

**TOWN OF EAGLE, COLORADO
ORDINANCE NO. 07
(Series of 2026)**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO,
REPEALING AND REPLACING CHAPTER 11 OF TITLE 4 AND MISCELLANEOUS
AMENDMENTS TO CHAPTERS 10, 12, 14, 16, AND 20 OF THE EAGLE MUNICIPAL CODE
RELATED TO DEVELOPMENT STANDARDS AND PROCESSES**

WHEREAS, pursuant to C.R.S. § 31-15-103, municipalities shall have power to make and publish ordinances which are necessary and proper to provide for the safety, to preserve the health, promote the prosperity, and improve the morals, order, comfort, and convenience of such municipality and the inhabitants thereof not inconsistent with the laws of this state; and

WHEREAS, the Town of Eagle (the "Town") is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Eagle Home Rule Charter (the "Charter"); and

WHEREAS, pursuant to Section 1.01.080 of the Eagle Town Code (the "Code"), the Town Council may amend the Code and pursuant to Section 4.17.120 of the Code, the Town may amend the Land Use and Development Code (the "LUDC"); and

WHEREAS, the Town Council desires to amend Title 4 of the Code; and

WHEREAS, it is in the interest of the public health, safety, and welfare of the Town to amend the Code as set forth in this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO:

Section 1. Recitals. The foregoing recitals are hereby incorporated as if set forth herein in full.

Section 2. Section 4.20.020. Definitions for 'Anticipated mature size', 'Bioswale', 'Defensible space', 'Fine fuels', 'Immediate zone (Zone 1)', 'Intermediate zone (Zone 2)', 'Ignition-resistant vegetation', 'Invasive plant species', 'Linear planting strip', 'Mulch', 'Non-combustible breaks', 'Non-combustible Material', 'Red flag', 'Rootable soil volume', 'Tree canopy', 'Tree crown', and 'Turf' are hereby added to Section 4.20.020. of the Eagle Municipal Code as follows:

Anticipated mature size. The height and width a plant is expected to reach when fully grown.

Bioswale. A vegetated, low-lying area or trough that uses plant materials and specialized soil mixes to treat, absorb, and convey stormwater runoff.

Defensible space. An area where fuels have been treated, cleared, or modified to slow wildfire and create space for suppression operations.

Fine Fuels. Fuels such as grass, leaves, needles, and small twigs that ignite readily and are consumed rapidly.

Immediate zone (Zone 1). The zone from the exterior wall of a building (or vertical plane below

the outermost projection) to five (5) feet away.

Intermediate zone (Zone 2). The zone from five (5) feet from a building to the property line.

Ignition-Resistant Vegetation. Plants with low ignition potential due to foliage chemistry and structure; while they can be damaged by fire, they do not significantly contribute to fire intensity.

Invasive plant species. Plants that are not native to an environment, and once introduced, they establish, quickly reproduce and spread, and cause harm to the environment, economy, or human health

Linear planting strip. A continuous landscaping area aligned with parking rows or drive aisles intended to connect multiple planting areas to create shared soil volumes.

Mulch. A layer of material applied to the surface of the soil to conserve soil moisture, reduce weed cover, and improve soil health.

Non-combustible materials. A material of which no part will ignite and burn when subjected to fire.

Non-combustible breaks. Areas or materials that do not ignite or support combustion used to interrupt fuel continuity (e.g., hardscape or rock mulch).

Pervious surface. Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, ~~such as permeable pavers or a vegetated roof.~~

Red flag. A term used by fire-weather forecasters to call attention to weather of particular importance to fire behavior. The purpose is to call attention of forecast users to special conditions of limited duration that may result in extreme burning conditions. In addition to being used when extreme burning conditions are expected, the term may be employed when rapid weather change is expected to cause an important increase in danger without actually reaching the extreme stage. (A red flag may be specified for a given period or to continue until specifically removed from the forecast statement.)

Rootable soil volume. Means a contiguous, uncompacted, and aerated volume of soil suitable for tree root growth, providing at least 2 cubic feet of volume per square foot of mature tree canopy projection, or a minimum of 300-1000 cubic feet per tree based on tree size. It must be comprised of sandy loam or similar approved planting medium, have a minimum depth of 3 feet, and have a maximum compaction level of 1.4 g/cc. Rootable soil volume may include soil shared between trees, engineered soil cells, or structural soils.

Tree crown. The primary and secondary branches growing from the main stem, together with twigs and foliage.

Turf. Continuous plant coverage consisting of non-native grasses or grasses that have not been hybridized for arid conditions and which, when regularly mowed, form a dense growth of leaf blades and roots.

Functional Turf means turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include a playground, a sports field, a picnic ground, an amphitheater, a portion of a park, and the

playing area of a golf course, such as a driving range, chipping and putting green, tee box, green, fairway, and rough.

Nonfunctional Turf means turf that is not functional turf. Nonfunctional turf includes but is not limited to turf located in a street right-of-way, parking lot, median, or transportation corridor.

Functional Artificial Turf means artificial turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include a playground, a sports field, a picnic ground, an amphitheater, a portion of a park, and the playing area of a golf course, such as a driving range, chipping and putting green, tee box, green, fairway, and rough; OR a component of a product designed and approved by a professional engineer for civil infrastructure projects, including but not limited to: covers for solid waste facilities and brownfield sites; and revetments for slopes, channels, levees, and dams.

Section 3. Section 4.10.030. Section 4.10.030. of the Eagle Municipal Code is hereby amended as follows:

B. Permitted façade materials.

1. Building materials for walls shall be selected for their appearance and ability to withstand the extremes of the area's mountain climate and be compliant with all relevant building and fire code requirements. ~~Materials durability include without limitation:~~

- ~~a. Segmented wood siding;~~
- ~~b. Log, full or milled profile;~~
- ~~c. Stone, including sandstone, river rock, and moss rock;~~
- ~~d. Segmented horizontal or vertical siding and cementitious siding;~~
- ~~e. Brick masonry and dimensional cut stone;~~
- ~~f. Cast concrete manufactured to simulate natural materials;~~
- ~~g. Split face concrete block is allowed for mixed use and nonresidential structures;~~
- ~~h. Patinaed or color treated metal may be used on accent wall surfaces; and~~
- ~~i. Modular panels may be used a primary or accent wall surfaces, but may be restricted to certain zone districts.~~

~~2. Additional materials with similar durability may be approved by the Director.~~

C. Prohibited façade materials. Materials not in compliance with relevant building and fire codes and the following:

D. Roofs, eaves, and parapets.

1. Roofs, eaves, and parapets shall be designed to withstand the Town's variable mountain climate by utilizing appropriate pitch, drainage, and materials. Roof, eave, parapet, cornices, soffits, gutters, and downspout materials and assemblies must be compliant with all applicable building and fire codes. ~~The Director may approve materials not listed but may request manufacturer's specifications and industry studies to ensure maintenance and durability.~~

~~2. Permitted roofing materials include without limitation:~~

- a. Tile;
- b. Slate and equivalent synthetic materials or better;
- c. Metal, shingle or standing seam, equivalent or better;
- d. Dimensional architectural grade composition shingles;
- e. Class A asphalt shingles; and
- f. Other materials of equivalent durability as approved by the Director.

2. Additional permitted materials:

- a. ~~Cornices and soffits may be comprised of wood or metal.~~
- b. ~~Gutters and downspouts may be vinyl or metal.~~
- a. Parapet wall materials, exclusive of copings, cornices, or other design accents, shall match the building wall.

Section 4. Section 4.10.050.C.3.b.ii.a. Section 4.10.050.C.3.b.ii.a. of the Eagle Municipal Code is hereby amended as follows:

(a) Opaque privacy fencing, made with non-combustible materials within 8 ft of a building, is required where non-residential commercial lots uses abut residential neighborhoods. The fence shall be ~~between six and eight feet~~ a minimum of 42 inches in height. The Director may approve the use of plant material as a screening device if plant quantities and plant spacing are designed to create ~~dense,~~ visual barriers and comply with all provisions of Chapter 4.11.

Section 5. Section 4.10.050.C.1.b.v. Section 4.10.050.C.1.b.v. of the Eagle Municipal Code is hereby amended as follows:

(b) *Landscaped areas.* Landscaping shall integrate with landscaping found along the Broadway streetscape and applicants are required to describe how their proposed landscaping is native, will be maintained and integrates with the existing street landscaping. ~~Appropriate mature heights of ornamentals and shrubs shall not exceed four feet in height. Planting materials may include annuals, perennials, grasses, small ornamental trees or shrubs that flower, have colorful winter bark or showy fruits.~~ Plantings shall be kept to designated planting areas and applicants shall provide a landscape plan for any proposed landscaping in the Broadway district (planting pots typically do not require a landscape plan). ~~Turf is permitted, however, applicants shall show how the turf is to be maintained. Hardscaped paths are required through any turf areas from the property line to the building entry door.~~

Section 6. Section 4.10.050.C.2.b.ii. Section 4.10.050.C.2.b.ii. of the Eagle Municipal Code is hereby amended as follows and Section 4.10.050.C.2.b.iii. shall be renumbered as ii:

ii. ~~Lots that abut the 1-70 corridor, a railroad or a residential zone district shall have a minimum 15-foot landscaped buffer paralleling the property line shared with the interstate right-of-way. In the buffer, one tree is required to be planted for every 25 linear feet of property line. A minimum of one-third of all required trees shall be evergreen, and shall be placed 20 feet on-center minimum and 30 feet 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.~~

Section 7. Section 4.10.050.C.2.c. Section 4.10.050.C.2.c. of the Eagle Municipal Code is hereby amended as follows:

~~ii. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 20 feet of any public or street, public sidewalk, or formal internal pedestrian way, such as a marked or signed walkway.~~

~~iii.ii.~~ Trucks, trailers, and outdoor containers used for functions such as delivery or maintenance shall only be parked or stored in designated loading and unloading areas that are completely screened from adjacent streets or properties for the duration that they are on the site, and shall be removed promptly upon the completion of use or service.

~~iv.iii.~~ Exterior display areas shall be clearly depicted on the development plan. All exterior display areas shall have a minimum buffer of ten feet from vehicle lanes or parking areas and shall be permanently screened around the perimeter of the exterior display area with walls or fences, in conformance with §4.11.600.

~~v.iv.~~ Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash dumpsters and trash compacters shall be incorporated into the overall design of the building and the landscaping so that their visual impacts are screened from view from adjacent properties and public streets, and the screening materials shall be consistent with the principal materials of the building and landscaping and in conformance with §4.11.600.

Section 8. Section 4.10.050.C.4.b.ii. Section 4.10.050.C.4.b.ii. of the Eagle Municipal Code is hereby deleted:

~~ii. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 20 feet of any public or street, public sidewalk, or formal internal pedestrian way, such as a marked or signed walkway.~~

Section 9. Section 4.12.040.I. Section 4.12.040.I. of the Eagle Municipal Code is hereby deleted:

~~I. EV Charging. On-site electric vehicle charging shall be provided in compliance with the Colorado Model Electric Ready and Solar Ready Code as applicable to the Town.~~

Section 10. Section 4.14.040.C.2. Section 4.14.040.C.2. of the Eagle Municipal Code is hereby amended as follows:

a. Applicants shall work with a landscape designer or other professional to determine plant species for the site. To the greatest extent possible, Only plant species native to Eagle County or that are on an approved Town landscaping list ~~may~~ should be introduced on sites containing ~~important~~ critical wildlife habitat areas.

b. To the maximum extent feasible, existing herbaceous and woody cover on sites shall be maintained and removal of native vegetation shall be minimized; except for fire mitigation at the discretion of the Fire District.

c. Only animal species approved by Colorado Parks and Wildlife may be introduced

on sites containing ~~important~~ critical wildlife habitat areas.

Section 11. **Section 4.14.040.C.4.** Section 4.14.040.C.4. of the Eagle Municipal Code is hereby amended as follows:

a. Fencing on sites ~~containing~~ within critical wildlife habitat shall not exceed four feet in height, unless the Director approves the fencing to confine permitted domestic animals or to protect permitted ornamental landscaping or gardens.

b. ~~The Director will~~ applicant shall work with CPW and the Fire District to determine the type of fencing most appropriate for the site. ~~determine the type of fencing appropriate for the wildlife species on the site based on Colorado Parks and Wildlife fence guidelines and as consistent with~~ Section 4.11.070.

Section 12. **Section 4.16.020.D.** Section 4.16.020.D. of the Eagle Municipal Code is hereby amended as follows:

4. Marking of roads. Approved signs or other approved notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof.


5. Marking of fire protection equipment. Fire protection equipment and fire hydrants shall be clearly identified in a manner approved by the code official to prevent obstruction.

6. Address markers. Buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located in a manner approved by the code official.

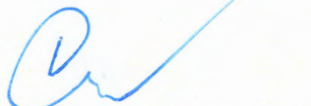
Section 13. **Chapter 4.11.** Chapter 4.11 of the Eagle Municipal Code is hereby repealed in its entirety and reenacted in the form attached hereto.

INTRODUCED, READ, MOVED, AND ORDERED PUBLISHED ON APRIL 28, 2026.

TOWN OF EAGLE, COLORADO

By: 
Bryan Woods, Mayor

ATTEST:

By: 
Camille Deering, Town Clerk

Chapter 4.11 — Landscaping, Irrigation, Screening and Fencing

Section 4.11.010 – Purpose and Intent.

The purpose of this chapter is to ensure that landscaping, fencing, and screening support a resilient, fire-adapted, and water-efficient community by using fire-wise design, climate-appropriate plantings, preservation of healthy existing vegetation, and durable materials that enhance neighborhood character and environmental stewardship.

Landscaping shall reduce wildfire risk, promote plant health, minimize water use, and prevent habitat fragmentation and invasive species, consistent with the Town's Comprehensive Plan and state regulations.

Section 4.11.020 – Authority; Relationship to State Requirements

These standards meet or exceed State requirements for wildfire resiliency and water-efficient landscaping while allowing flexibility and creativity in landscape design to protect public health, safety, property, and welfare.

Section 4.11.030 – Applicability.

- A. *General Applicability.* All properties within the Town of Eagle proposing new construction and/or substantial redevelopment subject to a development plan, use permit (special or conditional), and/or building permit shall comply with this chapter. Specific thresholds for 'substantial redevelopment' are established in the Administrative Manual.
- B. *Subdivisions.* Subdivision applications shall comply with this chapter and applicable streetscape guidelines.
- C. *Landscape Permit.* A separate landscape permit is required when landscaping is subject to general applicability requirements and is not otherwise reviewed as part of another permit. Applicants whose projects do not meet general applicability requirements may elect to submit a landscape permit for review.
- D. *Installation.* Plant materials and irrigation shall be installed prior to issuance of a certificate of occupancy, unless the Director approves seasonal deferral with a performance guarantee.
- E. *Conflict.* Where conflicts exist with other provisions of this LUDC, the provisions of this chapter shall control to the extent of the conflict.

Section 4.11.040 – Required Plans.

- A. *Required Plans.* Landscape and irrigation plans are required for all developments subject to this chapter. Grading, drainage, and erosion control plans shall be submitted when proposed work would alter existing grades, drainage patterns, or require erosion control measures. The Town maintains submittal checklists in the Administrative Manual.

Section 4.11.050 – Defensible Space – Zone 1 – Immediate Zone.

- A. *Zone 1 – Immediate Zone* (0–5 feet from buildings). The Immediate Zone, or Zone 1, extends from the exterior wall of any building (or the vertical plane beneath the outermost projection, such as eaves or decks) to a distance of five (5) feet and shall be designed to prevent direct flame contact and ignition from embers. The following standards apply:
1. *Allowed Ground Treatments and Hardscape.* Non-combustible materials (e.g., gravel or rock), pavers, concrete, or stone are permitted.
 2. *Prohibited Plant Materials.* No new trees or shrubs may be planted. Except as provided under Ignition-Resistant Plantings below.
 3. *Ignition-Resistant Plantings (IRP).* Limited ignition-resistant plantings may be permitted within Zone 1 provided they meet the following criteria:
 - i. *Fuel characteristics.* Plants shall exhibit high moisture content, low resin or oil content, and slow growth rates.
 - ii. *Plant form.* Plantings shall consist of low-growing groundcovers, herbaceous perennials, or similar vegetation that is irrigated and maintained.
 - iii. *Spacing.* IRPs shall be installed in small, isolated, and well-spaced groupings, not in large or continuous masses. All plant materials shall be shown on plans at anticipated mature size. Plant spacing shall be reviewed as part of the application.
 - iv. *Groundcovers and turf.* Permitted irrigated or low-water groundcovers, including functional and approved non-functional turf, are not subject to spacing requirements and may be planted within Zone 1, provided they are maintained at a height of 4-inches or less.
 4. *Existing Vegetation.* Existing vegetation within five (5) feet of buildings shall be removed, except that existing mature trees may remain where branches are pruned to maintain required clearances from structures; see §4.11.070.
 5. *Decks and patios.*
 - i. Decks shall comply with applicable building and fire codes. A continuous non-combustible surface (such as concrete, pavers, gravel, or stone) shall be provided within five (5) feet of all deck edges. IRPs meeting above requirements are allowed within the continuous non-combustible surface around the edges of the deck. This requirement does not apply where the deck is directly attached to or abuts the exterior wall of a building.
 - ii. Patios constructed of concrete, natural stone, or other fully non-combustible materials may be located within Zone 1 without an additional five-foot non-combustible buffer, provided all adjacent conditions meet the requirements of this Section.
 6. *Storage of firewood.* Open storage of firewood is prohibited in this area. Storage within an ember-resistant, non-combustible container may be allowed when no feasible alternative exists.

Section 4.11.060 – Defensible Space – Zone 2 – Intermediate Zone.

- A. *Zone 2 – Intermediate Zone* (5+ feet from buildings). Zone 2 begins five (5) feet from the building (measured from the vertical plane beneath the outermost projection) and extends to the property line where less than thirty (30) feet is available. Landscape design in this zone shall minimize radiant heat, eliminate ladder fuels, resist ember ignition, and support low-water, climate-appropriate planting.
1. Properties with more than thirty (30) feet between buildings and the property line are generally subject to the requirements below; however, additional plant materials may be permitted, and shrubs and perennials are not required to be planted in separated clusters with non-combustible breaks, provided such plantings are located more than thirty (30) feet from a building.
 2. The following Zone Districts shall be exempted from the standards of this Section 4.11.060:
 - i. Old Town Residential (OTR), [Section 4.03.070.](#); and
 - ii. Commercial Mixed-Use (CMU1), [Section 4.04.040.](#)
- B. *Plant Materials; General.*
1. *Allowed:* deciduous trees and shrubs; irrigated low-growing perennials and groundcovers; other ignition-resistant species, and limited evergreen species for privacy or screening.
 2. *Prohibited:* highly resinous/oily plants.
- C. *Tree Location and Spacing.*
1. *From buildings.* Maintain a minimum horizontal clearance of ten (10) feet between the outer edge of the mature canopy and any building.
 2. *Between new trees.* Maintain a minimum of ten (10) feet between mature canopies, except as allowed for grouped species.
 3. *Vertical separation.* Maintain a minimum of six (6) feet between shrub/groundcover tops and the lowest tree branches, or prune to no more than one-third (1/3) of total tree height, whichever results in less branch removal.
 4. *Groupings.* Grouped deciduous trees (e.g., aspen) are allowed when mature crowns remain outside the 0–10-foot zone from buildings and all separation requirements are met. Grouped conifers may be allowed beyond 10 feet and must meet maintenance, spacing, and vertical separation requirements.
- D. *Shrubs and Perennials.*
1. Plant in small, separated clusters with non-combustible breaks (e.g., rock/gravel bands or hardscape).
 2. Near trees, keep mature plant height generally under three (3) feet within 5–15 feet of buildings; heights up to five (5) feet may be allowed 15–30 feet from buildings if vertical separation to tree branches is maintained.

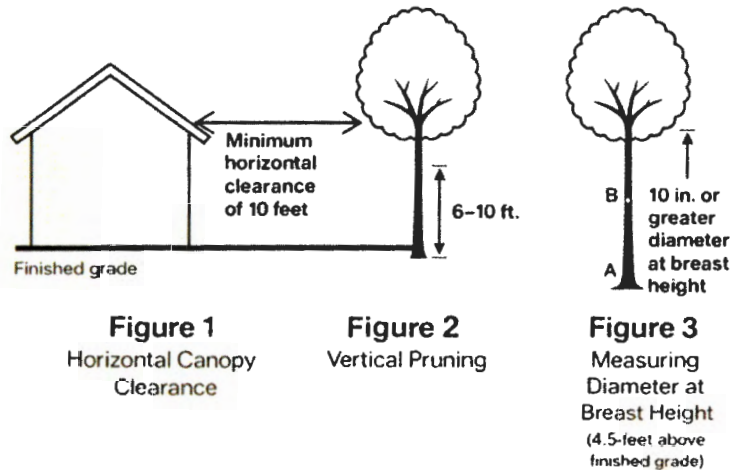
Table 4.11-1: Allowed Elements by Wildfire Zone

Element	Immediate (0–5 ft)	Intermediate (5+ ft)
Non-combustible mulch/hardscape	Allowed	Allowed
Organic mulch	Prohibited	5 ft from building; limited use, may be required to be contained

		in a planting bed or within a building (such as a greenhouse).
Turf (live or artificial)	Functional and allowed non-functional when mowed to no more than 4-inches tall	Functional and allowed non-functional
New trees	Prohibited	Prohibited within 10-ft of buildings
Ignition-resistant plantings	Allowed with limitations	Allowed
Planting beds/raised beds	Prohibited	Allowed when the border is non-combustible or ignition-resistant (e.g. metal container) and located so as not to create ladder fuels.

Section 4.11.070 – Existing Trees and Vegetation.

A. *Existing Mature Trees.* Existing trees with a trunk diameter of ten (10) inches or greater, measured at 4.5 feet above finished grade (diameter at breast height), may remain subject to the following:



1. *Horizontal clearance from buildings.* Maintain a clearance of ten (10) feet between the existing trees and any building by pruning. Tree removal is not required when compliance can be achieved through pruning. Where a certified arborist determines that pruning to achieve the full clearance would compromise tree health or stability, the Director may approve lesser clearance with mitigation (e.g., additional hardscape or non-combustible breaks) or require removal with replacement in a different location.
2. *Vertical pruning (ladder fuel reduction).* Prune lower branches to a minimum height of six (6) feet above finished grade, or to one-third (1/3) of total tree height, whichever results in less branch removal. Vertical pruning is not required if there are no ladder fuels at the base of the tree or under branches.

B. *Tree replacement requirements.*

1. Removed trees must be replaced with:
 - i. A tree providing similar functional characteristics (e.g., shade, understory, privacy), except that new highly oily or resinous plant material shall not be used within 10 feet of a building; or
 - ii. A different species that improves biodiversity, subject to approval by the Director.
 - iii. The Director may approve shrubs in place of trees where appropriate due to site conditions, utilities, or spacing constraints. Locations of replacements must be approved in writing by the Director and comply with this Chapter.

C. *Preservation of existing vegetation.* Landscape plans shall preserve existing native vegetation and mature trees to the extent consistent with wildfire mitigation, utilities, and public safety.

Section 4.11.080 – Landscape Measurement Rules.

- A. Distances are measured horizontally from the nearest exterior wall of any building to the nearest point of the plant or canopy edge at anticipated mature size.
- B. Diameter at Breast Height (DBH) is measured 4.5 feet above finished grade on the upslope side of the tree.
- C. For projections (e.g., decks, porches, eaves), measurements begin at the vertical plane beneath the outermost projection.

Section 4.11.090 – General Landscaping Requirements.

- A. *Non-combustible mulch* (gravel/rock) is preferred throughout all zones.
 1. Organic mulch is not permitted within Zone 1.
 2. Organic mulch is allowed within Zone 2 only when located at least five (5) feet from a building and used in limited, well-defined areas. To reduce wildfire risk, mulch may be required to be contained within a planting bed or located within an enclosed or roofed structure, such as a greenhouse. Alternative mulch treatments may be approved when the applicant demonstrates a functional need and provides appropriate fire-mitigation measures.
- B. *Raised Planting Beds.* Raised planting beds are not permitted within Zone 1. Within Zone 2, planting bed borders shall be constructed of non-combustible or ignition-resistant materials (e.g. metal container bed). Planting beds shall be located so as not to create ladder fuels.
- C. *Trellises.* Trellises are permitted within Zone 2 when constructed of non-combustible or ignition-resistant materials and when required clearances are maintained. Trellises shall be located so as not to create ladder fuels.
- D. *Plant Selection and Hydrozones.* Plant selection shall emphasize low-water native mountain region vegetation and limit high-water species. Required landscapes shall be designed using hydrozones (grouping plants by water needs). Irrigation requirements for hydrozones are in §4.11.200.

Table 4.11-2: Landscape Materials – Minimum Requirements – Size and Spacing:

Table 4.11-2: Landscape Materials – Minimum Requirements – Size, Area, and Spacing		
Landscape Material	Size	Spacing
Evergreen Tree	No minimum	Tree placement should be planned to ensure the mature canopy is no closer than 10 feet to the closest part of a building.
Deciduous Tree	1.5" Caliper	

		Trees should be grouped based on water usage.
Shrubs	3-gallon	Shrubs shall be grouped based on water usage.
Perennials	2.5 Qt or 1-gallon	n/a
Annual flower bed	No minimum	Grouped based on water usage.
Low-water, low-ignition, or 'mountainscape' ground cover	No minimum	n/a – turf grasses shall comply with provisions of Section 4.11.100.
Earthen berm – approval required from Director, Town Engineer, or designee		
Combustible Mulch (e.g. shredded bark mulch)	No minimum	Prohibited within 5' of a building (Zone 1). Not recommended for extensive use.
Hardscape material / noncombustible mulch (e.g. rock mulch such as river rock, pea gravel, or gravel)	No minimum	n/a
Ornamental Pavers / Natural flagstones	Not to exceed impervious requirements	
Pavers or Pavement – not to exceed impervious requirements.		
Landscape Boulders	No minimum	
Other features / seed are allowed as otherwise provided for.		

Section 4.11.100 – Functional and Nonfunctional Living Turf Grass and Artificial Turf.

- A. *Applicability.* The installation of nonfunctional turf and nonfunctional artificial turf is prohibited as part of all new development or redevelopment for multi-family and common-interest communities, commercial, institutional, and industrial properties, medians, parking lots, rights-of-way, and transportation corridors. For single-family residential properties, turf shall be limited to functional areas as defined below and as further specified in the Administrative Manual.

Table 4.11-3: Turf Installation Applicable based on Property Type

Table 4.11-3: Turf Installation Applicable based on Property Type		
Property Type	Turf Installation Allowance	Notes / Conditions
Single-family	Allowed only in functional areas	Must meet definition of "functional turf" and follow requirements in the Administrative Manual
Multi-family	Nonfunctional turf and nonfunctional artificial turf are prohibited	Applies to all new development or redevelopment

Common-interest communities	Nonfunctional turf and nonfunctional artificial turf are prohibited	New development or redevelopment
Institutional	Nonfunctional turf and nonfunctional artificial turf are prohibited	New development or redevelopment
Commercial	Nonfunctional turf and nonfunctional artificial turf are prohibited	New development or redevelopment
Industrial	Nonfunctional turf and nonfunctional artificial turf are prohibited	New development or redevelopment
Medians, parking lots, rights-of-way, transportation corridors	Nonfunctional turf and nonfunctional artificial turf are prohibited	New development or redevelopment
Slopes Steeper than 30%	Nonfunctional turf and nonfunctional artificial turf are prohibited	New development or redevelopment

- B. *Functional Turf.* Turf located in recreational use areas or other spaces regularly used for civic, community, or recreational purposes (e.g., sports fields, playgrounds, picnic grounds, amphitheaters), and reasonable, limited portions of residential yards that provide functional use.
- C. *Nonfunctional Turf.* Turf areas not regularly used for civic, community, or recreational purposes, including but not limited to medians, parking lots, transportation corridors, and slopes steeper than thirty percent (30%).
 - 1. Warm season grasses, native, and climate adapted grasses for Colorado that require less supplemental water than cool season grasses may be used in nonfunctional areas along with a range of lower water use plants and shrubs that are native or adapted to Colorado's climate.
- D. *Species Limitations.* Use of cool season grasses (e.g., Kentucky bluegrass) is prohibited in nonfunctional areas and discouraged elsewhere unless part of an approved functional area.
- E. *Artificial Turf.* Artificial or synthetic turf is permitted only for playgrounds, mini-golf, kennels/dog relief areas designed with appropriate drainage and maintenance plans, or recreation fields; it is prohibited as a substitute for live landscaping elsewhere.

Section 4.11.200 – Irrigation.

- A. *Hydrozones.* Divide irrigated areas into hydrozones by plant water needs (low/medium/high). Each hydrozone shall include only plants with similar requirements; show hydrozones on irrigation plans, including estimated seasonal water needs.
- B. *Plant Water-Need Classification.* Label all plant materials as low, medium, or high water use; consider local climate, soils, wildfire resistance, disease/pest resistance, and long-term adaptability.

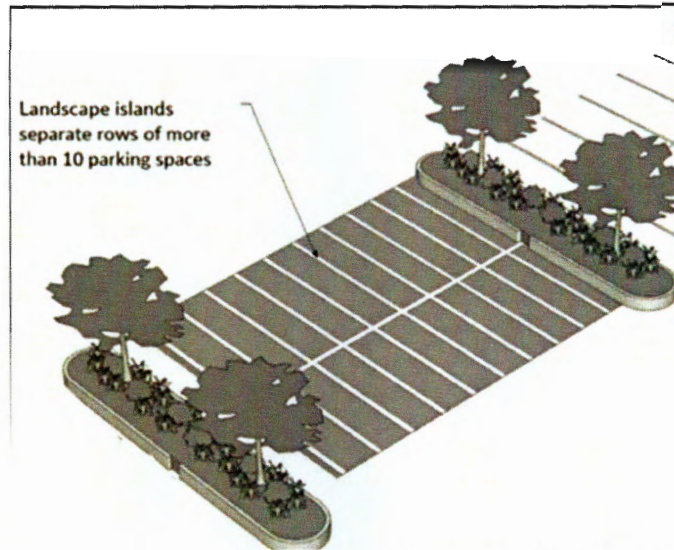
- C. *Soil Preparation.* Prior to irrigation installation, amend and prepare soil to support root development and moisture retention; for new landscaping, incorporate soil amendments to a depth of at least six (6) inches. Native seeded areas may be exempt.
- D. *System Layout and Operation.* Design systems to prevent overspray, runoff, water on impervious surfaces, and wind drift. Zones shall support plant grouping, sun exposure, slope, and soil type. Provide automatic controllers with weather or soil-moisture inputs, a master valve, and flow sensor. Provide isolation valves for hydrozones or distinct planting areas. Overhead spray irrigation is permitted only where appropriate (e.g., functional turf).
- E. *Scheduling and Water Waste Prevention.* Comply with Town watering schedules, restrictions, and drought measures. Adjust frequency/duration for establishment and long-term efficiency. Prohibit water runoff, overspray, pooling, and other water waste.
- F. *Temporary Establishment Watering (Optional).* The Town may issue a Temporary Landscape Establishment Permit for initial plant establishment; permits are time-limited and do not apply during declared water emergencies.
- G. *Maintenance and Verification.* Maintain systems in good repair. The Town may require post-installation inspection as part of certificate of occupancy to verify controller operation, valve/emitter function, absence of leaks/overspray, and seasonally appropriate scheduling.
- H. *Prohibited Practices.* Irrigation during rainfall or when soil moisture is sufficient; irrigation causing runoff to adjacent properties, sidewalks, streets, or drainageways; overhead spray in hydrozones of exclusively low-water native species or on slopes where runoff is likely.

Section 4.11.300 – Revegetation of Disturbed Native Land.

- A. *Applicability.* Applies only to areas with undisturbed native land on the property that are adjacent to Town-owned open space or Federal property; does not apply to former or current agricultural lands. Disturb only the area necessary for construction.
- B. *Requirements.* Disturbed areas not formally landscaped shall be mulched and revegetated with native seed or plant materials; install ≥3 inches of topsoil (use stockpiled site topsoil when possible). Slopes steeper than 3:1 shall receive biodegradable erosion-control blankets.
- C. *Wildfire mitigation* by fire professionals or in consultation with fire professionals at native/open-space interfaces is permitted with notification to the Town and any other governing entity (e.g. HOA or Metro District).

Section 4.11.400 – Parking Lot Landscaping.

- A. *Applicability.* Applies to any off-street surface parking area with more than ten (10) spaces, including expansions that cumulatively exceed this threshold, except as otherwise provided in district-specific standards.



1. *Spacing and Preferred Configuration.* Provide a landscape island or linear planting area at least every ten (10) spaces in a row. All parking rows must end in a terminal island. Where feasible, use linear planting strips to provide shared root zones; linear strips may count as multiple required islands when width standards are met.
2. *Minimum Planting Area Dimensions and Planting Requirements.*
 - i. Interior planting islands containing trees shall be at least eight (8) feet wide and 300 square feet in area.
 - ii. Islands without trees shall be at least six (6) feet wide.
 - iii. Provide one shade-providing deciduous tree per ten (10) spaces. Trees shall be selected from the Town's approved lists or an applicant may demonstrate equivalency for species suitable for heat, drought, and parking lot conditions.
3. *Soil Condition and Green-Infrastructure Options.*
 - i. Planting areas shall be constructed with uncompacted planting soil loosened to a minimum depth of 24 inches before planting. Where soils are highly compacted or disturbed, appropriate soil amendments shall be added as needed to achieve workable planting conditions. All planting areas must meet the requirements for Rootable Soil Volume, as defined, including continuity, depth, soil type, and maximum compaction level; where planting areas include trees, the planting soil must meet the depth and volume requirements for Rootable Soil Volume.
 - ii. Rain gardens, bioswales, or other green-infrastructure areas may substitute for required interior landscape islands when they meet the minimum width requirements applicable to the island being replaced and include at least one deciduous shade tree. Green-infrastructure areas used as substitutions must be designed so that the shade tree can meet the Rootable Soil Volume requirement, as defined.
4. Nonfunctional turf grass (including artificial turf – both functional and nonfunctional) is prohibited within landscape islands.

Table 4.11-4: Parking-Lot Landscaping Summary

Standard	Minimum
Interior island width (with trees)	8 ft; 300 sf
Interior island width (no trees)	6 ft
Tree ratio	1 deciduous shade tree per 10 spaces
Island frequency	Every 10 spaces; terminal islands at row ends
Bioswale / rain garden	≥8 ft width + ≥1 deciduous shade tree
Turf in islands	Prohibited
Soil preparation	Loosen to ≥24 inches; amendments as required

- B. All parking lot landscaping shall be maintained in healthy condition at the expense of the property owner. Snow storage is not recommended in landscape islands.
- C. All rear parking lots serving nonresidential uses shall be separated from adjacent residential zone districts or residential uses by a fence, wall, or landscaping with a minimum height of forty-two inches (42”), subject to approval by the Director and in conformance with the requirements of this Chapter and the clear vision area standards in [Section 4.02.040.A](#). Front parking lots serving nonresidential uses shall be separated from adjacent residential zone districts or residential uses by alternative screening methods consistent with the requirements of this Chapter and applicable clear vision area standards.
- D. *EV Charging Equipment Clearance.* For purposes of vegetation clearance, EV charging equipment shall be treated as a building element; maintain a minimum clearance of ten (10) feet horizontally and vertically between vegetation at maturity and EV charging equipment. Final siting and installation of EV equipment is governed by applicable Building and Electrical Codes; landscape plans should avoid placing required islands where clearances cannot be maintained.
- E. *Parking lot drainage design.* Parking lot drainage shall not cross public sidewalks, be released onto adjacent property, or discharge into natural watercourses without suitable treatment. The surface of islands and divider strips may be concave to help channel surface runoff. Drainage systems shall incorporate water-quality treatment measures as approved by the Town Engineer.

Section 4.11.500 – Fencing.

- A. *Materials and Transitions.* Where a fence connects to a building, the first eight (8) feet from the building shall be constructed of non-combustible materials. Combustible materials may resume beyond eight (8) feet, provided vegetation clearances in this chapter are maintained.
- B. *Breaks.* Perimeter fences shall provide breaks (non-combustible sections, gates, or clear zones) at intervals not to exceed 100 feet to reduce continuous fuel pathways.

- C. *Chain Link.* New chain link fences are prohibited in all zone districts except Industrial (IND). In the Commercial General (CG/CGE) districts, chain link may be allowed for specific uses with Director approval. Existing chain link fences may remain.
- D. *Maximum Fence Heights.* Clear vision areas must be maintained pursuant to §4.02.040.A; any fencing located in such area shall be required to be reduced to comply. A building permit is required for any fence over six (6) feet in height. On residential lots or parcels within or adjacent to a critical wildlife habitat, wildlife movement corridors, or open space parcels, fences are limited to 42 inches and should adhere to CPW's 'Fencing with Wildlife in Mind' (or successor) to the extent practicable.

Table 4.11-5: Maximum Fence Heights

Table 4.11-5: Maximum Fence Heights			
	Residential Districts [1]		Nonresidential Districts [1]
	Interior Lot	Corner Lot	
Front Yard	42 in	42 in	42 in
Side Yard	6 ft	6 ft	8 ft
Rear Yard	6 ft	6 ft	8 ft

Notes:
 [1] Where fence height requirements in this table conflict with any use standards (e.g. childcare facilities) the requirements for the established use may control.

Section 4.11.600 – Screening.

- A. *Purpose.* To hide stored materials from view of persons standing on the ground within a public street, public right-of-way, or other publicly accessible area adjacent to the storage area. Where no specific viewing location is identified, visibility shall be evaluated from a point 50 feet from the screening device within the public right-of-way or other public area.
- B. *Rooftop Mechanical Equipment.* In conformance with Table 4.02-3 and Chapter 4.10, screen rooftop mechanical equipment from the view of a person standing on the property line across an adjacent public street. Individual 'capsule' screening of units is prohibited; use grouped penthouse-style screening or parapet walls integral to the building architecture and reflective of Eagle's historic past. When rooftop mechanical equipment and amenities are present, non-combustible screening integrated into the building architecture shall be required.
- C. *Storage, Recycling, Waste Collection, and Loading.* Site these areas to avoid conflicts with vehicular circulation (Chapter 4.10). Incorporate these functions into overall building and landscape design to screen from public streets using non-combustible materials compatible with the primary building. Where landscaping is used with non-combustible screening, keep the entire storage/waste area at least five (5) feet from any habitable building.

1. Trash storage for multi-family and nonresidential projects shall be within a building or enclosed by a six-foot solid enclosure of non-combustible materials similar or complementary to the primary building(s).
 2. Uncovered enclosures may be located in setbacks when height standards are met. Trash areas adjacent to public alleys may be allowed without screening, when it is necessary for access by the waste collector or when the width of the alley makes screening infeasible.
- D. *Utilities*. Utilities may be screened using non-combustible enclosures and/or ignition-resistant plantings meeting §4.11.050. Measure required distances from structures on the applicant's property. With permission from the utility provider, non-combustible artistic expressions may be permitted.
- E. *Firewood*. See §4.11.050 for Zone 1 storage limitations; when outside Zone 1, firewood may be screened and covered with ember-resistant tarps, or within an ember-resistant, non-combustible container, if clearances are maintained.

Section 4.11.700 – Retaining Walls.

- A. *Materials*. Retaining walls must be constructed of non-combustible materials.
- B. *Permits*. Retaining walls over four (4) feet in height, measured from finished grade, require a building permit. Existing combustible retaining walls built prior to adoption of fire-wise regulations shall be replaced with non-combustible materials if the Fire District or Building Official deems it unsafe.

Section 4.11.800 – Maintenance.

- A. Remove dead vegetation, dry leaves, needles, undergrowth, and other combustible debris regularly within Zone 1 to reduce the risk of structural ignition.
- B. Remove fine fuels (leaf litter, dead twigs) at least seasonally and before Red Flag events.
- C. Maintain required tree canopy, spacing, and vertical clearances at all times; prune as needed.
- D. Maintain walls, fences, and hedging in good condition and free from rot and debris.
- E. Landscaped areas shall be kept safe, clean, and attractive; keep areas free of trash, litter, weeds, and plants that are not an intentional part of the landscape. Replace dead or removed plant material with similar variety and minimum size required by this chapter within 45 days of the growing season or by an agreed-upon date when seasonal conditions prohibit earlier replacement.
- F. Fruit-bearing trees shall be picked and pruned as needed during the fruiting season to avoid attracting deer and bears.
- G. During drought or water rationing, prioritize maintaining plants closest to primary structures.
- H. Turf shall be mowed to four (4) inches or less within 5-ft of a building; riparian areas and water setbacks are exempt where mowing is prohibited.
- I. Outdoor irrigation fixtures shall be water-efficient, and watering limited to an amount sufficient to keep plant material alive and healthy and to comply with Town watering schedules.
- J. The adjacent property owner; whether an individual, corporation, or homeowner's association; is responsible for maintaining landscaping in public rights-of-way unless expressly designated for governmental maintenance.
- K. Property owners and occupants shall control noxious weeds as defined by the CSU Extension Office, the State of Colorado, the Town, or other recognized entity.

Section 4.11.900 – Alternative Compliance.

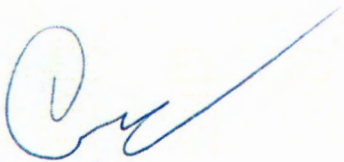
The Director may approve alternative compliance where an applicant demonstrates, through a plan sealed by a qualified professional (licensed landscape architect or certified arborist, as applicable), that an alternative design meets or exceeds the intent of this chapter for wildfire resilience, water efficiency, habitat value, and overall site function. Alternative compliance requests shall identify the specific standard(s) to be varied, provide technical justification, and include maintenance commitments to ensure long-term performance.

PROOF OF PUBLICATION

STATE OF COLORADO)
)
COUNTY OF EAGLE)

I, Camille Deering, Town Clerk for the Town of Eagle, do solemnly swear and affirm that I published in full a true and correct copy of ORDINANCE 06, SERIES 2026 “AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO, REPEALING AND REPLACING CHAPTER 11 OF TITLE 4 AND MISCELLANEOUS AMENDMENTS TO CHAPTERS 10, 12, 14, 16, AND 20 OF THE EAGLE MUNICIPAL CODE RELATED TO DEVELOPMENT STANDARDS AND PROCESSES.” on the Town of Eagle’s website, www.townofeagle.org, on the 29th day of April 2026.

Witness my hand and seal this 29th day of April 2026.



Camille Deering,
Town Clerk



Ordinance Effective Date:

May 09, 2026