

# **FIFTH AMENDED PUD GUIDE FOR THE HAYMEADOW PLANNED UNIT DEVELOPMENT**

**Amended and Approved  
August 27, 2025**

**This document supersedes and replaces the Haymeadow PUD Guide dated October 22, 2024, November 9, 2021, May 25, 2021, and March 25, 2014.**

**APPROVAL OF THIS PLAN CONSTITUTES A VESTED PROPERTY RIGHT  
PURSUANT TO SECTION 24-68-103,C.R.S., AS AMENDED**

## **1. PURPOSE:**

The purpose of the Haymeadow PUD Guide is to serve as the governing land use regulations which will control the development of the Haymeadow PUD. The PUD Guide will serve as the “Zone District Regulations” for the PUD and is in conformance with Section 4.11.030 of the Town of Eagle Land Use and Development Code.

The Haymeadow PUD authorizes a total of 837 dwelling units, a public school facility, a fire station, active and passive parks and recreation areas, community facilities, trails, and open space on 660 acres of land within the Town of Eagle, Eagle County, Colorado as described in the approved Haymeadow PUD Development Plan. Development within the PUD is administered by the Town of Eagle through the provisions of the PUD Development Plan and this PUD Guide. Building construction within the PUD is governed by the applicable Town of Eagle ordinances, rules, regulations and codes. Approval of this plan constitutes a vested property right pursuant to section 24-68-103, C.R.S., as amended.

The approved Haymeadow PUD Development Plan Drawing dated \_\_\_\_\_ is attached to this PUD Guide as Exhibit A.

## **2. DEFINITIONS:**

Unless otherwise defined below, all terms used in this document shall be as defined by the Town of Eagle Land Use Regulations.

### **A. Amenity Center and/or Community Center**

An integral part of a residential project that is under the management and unified control of the operators of the project or development, and that is used by the residents of the project or development for a place of meeting, recreation, or social activity. Indoor and outdoor amenities included within an amenity center may include, but are not limited to: pool/hot tubs/spas, central gathering space, kitchen, restrooms, exercise rooms, activities deck, outdoor firepit, shade structures / shelters, picnic tables, park /playground, paths and trails.

### **B. Appropriately Sized Locked Storage Unit**

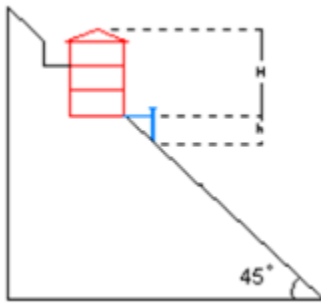
To be considered an appropriately sized locked storage unit, for the purposes of the multifamily bicycle parking requirements in Section 6.B. of the PUD, a storage unit shall be a minimum of 25 square feet, and may contain one or more mountable, hanging bicycle racks to accommodate.

### **C. Bed and Breakfast**

An owner-occupied dwelling unit that contains no more than four guest rooms where lodging, with or without meals, is provided for compensation.

## **D. Building Height**

The maximum vertical rise from the lowest grade on the perimeter of the building to the highest point of the building. Grade shall be from the finished grade. The perimeter of the building shall include any and all attached decks. An additional 10' over and above the maximum height will be allowed for deck piers (see illustration). Antennae (except those exempted from federal regulations), chimneys, flues, vents and similar unoccupied appurtenances shall not extend over five feet (5') above the maximum height limit. Those unoccupied appurtenances on the roof shall not exceed five percent (5%) of building footprint area.



## **E. Building Square Footage**

Gross Floor Area excluding garages and accessory structures. Gross floor area is measured as the total gross horizontal area of all floors in a building measured to the interior of the exterior wall.

## **F. Community Gardens**

An area of land, either private or public, used for the cultivation of fruits, flowers, vegetables, or plants by more than one person or family.

## **G. Design Review Guidelines**

Established Design Review Committee and Guidelines recorded February 4, 2023, and as amended by the owner or successors and assigns.

## **H. Haymeadow PUD**

The Haymeadow PUD is a zone district authorized by the Town of Eagle Ordinance No.11, Series of 2014, and containing the property commonly known as Haymeadow and as amended by the owner or successors and assigns.

## **I. Neighborhood Parcels**

Areas as indicated on the approved Haymeadow PUD Development Plan for residential development, the development of which shall be regulated by this Haymeadow PUD Guide. These parcels are listed as Neighborhood A1, Neighborhood A2, Neighborhood B, Neighborhood C and Neighborhood D.

## **J. Planning Tracts**

Areas as indicated on the approved Haymeadow PUD Development Plan and Preliminary Subdivision Plan for non-residential development with the exception of the proposed residence by others on Tract I; Cabin, the development of which shall be regulated by this Haymeadow PUD Guide. These Tracts are listed as Tract E: Recreation/School, Tract F: Park, Tract G: Fire Station, Tract I; Cabin, and Tract H: Future Development. The future re-subdivision of Tract K will create additional tracts regulated by the PUD Guide. The Preliminary Plan is attached as Exhibit B.

## **K. Short Term Rentals**

Short term rental is defined as a rental of a bedroom or home for any duration less than 30 days.

## **L. Special Use**

Special Use shall be as defined in Section 4.09 of the Town of Eagle Land Use and Development Code.

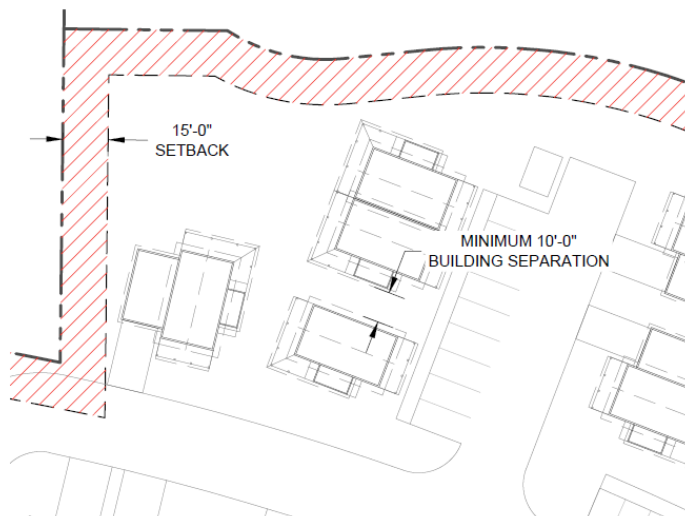
## **3. PUD ZONE DISTRICTS:**

### **A. Residential One – Neighborhood Parcels A1, and A2 :**

1. Purpose:  
To provide sites for single family and multi-family homes on a variety of lot sizes that will maintain and reinforce the existing small town development pattern, character and architectural heritage of the Town of Eagle and to provide for mixed residential neighborhoods in order to serve the needs of the residents of Eagle. The design of neighborhoods in this district is intended to allow for flexibility, innovation and site sensitive planning that is responsive to both the design character and the functional requirements of the community.
2. Uses by Right:  
This list of uses is meant to be inclusive rather than exhaustive. Should additional uses be considered for Planning Department interpretation, the use categories established in ReCode Table 4.09-1 and Section 4.20.050 Use Category Definitions shall be the basis for interpretation.
  - a. One single family home on each specifically designated lot.

- b. One duplex building (two units) on each specifically designated lot.
  - c. Multiple family residential, including condominiums, townhomes, apartments, and single family or duplex cluster units on specifically designated lots.
  - d. Accessory dwelling unit as defined by the Town of Eagle (TOE) Municipal Code, with the exception that fire doors between primary and accessory dwelling units shall be allowed.
  - e. Utility service structures and buildings.
  - f. Home occupations as defined by the TOE Municipal Code.
  - g. Short term rentals per Section 8.17 of the Haymeadow CCRs
  - h. Parks / playgrounds, community gathering spaces, preserves / open space, amenity center, pool and community gardens.
  - i. Model homes.
  - j. Pedestrian and bicycle trails.
  - k. Ponds, reservoirs and irrigation ditches.
  - l. Temporary construction staging areas.
  - m. Accessory uses allowed in Residential Districts, as outlined in Table 4.09-2: Accessory Use Table in the Recode Eagle Land Use and Development Code. .
  - n. A Homeowner Association or Metro District operated or contracted enclosed storage building.
  - o. Typical agricultural uses may continue within each neighborhood until residential site development is initiated within the neighborhood as contained in LUDC Section 4.09 – Use Standards.
  - p. Mailboxes drop boxes or similar mail delivery facilities.
  - q. Temporary sales office.
  - r. Childcare Home permitted as an accessory use as defined in code.
  - s. Pre-School / Childcare Center
  - t. Assisted Living Facility.
  - u. Special Events subject to required Town of Eagle Permits.
3. Minimum Lot Area Standards:
- a. Single-family – 5,000 sq. ft.
  - b. Duplex (per unit) – 2,500 sq. ft.
  - c. Attached Dwellings (per unit) – 1,500 sq. ft.
4. Minimum Building Setback Requirements:
- a. Single family with front loaded garage:
    - 1. Front: 10 feet minimum setback to the front porch and /or front of the building facade. Porch steps may encroach up to 5 feet into the 10-foot required setback. The minimum distance from the front property line to a garage door shall be 25 feet. The maximum front setback for the front porch shall be 22 feet from the front property line.
    - 2. Side: 5 feet.
    - 3. Rear: 10 feet.

- b. Duplex with front loaded garage:
  - 1. Front: 10 feet minimum setback to the front porch and /or front of the building facade. Porch steps may encroach up to 3 feet into the 10-foot required setback. The maximum front setback for the front porch shall be 22 feet from the front property line. The minimum distance from the property line to a garage door facing the front property line shall be 25 feet.
  - 2. Side: 5 feet. The minimum distance from the side property line to a garage door shall be 33 feet for a lot with a shared driveway.
  - 3. Rear: 10 feet. An unenclosed, covered porch or deck may encroach up to 5 feet into the rear setback.
- c. Single family and duplex use with alley loaded garage:
  - 1. Front: 10 feet to the front porch and /or front of the building facade. Porch steps may encroach up to 3 feet into the 10-foot required setback. The maximum front setback for the front porch shall be 22 feet from the front property line.
  - 2. Side: 5 feet
  - 3. Rear: 10 feet
- d. Multiple Family:
  - 1. Front: 15 feet. Porch steps may encroach up to 5 feet into the 15-foot required setback.
  - 2. Side: 15 feet
  - 3. Rear: 15 feet
  - 4. Measurement: As illustrated in the graphic below, on multifamily development parcels, setbacks are measured from the exterior tract property lines only, and within the interior of multifamily developments, there is also a minimum 10' building separation requirement.



- e. Supplementary setback requirements:
  - 1. Roof eaves, bay window elements and similar features may encroach up to 30 inches into any required setback.
  - 2. Corner lots shall require compliance with the front setback standards on each side of the lot that fronts a public street.
  - 3. There shall also be a 50-foot building setback from Sylvan Lake Road as measured by top back of curb in Neighborhood A1 and A2.
  - 4. On single family/duplex lots the rear setback to be 10' measured from top back of curb / edge of pavement or property line whichever is more restrictive.

5. Maximum Building Height:

- a. Residential Multi-Family
  - 1. 40 ft. maximum and not-to-exceed 3-stories above any point on foundation.
- b. Residential Single Family/Duplex
  - 1. 35 feet.

6. Maximum Lot Coverage:

- a. Residential Multi-Family
  - 1. All impervious materials - 80%
- b. Residential Single Family
  - 1. All impervious materials - 70%

7. Supplemental Requirements:

The minimum depth for first floor front porches and/or patios shall be 7 feet for single family and duplex homes.

8. Childcare Site:

Development Standards for the Childcare are set forth in the Haymeadow Design Guidelines. No change may be made to the Design Guidelines that would conflict with any requirement in the PUD Guide or ToE Municipal without approval of the Town Council. Any subsequent major revisions to the Design Guidelines (as determined by the Community Development Director), shall be subject to the review and approval of the Town of Eagle.

9. Neighborhood A1 Core Trail:

The Multi-Family buildings in west/central area of Neighborhood A-1 shall be configured in such a manner to accommodate an alignment of the future 10-foot-wide asphalt trail identified on Neighborhood A-1, Phase 1 Trails Plan as described below.

This trail will serve as a main route for school children to access the school site at a location close to the north side of the school's vehicular access system. This trail shall be configured to encourage use by children and designed in such a manner that provides direct views of the school site where possible and places a strong emphasis on safety at roadway crossings. This portion of the trail system will be approved by the Town as part

of the Development Permit review process for the adjacent multi-family buildings and the trail shall be constructed concurrent with the multi-family units. In the event construction is initiated on the school prior to completion of the trail, the developer shall cause completion of this trail prior to the opening of the school.

**B. Residential Two – Neighborhood Parcels B & C:**

1. Purpose:

To provide sites for single family and multi-family homes on a variety of lot sizes that will maintain and reinforce the existing small town development pattern, character and architectural heritage of the Town of Eagle and to provide for mixed residential neighborhoods in order to serve the needs of the residents of Eagle. The design of neighborhoods in this district is intended to allow for flexibility, innovation and site sensitive planning that is responsive to both the design character and the functional requirements of the community.

2. Uses by Right:

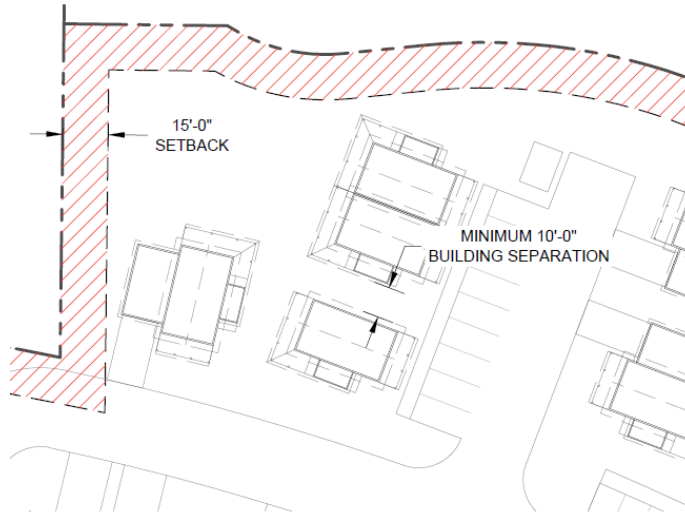
This list of uses is meant to be inclusive rather than exhaustive. Should additional uses be considered for Planning Department interpretation, the use categories established in ReCode Table 4.09-1 and Section 4.20.050 Use Category Definitions shall be the basis for interpretation.

- a. One single family home on each specifically designated lot.
- b. One duplex building (two units) on each specifically designated lot.
- c. Multiple family residential, including condominiums, townhomes, apartments, and single family or duplex cluster units on specifically designated lots.
- d. Accessory dwelling unit as defined by the Town of Eagle (TOE) Municipal Code, with the exception that fire doors between primary and accessory dwelling units shall be allowed.
- e. Utility service structures and buildings.
- f. Home occupations as defined by the TOE Municipal Code.
- g. Short term rentals per Section 8.17 of the Haymeadow CCRs
- h. Parks / playgrounds, community gathering spaces, preserves / open space, amenity center, pool, activities deck, water access, and community gardens.
- i. Model homes.
- j. Pedestrian and bicycle trails.
- k. Ponds, reservoirs and irrigation ditches.
- l. Temporary construction staging areas.
- m. Accessory uses allowed in Residential Districts, as outlined in Table 4.09-2: Accessory Use Table in the Recode Eagle Land Use and Development Code.
- n. A Homeowner Association or Metro District operated or contracted enclosed storage building.
- o. Typical agricultural uses may continue within each neighborhood until residential site development is initiated within the neighborhood.
- p. Mailboxes, drop boxes or similar mail delivery facilities.



- q. Temporary sales office.
  - r. Childcare Home permitted as an accessory use as defined in code.
  - s. Pre-School / Childcare Center
  - t. Assisted Living Facility.
  - u. Bed and Breakfast.
  - v. Special Events subject to required Town of Eagle Permits.
  - w. Amenity Center and/or Community Center
3. Minimum Lot Area Standards:
- a. Single-family – 6,000 sq. ft.
  - b. Duplex (per unit) – 3,500 sq. ft.
  - c. Attached Dwellings (per unit) – 1,500 sq. ft.
4. Minimum Building Setback Requirements:
- a. Single family with front loaded garage:
    - 1. Front: 12.5 feet minimum setback to the front porch and /or front of the building facade. Porch steps may encroach up to 5 feet into the 12.5-foot required setback. The minimum distance from the front property line to a garage door shall be 25 feet. The maximum front setback for the front porch shall be 22 feet from the front property line.
    - 2. Side: 12.5 feet.
    - 3. Rear: 12.5 feet for one-story elements and 20 feet for two-story elements.
  - b. Duplex with front loaded garage:
    - 1. Front: 12.5 feet minimum setback to the front porch and /or front of the building facade. Porch steps may encroach up to 5 feet into the 12.5-foot required setback. The maximum front setback for the front porch shall be 22 feet from the front property line. The minimum distance from the property line to a garage door facing the front property line shall be 25 feet.
    - 2. Side: 12.5 feet. The minimum distance from the side property line to a garage door shall be 33 feet for a lot with a shared driveway.
    - 3. Rear: 12.5 feet. An unenclosed, covered porch or deck may encroach up to 5 feet into the rear setback.
  - c. Single family and duplex use with alley loaded garage:
    - 1. Front: 12.5 feet to the front porch and /or front of the building facade. Porch steps may encroach up to 3 feet into the 12.5-foot required setback. The maximum front setback for the front porch shall be 22 feet from the front property line.
    - 2. Side: 12.5 feet
    - 3. Rear: 12.5 feet, however, the minimum distance from the property line to a garage door shall be 22 feet, or 24 feet to the alley travel way, whichever is more restrictive.

- d. Multiple Family:
1. Front: 15 feet. Porch steps may encroach up to 5 feet into the 15-foot required setback.
  2. Side: 15 feet
  3. Rear: 20 feet
  4. Measurement: As illustrated in the graphic below, on multifamily development parcels, setbacks are measured from the exterior tract property lines only, and within the interior of multifamily developments, there is also a minimum 10' building separation requirement.



- e. Supplementary setback requirements:
1. Roof eaves, bay window elements and similar features may encroach up to 30 inches into any required setback.
  2. Corner lots shall require compliance with the front setback standards on each side of the lot that fronts a public street.
  3. Design Review Committee is allowed to approve an encroachment into setbacks up to 5 feet provided minimum building separation of 20 feet is maintained between units.
  4. On single family/duplex lots the rear setback to be 10' measured from top back of curb / edge of pavement or property line whichever is more restrictive.
5. Maximum Building Height:
- a. Residential Multi-Family
    1. 40 ft. maximum and not-to-exceed 3-stories above any point on foundation (not including lofts).
  - b. Residential Single Family/Duplex
    1. 35 feet.

6. Maximum Lot Coverage:
  - a. Residential Multi-Family
    1. All impervious materials - 70%
  - b. Residential Single Family
    1. All impervious materials - 60%
7. Supplemental requirements:

The minimum depth for first floor front porches and/or patios shall be 7 feet for single family and duplex homes.

**C. Residential Three – Neighborhood D:**

1. Purpose:

To provide sites for lower density single family homesites.
2. Uses by Right:

This list of uses is meant to be inclusive rather than exhaustive. Should additional uses be considered for Planning Department interpretation, the use categories established in ReCode Table 4.09-1 and Section 4.20.050 Use Category Definitions shall be the basis for interpretation.

  - a. Single family dwelling units not to exceed 7,000 square foot maximum size.
  - b. Accessory dwelling units as defined by the ToE Municipal Code, with the exception that fire doors between primary and accessory dwelling units shall be allowed.
  - c. Model homes.
  - d. Parks / playgrounds, community gathering spaces, preserves / open space, amenity center, pool, and community gardens.
  - e. Home occupations.
  - f. Short term rentals per Section 8.17 of the Haymeadow CCRs
  - g. Utility service structures and buildings/ maintenance facilities.
  - h. Pedestrian and bicycle trails.
  - i. Ponds, reservoirs and irrigation ditches.
  - j. Temporary construction staging areas.
  - k. Accessory uses allowed in Residential Districts, as outlined in Table 4.09-2: Accessory Use Table in the Recode Eagle Land Use and Development Code.
  - l. Accessory buildings may include detached garages, sheds and similar structures.
  - m. Temporary tree farm
  - n. Typical agricultural uses may continue within each neighborhood until residential site development is initiated within the neighborhood per Section 4.9.20F Rural and Agricultural zone districts
  - o. Mailboxes, drop boxes or similar mail delivery facilities.
  - p. Temporary sales office.
  - q. Childcare Home permitted as an accessory use as defined in code.
  - r. Pre-School / Childcare Center
  - s. Assisted Living Facility.
  - t. Bed and Breakfast.

- u. Special Events subject to required Town of Eagle Permits.
- 3. Special Uses:
  - a. Gravel borrow pit for on-site use.
- 4. Minimum Building Setback Requirements:
  - a. Front: 25 feet.
  - b. Side: 15 feet.
  - c. Rear: 20 feet.
- 5. Supplementary setback requirements:
  - a. Corner lots shall require compliance with the front setback standards on each side of the lot that fronts a public street.
  - b. Roof eaves, bay window elements and similar features may encroach up to 30 inches into any required setback.
  - c. All garage doors shall be a minimum of 25 feet from the facing property line.
  - d. Design Review Committee is allowed to approve an encroachment into setbacks up to 5 feet provided minimum building separation of 20 feet is maintained between units.
  - e. Dwelling Units fronting on private drive shall measure setbacks from the edge of pavement.
- 6. Maximum Building Height:  
35 feet.
- 7. Maximum Lot Coverage:
  - a. All impervious materials - 50%
- 8. Wildlife Corridor and Berm:  
At the time of the first subdivision plat for Neighborhood D a 500-foot-wide wildlife corridor shall be established on the adjacent open space to the east of Neighborhood D, as indicated on the approved PUD Development Plan attached as Exhibit A. At the time of this final plat a deed restriction shall be placed on this wildlife corridor to guarantee its protection. This corridor shall be maintained in agricultural production.

The construction of a landscape screening berm shall be included in the public improvements for Neighborhood D. The purpose of this landscape screening berm is to provide visual buffer between the animals using the wildlife corridor and the activity associated with Neighborhood D. The final plat or deed restriction will include language that ensures this landscape screen/ berm is a permanent landscape feature. A conceptual graphic that illustrates the intent of the landscape berm is attached as Exhibit C.

**D. Recreation Open Space/School – Tract E, Town of Eagle Recreation and School Site:**

1. Purpose:  
To provide a land area for a recreation site and a school site to be dedicated to the Town of Eagle.
2. Uses by Right:  
This list of uses is meant to be inclusive rather than exhaustive. Should additional uses be considered for Planning Department interpretation, the use categories established in ReCode Table 4.09-1 and Section 4.20.050 Use Category Definitions shall be the basis for interpretation.
  - a. Indoor and outdoor recreation and entertainment facilities including but not limited to: bike parks, pools, ice rinks, fields, courts, play structures and pavilions.
  - b. Parks and picnic facilities.
  - c. Community Center.
  - d. Cultural and educational buildings and activities.
  - e. Concessions, food, and beverage service.
  - f. Special events including sports events and tournaments, entertainment and cultural events.
  - g. Public Administration building.
  - h. Administration/Maintenance facilities.
  - i. Equestrian, pedestrian and bicycle trails.
  - j. Dog park.
  - k. Community gardens.
  - l. Playgrounds, play equipment and water features.
  - m. Temporary structures, tents and trailers associated with special events.
  - n. Landscape improvements.
  - o. Lakes, ponds, reservoirs and irrigation ditches
  - p. Public and/or Private School and related ancillary facilities, which may include, but not be limited to, classrooms, common areas, gymnasiums, cafeterias, theatres, offices, meeting rooms, parking, and outdoor recreation and athletic facilities. A bus barn or overnight vehicle storage area would not be considered a use-by-right.
  - q. Special events utilizing either indoor or outdoor facilities of the school, including sporting, cultural or entertainment events.
  - r. Temporary construction/administration office.
  - s. Agricultural uses as contained in LUDC Section 4.09 – Use Standards.
  - t. Public or private roads and utilities including bridges, utility, improvements, lines and mains, facilities, services, parking lots and buildings.
  - u. Entry signage
3. Minimum Building Setback Requirement:  
There shall be a 25-foot building setback from all lot lines that front public roads, except from Sylvan Lake Road where a 50-foot setback shall be required. From other lot lines there shall be no minimum except must be sufficient to accommodate utilities, drainage, access, fire and building code regulations.

4. Maximum Building Height:  
35 Feet. Architectural features such as a tower, cupola or other architectural focal point may have a maximum height of 42 feet if approved by the Haymeadow Design Review Committee.
5. Density Allowance:  
N/A
6. Maximum Site Coverage:  
N/A

**E. Natural Open Space Tracts - OS-A, OS-B & OS-C, as labeled on the Preliminary Subdivision Plan, as well as future open space Tracts which will be created through re-subdivision of Tract H of the PUD Preliminary Subdivision Plan. The approved PUD Development Plan depicts the general location and size of the future Open Space and Neighborhood areas within Tract H. The PUD Preliminary Subdivision Plan is attached as Exhibit B.**

1. Purpose:  
To provide sites for natural open space, active recreation, agricultural uses, trails and park facilities, water storage and drainage improvements and landscape improvements.
2. Uses by Right:  
This list of uses is meant to be inclusive rather than exhaustive. Should additional uses be considered for Planning Department interpretation, the use categories established in ReCode Table 4.09-1 and Section 4.20.050 Use Category Definitions shall be the basis for interpretation.
  - a. Non-motorized trail systems including: Equestrian, pedestrian and bicycle trails.
  - b. Landscape Improvements.
  - c. Lakes, ponds, reservoirs, and irrigation ditches.
  - d. Shade shelters and picnic facilities.
  - e. Public or private roads, parking, restrooms, and utilities including bridges and utility improvements, tanks, lines, mains, pumphouses, facilities, services, and buildings.
  - f. Agricultural uses and associated facilities.
  - g. Community gardens and associated facilities.
  - h. Parks / playgrounds
  - i. Community gathering spaces
  - j. Water access
  - k. Activities deck
  - l. Dog parks.
  - m. Special events associated with agricultural facilities, community garden facilities, trails, and trailheads, such as athletic, entertainment or cultural events.
  - n. Trash receptacles, wildlife resistant

- o. Entry signage
- 3. Building Setback requirement  
25 feet
- 4. Maximum Building Height  
35 feet
- 5. Gross Density Allowance:  
N/A
- 6. Maximum Site Coverage:  
N/A
- 7. Supplemental Requirements:  
The design and placement of recreation trails adjacent to the eastern wildlife corridor and open space shall minimize the impact of recreation users upon wildlife.

**F. Fire Station - Tract G:**

- 1. Purpose:  
To provide a site for a fire station and related improvements.
- 2. Uses by Right:  
This list of uses is meant to be inclusive rather than exhaustive. Should additional uses be considered for Planning Department interpretation, the use categories established in ReCode Table 4.09-1 and Section 4.20.050 Use Category Definitions shall be the basis for interpretation.
  - a. Fire station and related ancillary facilities, which may include, but not be limited to, offices, meeting rooms, training areas, crew quarters and temporary residences for fire fighters.
  - b. Accessory uses allowed in the Public and Civic Campus (PC1) District, as outlined in Table 4.09-2: Accessory Use Table in the Recode Eagle Land Use and Development Code.
- 3. Building Setback Requirement:  
There shall be a 25' building setback from all lot lines.
- 4. Maximum Building Height:  
35 feet. Architectural features such as a tower, cupola or other architectural focal point may have a maximum height of 42 feet if approved by the Haymeadow Design Review Committee and Town of Eagle.
- 5. Haymeadow DRC approval and Town of Eagle Development Permit approval will be required prior to construction of buildings or alteration of the site.

## **G. Trailhead Park – Tract F**

1. Purpose:  
To provide a site for active park and recreation facilities, formal and informal play fields, open space, ponds and water features, stream corridors and recreation trails, community buildings and facilities.
2. Uses by Right:  
This list of uses is meant to be inclusive rather than exhaustive. Should additional uses be considered for Planning Department interpretation, the use categories established in ReCode Table 4.09-1 and Section 4.20.050 Use Category Definitions shall be the basis for interpretation.
  - a. Indoor and outdoor recreation and entertainment facilities.
  - b. Parks and picnic facilities.
  - c. Amenity Center and/or Community Center.
  - d. Cultural and educational buildings and activities.
  - e. Concessions, food and beverage service.
  - f. Special events including sports events and tournaments, entertainment and cultural events.
  - g. Administration/Maintenance facilities.
  - h. Homeowner Association, Metro District or Town of Eagle operated or contracted enclosed storage or administration building.
  - i. Equestrian, pedestrian, and bicycle trails.
  - j. Dog park.
  - k. Community gardens.
  - l. Playgrounds, pavilions, play equipment and water features.
  - m. Temporary structures, tents and trailers associated with special events.
  - n. Landscape improvements.
  - o. Lakes, ponds, reservoirs, raw water irrigation structures and facilities and irrigation ditches.
  - p. Temporary construction/administration/sales office. Public or private roads and utilities including bridges, utility, improvements, lines and mains, facilities, services and buildings.
  - q. Agricultural uses.
  - r. Mailboxes, drop boxes or similar mail delivery facilities.
3. Building Setback Requirement:  
There shall be a 25' building setback from all lot lines.
4. Maximum Building Height:  
35 feet. Architectural features such as a tower, cupola or other architectural focal point may have a maximum height of 42 feet if approved by the Haymeadow Design Review Committee and the Town of Eagle.



## **H. Cabin – Tract I**

1. Purpose:

To provide a venue for special events including but not limited to weddings, community and corporate events including overnight stays by guests for no more than two consecutive nights.

2. Uses by Right:

This list of uses is meant to be inclusive rather than exhaustive. Should additional uses be considered for Planning Department interpretation, the use categories established in ReCode Table 4.09-1 and Section 4.20.050 Use Category Definitions shall be the basis for interpretation.

- a. Cabin with kitchen, bathrooms, and dressing/bedroom rooms which may be used as a single-family dwelling and/or in support of the Purpose described above
- b. Indoor and outdoor special events limited to a maximum of 170 attendees.
- c. Landscape Improvements
- d. Seasonal tents for special events
- e. Parking for no more than 20 vehicles
- f. Portable self-contained restrooms.
- g. Equestrian, bicycle, and pedestrian trails.
- h. Detached structure/garage
- i. Accessory apartment to single family dwelling as defined by the Town of Eagle (TOE) Municipal Code.

3. Building setback requirement: 25 feet from all lot lines

4. Maximum Building Height 24 feet

5. Gross Density Allowance: One Dwelling Unit not to exceed 2,500 square feet floor area not including accessory structures.

6. Maximum site coverage: N/A

7. Supplementary Regulations:

- a. Special Events utilizing outdoor space shall not be allowed on a seasonal basis between the dates of December 1 to May 15.
- b. No amplified music shall be allowed between the hours of 11:00 pm and 9:00 am.
- c. Water and wastewater connection to the cabin shall be completed within two years of the time those utilities are extended to within 400 feet of the cabin parcel. Application for a building permit for construction of an accessory apartment or ADU shall not be made until such time as water and wastewater connections have been made to the Town's system.
- d. Special Event parking for events larger than 20 attendees shall be accommodated on ABRIKA owned Haymeadow property or guests shall be shuttled in from private offsite locations. ABRIKA will require that special events organizers agree not to utilize public parking lots, Town of Eagle property or road right of ways without express permission from the Town of Eagle.

## **4. DENSITY CONTROL**

Allowable maximum densities for each Neighborhood Parcel are set forth within the following density chart; provided however, that any Neighborhood Parcel may contain up to 1.25 times the total number of allowable dwelling units as described below. Any such increase in density of a Neighborhood Parcel shall be offset by an equal decrease in density from another Neighborhood Parcel. The intent of this provision is to allow flexibility in planning to take into account varying site conditions, market conditions and other design factors. There shall be no transfer of density allowed into Neighborhood D. There shall be one unit of density allowed in Tract I: Cabin, there shall be no transfer of density allowed into Tract I: Cabin.

The maximum density shall not exceed 16 dwelling units per gross acre for development within any Multi-Family Tract for each Neighborhood. The overall maximum density shall not exceed 7 dwelling units per gross acre. Acreage may be transferred between neighborhoods in conjunction with a density transfer, provided the resulting density does not exceed these maximum density thresholds.

In no event shall the total number of residential units in all planning parcels within the Haymeadow PUD combined exceed 837 units. Accessory dwelling units meeting all Municipal Code requirements shall not be included in such limitation.

The combination of two or more existing residential units into a lesser number of units shall first be approved by the Haymeadow Design Review Committee and the Town Planner if any of such units have been designated as an affordable housing unit pursuant to the Town of Eagle Local Employee Residence Program. Approval by the Town shall be granted if such a combination is in conformance with this PUD Guide, the Land Use and Development Code (LUDC), and any applicable building codes. However, residential units designated as affordable housing units shall not be combined if such combination would reduce the total number of affordable housing units below the minimum number of required affordable housing units required under the Town's Local Employee Residence Program.

The Haymeadow Homeowners (Design Review Committee) and the Town of Eagle shall have all remedies available to them at law or in equity to enforce the provisions of this Section.

Accompanying each Final Plat and Development Permit application shall be an inventory of dwelling units that have been approved by previously final plats and/or Development Permits for each respective Neighborhood.

**Density Table 1**

| Neighborhood   | Single Family/Duplex | Multi-Family | Total # D.U. | Max. # Conversion D.U. per Neighborhood |
|----------------|----------------------|--------------|--------------|-----------------------------------------|
| <b>A1</b>      | 72                   | 187          | 259          | 323                                     |
| <b>A2</b>      | 100                  | 89           | 189          | 236                                     |
| <b>B</b>       | 142                  | 28           | 170          | 212                                     |
| <b>C</b>       | 128                  | 40           | 168          | 210                                     |
| <b>D</b>       | 50                   | 0            | 50           | 50                                      |
| <b>Tract I</b> | 1                    | 0            | 1            | 1                                       |
| <b>TOTAL</b>   | <b>493</b>           | <b>344</b>   | <b>837</b>   | <b>837 (Cumulative Max.)</b>            |

Density within each neighborhood has been defined in the PUD Development Plan and the PUD Guide as two-unit types: Multi-Family and Single Family/Duplex. Up to 25% of the units within each neighborhood may be converted between these two-unit types (i.e., converted from Multi-Family to Single Family/Duplex or converting from Single Family/Duplex to Multi-Family). No additional density beyond the 837 approved units is allowed.

## **5. RAW WATER IRRIGATION SYSTEM**

The Haymeadow Metropolitan District will own and operate the raw water irrigation system serving the development.

## **6. PARKING REQUIREMENTS**

- A. Vehicle Parking: All uses within Haymeadow will be subject to the parking standards set forth in Section 4.12 of the Town of Eagle Land Use & Development Code with the exception of the following:

| Use                       | Required Parking (Min.)                                                                                    |
|---------------------------|------------------------------------------------------------------------------------------------------------|
| Single Family, and Duplex | 2 per DU                                                                                                   |
| Townhomes                 | 2 per DU                                                                                                   |
| Accessory Apartment       | 1 per DU                                                                                                   |
| Multiple Family Dwellings | Studio/1 BR Units: 1 per DU<br>2/3 BR Units: 2 per DU<br>4+ BR Units: 3 per DU<br>Plus 1 space per 6 units |
| Bed and Breakfast         | 1 per guest room + 2 for DU                                                                                |
| Senior Housing            | 1 per DU                                                                                                   |
| Childcare Center          | 1 space per 300 sq. ft., plus 4 drop-off spaces.                                                           |

- B. Multifamily Bicycle Parking: The following bicycle parking requirements shall apply to multifamily buildings containing three (3) or more dwelling units per structure and cottage courtyard communities on multifamily development tracts:

| <b>Use</b>                                                                                                                                                                                               | <b>Short-Term (Bike Rack, Less than 2 hours)</b>                                  | <b>Long-Term (Secure Area, Longer than 2 hours)</b>                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Dwelling, Multi-Unit Building (3+ DUs per structure) or cottage courtyard community containing 3 or more dwelling units, with private garage or appropriately sized locked storage unit for each unit    | Min 2 per multifamily structure or 2 per cottage courtyard, plus 0.05 per bedroom | Not Required                                                                     |
| Dwelling, Multi-Unit Building (3+ DUs per structure) or cottage courtyard community containing 3 or more dwelling units, without private garage or appropriately sized locked storage unit for each unit | Min 2 per multifamily structure or 2 per cottage courtyard, plus 0.05 per bedroom | Min 2 per multifamily structure or 2 per cottage courtyard, plus 0.5 per bedroom |

## **7. DESIGN REVIEW**

The Haymeadow Homeowners Association has established a Haymeadow Design Review Committee that shall have authority and responsibility over the design review process. In the event that the Haymeadow Design Review Committee ceases to fulfill its duties as described in the guidelines, Town of Eagle must notify Homeowners Associate in writing and allow a 120-day cure period. If uncured, Town of Eagle may assume the role of the Design Review Committee. Uses under this PUD Guide are subject to the Haymeadow Design Guidelines.

All projects requiring a Town of Eagle permit shall adhere to the standards of this PUD and, where not specifically covered, the provisions of the Town of Eagle Land Use Code.

Applicants for all new development proposals, new buildings or building modifications, new landscaping, or landscaping modifications, as defined in the adopted design guidelines, shall submit such proposals for review and approval by the Design Review Committee.

The Town will make every effort to ensure that DRC approval has occurred prior to issuance of grading or building permits, as demonstrated by drawings stamped as approved by the Design Review Committee.

## **8. STREETSCAPE DESIGN STANDARDS**

The design of streetscapes within the public rights-of-way shall follow the Town of Eagle Code, except that tree spacing standards shall follow the adopted Haymeadow Streetscape Guidelines, and the required buffering within the public rights-of-way shall be measured as 25 linear feet on average.

## **9. SIGNAGE**

The Town will administratively review an application for a Comprehensive Sign Permit for all signage on the Haymeadow property. Upon approval of a Comprehensive Sign Permit, the sign regulations and requirements shall be included in the Design Guidelines as adopted and enforced by the Design Review Committee, subject to Section 9 of this PUD Guide.

## **10. ARCHITECTURAL DESIGN STANDARDS**

Architectural Design Guidelines are set forth in the Haymeadow Design Guidelines. No change may be made to the Design Guidelines that would conflict with any requirement in the PUD Guide or Town Code without approval of the Town Council. Any subsequent major revisions to the Design Guidelines (as determined by the Community Development Director), shall be subject to the review and approval of the Town of Eagle.

## **11. WILDLIFE CONSERVATION**

The Haymeadow PUD has been designed to comply with the Wildlife Conservation Development Standards in Section 4.14.040 of the Town Code, to maintain and enhance the diversity of wildlife species and habitat in the Town and to plan and design land uses to be harmonious with wildlife habitat and the species that depend on this habitat. Wildlife impacts have been reviewed at the PUD level and Development Standards required in accordance with Code Section 4.14.040.

**Clustering:** Development nodes have been clustered in areas of introduced or disturbed vegetation, and environmentally sensitive portions of the property such as wildlife habitat, wetlands, geologically sensitive areas and drainageways have been identified and protected by designating these areas as open space.

**Buffering:** Per Section 3.C.8 of the PUD Guide, a 500-foot-wide wildlife corridor and landscape screening berm shall be established on the adjacent open space to the east of Neighborhood D, as indicated on the approved PUD Development Plan attached as Exhibit A.

In addition to the clustering and buffering achieved through the PUD Development Plan, the following wildlife mitigation measures are also required within the PUD:

## **A. Dogs and Pet Control**

Each dwelling unit will be permitted to house up to two dogs and offspring up to three months old. Residents will be prohibited from harboring dogs on their property unless they have adequate facilities (i.e., animals kept in residence, a fenced yard, an electronically fenced yard, dog run, or kennel) to contain the animals. Enclosed runs must be located immediately adjacent to the home, within the lot's building envelope if an envelope is required and shall not exceed 1,000 square feet. If facilities are inadequate to contain the dog(s), the animals will be immediately removed from the subdivision until adequate structures can be built.

At no time are dogs to be allowed to run freely, other than within designated leash free dog parks. Haymeadow shall be subject to any and all leash laws and other pet regulations as adopted by the Town of Eagle.

Stray dogs may also be controlled by the Town and/or County and Colorado Department of Parks and Wildlife (CDPW). Homeowners not in compliance with these dog restrictions will be responsible for any and all costs incurred by the Town, County, and/or CDPW for enforcing these provisions.

Contractors, subcontractors, and other construction related visitors shall be prohibited from bringing dogs onto the Haymeadow PUD.

## **B. Fencing**

Any fencing separating a residential lot from adjacent natural open space shall be required to meet the wildlife friendly fencing guidelines of Colorado Parks and Wildlife.

The Haymeadow Metro District and/or Homeowners Association shall be responsible for maintaining a fence at appropriate perimeter sections of the PUD to keep cattle grazing on adjacent lands from entering the Haymeadow PUD.

## **C. Trash Receptacles**

Single family residences within the Haymeadow PUD shall be restricted from storing or leaving trash receptacles outside overnight. Trash receptacles shall be placed outside on the day of pick-up and shall be returned to an indoor location the same day.

Multi-family buildings shall provide wildlife resistant trash enclosure structures.

#### **D. Haymeadow Design Guidelines**

Additional Wildlife Conservation Development Standards are also set forth in the Haymeadow Design Guidelines, addressing preservation of native vegetation, tree removal, native plant selection, deer/wildlife fencing, and exterior lighting. No change may be made to the Design Guidelines that would conflict with any requirement in the PUD Guide or Town Code without approval of the Town Council. Any subsequent major revisions to the Design Guidelines (as determined by the Community Development Director), shall be subject to the review and approval of the Town of Eagle.

### **12. TOWN OF EAGLE DEVELOPMENT PERMIT**

All multi-family buildings, the fire station, school and Trailhead Park pavilion building shall be required to obtain a Development Permit pursuant to Section 4.17 of the Town of Eagle Land Use and Development Code.

### **14. CONFLICTS**

The specific provisions of this Guide shall supersede those of the Town of Eagle Land Use Regulations. However, where the Guide does not address an issue, the specific provisions of the Town of Eagle Land Use Regulations shall prevail. In cases of dispute or ambiguity, the Developer will follow the appeals process listed in the Land Use Development Code.

### **15. AMENDMENTS TO THE HAYMEADOW PUD GUIDE AND PUD DEVELOPMENT PLAN**

It is anticipated that modifications or amendments to this PUD Guide, the PUD Development Plan, and Subdivision Plans will be necessary from time to time as Haymeadow progresses. This PUD Guide provides for two types of modifications or amendments: minor and major.

#### **A. Minor Modifications:**

Minor modifications are those changes which will not alter the original project concept, but which may result in minor changes in the design of Haymeadow. Minor modifications include, but are not limited to internal road alignment alterations, minor adjustments to parcel boundaries, building envelope changes, and additions of land uses not previously listed but determined to be similar to listed uses. Minor adjustments to Planning Parcel boundaries shall be defined as:

Change in land use of a parcel of property not to exceed 20,000 square feet to conform to the land use of property immediately adjacent to it, provided however, that the provisions of this article shall not apply to property adjacent to any parcel of property the land use of which has previously been changed pursuant to the provisions of this article. Minor

modification shall also include any decrease in size of a Neighborhood Residential parcel that is offset by an equal increase in an open space parcel.

Minor modifications will be processed administratively in accordance with the review procedures set forth in Chapter 4.17 of the Town Code.

**B. Major Modifications:**

Major modifications are those changes not considered to be minor modifications and are changes that could alter the character or land use of a portion of the project.

Major modifications shall include:

1. Any increase in the total number of residential units.
2. Any change in land use designation of any parcels within the PUD, except as provided above.
3. Any additional land into the PUD.

Major modifications will be reviewed by the Planning and Zoning Commission and Town Council in accordance with the review procedures set forth in Chapter 4.17 of the Town Code., The Town Council shall approve the modification if it is found that the modification is consistent with the efficient development of the entire PUD and does not substantially affect the enjoyment of land abutting the PUD or the public interest.

---

Approved by Abrika Properties, LLC, the developer of the Haymeadow PUD, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_

**TOWN of EAGLE Signature block:**

Approved by the TOWN OF EAGLE, COLORADO, a municipal corporation acting by and through its Town Community Development Department, this 29 day of August, 2025.

Dayton Hertzman, Community Development Director