

Eagle Ranch

EAGLE, COLORADO



**THE UPLANDS
DESIGN GUIDELINES
FILING 14 ADDENDA**

April 7, 2004

Uplands Design Guidelines – Filing 14 Addenda
Table of Contents

1 Introduction 1

1.1 PURPOSE..... 1

2 GENERAL CONSIDERATIONS 1

2.1 BUILDING SIZE..... 1

2.1.1 Floor Area..... 1

2.1.2 Accessory Unit..... 1

2.1.3 Maximum Site Coverage 1

2.1.4 Maximum Height..... 2

2.2 SITE DESIGN 2

2.2.1 Building Envelope and/or Setbacks 2

2.2.1.1 Building Envelope Governed Homesites 2

2.2.1.2 Setback Governed Homesites 2

2.2.2 Slope Stepping and Site Grading 2

2.2.3 House Orientation to the Street..... 2

2.2.4 Address Post 3

2.2.5 Driveways 3

2.2.6 Garages 3

2.2.6.2 Front Garages..... 3

2.2.7 Parking 3

2.2.6 Front Porch and Entry 3

2.2.9 Walkways 3

2.2.10 Patios, Balconies, and Decks 4

2.2.11 Outbuildings and Recreational Structures..... 4

2.2.12 Fences 4

2.2. BUILDING ELEMENTS AND MATERIALS 4

2.3. Landscape Guidelines 4

3. ARCHITECTURAL STYLES 4

3.2. Design Intent..... 4

3.3. UPLANDS VICTORIAN STYLE..... 4

3.4. UPLANDS CRAFTSMAN STYLE 4

3.5. UPLANDS PRAIRIE STYLE..... 5

3.5.1 DESIGN CRITERIA 5

3.5.1.1 Roof Forms 5

4. THE DESIGN REVIEW AND APPROVAL PROCESS..... 5

5. Construction Regulations..... 5

6. APPENDIX A..... 5

1 INTRODUCTION

1.1 PURPOSE

These addenda address changes to the Uplands Design Guidelines specifically applicable to development within Eagle Ranch Filing 14 as adopted by the Eagle Ranch Design Review Board. In all other respects the most current Uplands Design Guidelines remain in effect

2 GENERAL CONSIDERATIONS

These General Considerations section criteria apply to Eagle Ranch Filing 14.

2.1 BUILDING SIZE

2.1.1 Floor Area

- 1) The foundation footprint including garage should not exceed 5,000 square feet.
- 2) The house floor area including garage and all habitable finished and unfinished space may not exceed 6,000 square feet (outside measurements).
- 3) The minimum floor area of any home is 1,500 square feet of finished habitable space not including garage.

2.1.2 Accessory Unit

An Accessory Unit not to exceed 700 square feet of habitable space may be constructed within the mass of the primary residence or garage. The Accessory Unit may be available for rent or other homeowner use, but may not be sold or subdivided as a separate dwelling unit. No Accessory Dwelling Unit is permitted over any garage placed forward of the residence.

2.1.3 Maximum Site Coverage

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

2.1.4 Maximum Height

2.2 SITE DESIGN

2.2.1 Building Envelope and/or Setbacks

2.2.1.1 Building Envelope Governed Homesites

Not applicable to Eagle Ranch Filing 14.

2.2.1.2 Setback Governed Homesites

The exterior walls (including siding materials) and other site structures (e.g. retaining walls, outbuildings, recreational equipment, and fences) shall not encroach within the following setbacks on all homesites:

- 1) Front Yard Setback – a minimum of 25 feet from street right-of-ways
- 2) Side Yard Setback – 12 feet.
- 3) Rear Yard Setback – 25 feet from the property line opposite the Front Yard. On corner lots, only one Rear Yard Setback is required. It should be designated along the property line opposite the front entry to the home. The DRB may approve a variance to the location of the Rear Yard Setback as site specific considerations may require.
- 4) Roofs may overhang the above building setbacks by not more than 30 inches.
- 5) No improvements may be placed on slopes of 30% gradient or greater.

2.2.2 Slope Stepping and Site Grading

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

2.2.3 House Orientation to the Street

The design intent for house orientation to the street is to encourage house siting that is responsive to site characteristics without compromising the neighborhood friendly street presence of each home.

- 1) Parallel orientation of the front façade of the home to the street is strongly preferred. A maximum of 30° skew is allowed.

- 2) An element of the structure at least 22 feet wide must be placed between 25 feet and 35 feet from the front property line. Cul-de-sac and “flag-lot” homesites may require a greater front setback and will be evaluated on an individual basis.

2.2.4 Address Post

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

2.2.5 Driveways

Driveways may not be placed closer than 7.5 feet from a side property line.

The remainder of Section 2.2.5 is unchanged. Please refer to the Uplands Design Guidelines April 18, 2004 for related design Criteria

2.2.6 Garages

2.2.6.2 Front Garages

- 1) Side-loaded garages with auto court are permitted in front of the residence on Lots 15 through 25 within Filing 14 only.

The remainder of Section 2.2.6 is unchanged. Please refer to the most current Uplands Design Guidelines for related design Criteria

2.2.7 Parking

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

2.2.6 Front Porch and Entry

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

2.2.9 Walkways

- 1) Provide a hard surfaced walkway from the front entry to the on-site parking and/or to the sidewalk where one exists.

The remainder of Section 2.2.9 remains unchanged. Please refer to the most current Uplands Design Guidelines for related design Criteria.

2.2.10 Patios, Balconies, and Decks

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

2.2.11 Outbuildings and Recreational Structures

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

2.2.12 Fences

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

2.2. BUILDING ELEMENTS AND MATERIALS

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

2.3. Landscape Guidelines

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

3. ARCHITECTURAL STYLES

3.2. Design Intent

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

3.3. UPLANDS VICTORIAN STYLE

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

3.4. UPLANDS CRAFTSMAN STYLE

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

3.5. UPLANDS PRAIRIE STYLE

3.5.1 DESIGN CRITERIA

3.5.1.1 Roof Forms

- 2) Wide overhangs 30 inches or greater with enclosed flat boxed soffits are required.

The remainder of Section 3.4 remains unchanged. Please refer to the most current Uplands Design Guidelines for related design Criteria.

4. THE DESIGN REVIEW AND APPROVAL PROCESS

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

5. CONSTRUCTION REGULATIONS

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

6. APPENDIX A

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

END UPLANDS DESIGN GUIDELINES - FILING 14 ADDENDA