttime illumination of the Broadway District should help create a warm, inviting place while providing good color rendition of its visitors, objects, and surfaces. Site lighting is intended to facilitate safe and easy movement of pedestrians by adequately illuminating front yard areas. It is also intended to reveal special architectural
features and landscaping features that are important to the civic life of the Broadway District. At the same time, care must be taken to minimize problems created by artificial lighting, such as unnecessary illumination, too much illumination, glare, and light pollution to the sky. Luminaire shall be used that cast the light downward (“low-cutoff” luminaire) rather than outward (“broadcast” luminaire) in the Broadway District. An appropriate lighting strategy must be employed to allow the internal lighting of the buildings and the storefronts to project an undiluted character and charm to Broadway. A lighting plan is required to be reviewed for all new buildings and remodels in the Broadway District. See Section 4.07.005 for specific Lighting Standards.

I. Parking

1. For parking lots with ten (10) or more parking spaces, one deciduous shade tree shall be required to be planted in the interior of the lot for every ten (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. 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.

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

4. In the Broadway District, one (1) space per residential unit shall be provided on-site only when a retail or restaurant use has been established on the first floor. If a service establishment on the ground floor is established, the parking requirements shall be reviewed on a case by case basis. The use of stacked parking spaces is allowed to meet this requirement. Parking covenants shall be required to control access to the stacked parking spots for the owners, renters, or lessees of residential units in the building.

5. In the Broadway District, on-site parking requirements for residential use may be met by enclosed garages. Garages may be located within the twenty-five foot (25’) setback. Service entrances and access must be provided in the instance that garages are located in the rear yard. This standard will be reviewed on a case by case basis. Garage square footage will not be counted towards the Floor Area Ratio standards (refer to chapter 4.04 for specific zoning standards). (Figure 18)
Figure 18: Garage located within the rear yard setback under special review only. Note that the configuration of the garage in this case allows for ingress and egress off of the property for residential parking and that there is a service entrance to the ground floor retail space.

6. In the Broadway District, basement square footage will not be counted towards the Floor Area Ratio standards (refer to Chapter 4.04 for specific zoning standards).

J. Signage

1. Signage separate from the building shall be integrated with the overall site plan and planting plan.

2. Projecting signs must be mounted a minimum of eight feet (8') above finished grade, measuring from pavement to bottom of sign.

3. Neon lighting on exterior building façades is not permitted in the Broadway District.

4. All sign faces to be no more than twenty square feet (20 sq. ft.).

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 (1) sign shall have a coordinated plan for all signs on the building and property.

K. Color

1. The colors recommended for use in the Broadway District derive from those colors found occurring naturally in the rock, soils, trees, grasses, and water of the Eagle River Valley and the Brush Creek Valley. The colors have been arranged in hue groups of yellows, greens, blues, reds, and grays for the ease of evaluation (Figures 19-23). In addition, asphalt shingle roof blends—here represented as averaged single colors—which hold the most promise of working effectively with these colors, are also shown in the cool and warm gray palettes. (Figure 24-25) Each color has been matched to the ICI paint system for ease of communication. The natural colors provided should be carefully evaluated when combined to form paint schemes for use on buildings. Many of the rich colors found in nature usually appear softer in their natural context than when seen individually, since perception is usually through filters of distance, atmosphere, distribution, and combination with many other colors. Since colors for buildings are used in larger, unbroken areas, some of the colors provided here may have to be shifted or weakened (made more grayish) before they can be effectively used in an appropriate color scheme. All color schemes shall be reviewed on a case by case basis.

Figure 19

Figure 20

Figure 21
4.07.023  **CHAMBERS AVENUE 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 Avenue parallels I-70 and serves subdivided commercial and industrial parcels along both sides of its length.

Although the Chambers Areas are 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, set as a foreground to the larger mountain and Eagle River landscape. In addition to this visibility, the Areas have developed with commercial activities serving the I-70 corridor. The Chambers Avenue Areas provide a first impression of Eagle for travelers and tourists. 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 importance of these Areas, 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 Areas, 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 Areas will include traditional commercial and industrial uses, the Areas 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 Areas 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.

CHAMBERS AVENUE COMMERCIAL ZONE AREA

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

A. Goals and Objectives for Commercial Parcels
   1. 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.
   2. Provide a distinct, visual break between developed areas and rural resource districts to the east.
   3. Promote coordinated physical organization by enforcing setbacks and landscaped buffers.
   4. Encourage high quality of individual development by utilizing a palette of materials and architectural details, which reflect traditional building forms of the region.

B. Building Setbacks
   1. Setbacks shall be as required under this Title.

C. 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 is 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.

D. Architectural Detail

1. Façades that face public rights-of-way, including the I-70 corridor, shall include variation in the wall plane. Façades 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 façade. Projections and/or recessions must occupy at least 20% of the length of the façade. 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. Façade 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 square foot 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 square feet to 10,000 square feet, 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 square feet.

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.

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. Horizontal, segmented siding material to be wood, vinyl, or aluminum; maximum overlap dimension shall be eight inches (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 façade materials shall have low reflectivity.

2. Pitched roof materials shall be wood or asphalt shingles, or standing rib seam sheet metal – matte finish.
F. **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 eight feet (8′-0″). Refer to detailed plant list in Chapter 4.07.010(D).

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 eight feet (8′-0″). Refer to detailed plant list in Chapter 4.07.010(D).

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 façade 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.

G. Parking

1. For parking lots with ten (10) or more parking spaces, one deciduous shade tree shall be required to be planted in the interior of the lot for every ten (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.

H. 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 4.08.

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

Amended 02/13/00

CHAMBERS AVENUE INDUSTRIAL ZONE AREA

Parcels zoned for industrial uses are located south of Chambers Avenue on secondary streets and north of the railroad. 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.

I. Goals and Objectives for Industrial Parcels

1. Promote coordinated physical organization by enforcing setbacks and landscaped buffers, creating a consistent character between the industrial and commercial districts.

2. Provide a distinct, visual break between developed areas and rural resource districts to the east.

3. Encourage industrial uses in areas having low visibility by reducing architectural and landscape standards applicable to commercial areas.

4. Create visual barriers between industrial and commercial areas by requiring screening.

J. Building Setbacks

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

K. 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 is 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.

L. **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.

M. **Building Materials**

1. Façade 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.

N. **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 eight feet (8’-0”). Refer to detailed plant list in Chapter 4.07.010(D).
4. Fencing materials shall be wood, masonry, split face concrete block, or chain link.
O. 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 4.08.

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

Amended 02/13/00

4.07.025 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 comprises 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.

A. Goals and Objectives

1. Improve the overall appearance of the I-70 corridor by enforcing architectural and landscape standards on development that abuts the interstate right-of-way.

2. Promote coordinated physical organization by enforcing setbacks and requiring landscaped buffers similar to those seen in the Chambers Avenue Area.

3. Encourage high quality individual development by creating a palette of materials and architectural details, which reflect the traditional building styles of the region.

B. Building Setbacks

1. Setback from Eby Creek Road to be 25’-0”.

2. Setbacks from property lines other than those abutting the Eby Creek Road shall be as per the Town of Eagle Land Use and Development Ordinance.

C. 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 is 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.
D. Architectural Details

1. Façades that face public rights-of-way, including the I-70 corridor, shall include variation in the wall plane. Façades 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 façade. Projections and/or recessions must occupy at least 20% of the length of the façade. 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. Façade 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 square foot 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 square feet to 10,000 square feet, 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 square feet.

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 Road or I-70.

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 eight inches (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 façade materials shall have low reflectivity.

2. Pitched roof material shall be wood or asphalt shingles or standing rib seam sheet metal – matte finish.

F. 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 five feet (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 eight feet (8'-0”). Refer to detailed plant list in Chapter 4.07.010(D).

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 façade 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.

G. Parking

1. For parking lots with ten (10) or more parking spaces, one deciduous shade tree shall be required to be planted in the interior of the lot for every ten (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 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.

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 a commercial enterprise is open for business and for up to one hour following the close of business shall be 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 4.08

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

Amended 02/13/00

4.07.026 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.

A. Goals and Objectives

1. Vacant lots should be targeted for development to fill in existing gaps
and strengthen the street edge along the U.S. Highway 6 corridor.

2. Create a distinct edge between the highway right-of-way and private property through street improvements and landscaping.

3. Protect adjacent neighborhoods by requiring screening such as landscaping and fencing.

B. Building Setbacks

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

2. Existing setbacks within the District vary. Façades 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.

C. 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.

D. Building Mass/Form/Orientation

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.

E. Architectural Detail

1. Façades that face public rights-of-way 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 façades, 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.

F. 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 eight inches (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 façade 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.

G. 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 five feet (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 façade 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, six foot (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.

H. Parking
1. For parking lots with ten (10) or more parking spaces, one deciduous shade tree shall be required to be planted in the interior of the lot for every ten (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.

I. 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 4.08.
4. Buildings that contain more than one business shall have a coordinated sign plan for the building and property.

Amended 02/13/00

4.07.030 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:

A. 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

B. 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.

4.07.050 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) or Broadway District.

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 ten (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 ten (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

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<th>Length of Stall to Curb</th>
<th>Aisle Width</th>
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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 access ways shall not exceed four percent (4%) within 100 feet of the intersection with a public street.

6. **Landscaping**
a. Except in the CBD Zone District at least ten percent (10%) 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 ten percent (10%) 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 five feet (5'-0") wide or a combination of fencing and a two foot (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 ten (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

4.07.055 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 Intermix Areas.

Only approved fire resistive construction and landscaping shall be permitted in wildlands/urban intermix/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