

Eagle Ranch

EAGLE, COLORADO

**DESIGN GUIDELINES
OUTBUILDING &
RECREATIONAL STRUCTURES
POLICY**

MARCH 22, 2007

Outbuilding and Recreational Structures Policy

Table of Contents

Outbuildings and Recreational Structures Policy	1
1.1 Applicability	1
1.2 General Discussion	1
1.2.1 Outbuildings	2
1.2.2 Recreational Structures	3
1.3 Design Criteria for Outbuildings and Recreational Structures	3
1.3.1 Location on Lot –	3
1.3.2 Maximum Number and Size of Outbuildings and Recreational Structures	3
1.3.3 Access and Egress –	4
1.3.4 Outbuilding Architecture and Materials –	4
1.3.5 Doors	4
1.3.6 Landscaping	4

OUTBUILDINGS AND RECREATIONAL STRUCTURES POLICY

This policy presents the Eagle Ranch Design Review Board's general discussion and its adopted criteria for review of proposals for Outbuildings and Recreational Structures in the Residential Zone District within the Eagle Ranch PUD.

1.1 Applicability

This Outbuilding Policy applies to all Lots in the Residential Zone District¹. This includes all lots in Eagle Ranch as follows:

Meadows Design Guidelines

- Filing 1, Block 1, and Block 2
- Filing 3 Block 5, and Block 6;
- Filing 4 Block 6, Block 7,

Either Meadow or Upland Design Guidelines (Owner Choice)

- Filing 1, Block 3;
- Filing 3 Block 3,

Uplands Design Guidelines

- Filing 4, Block 8;
- Filing 8 Block 9, Block 10 and Block 11;
- Filing 14;
- Filing 21;
- Filing 22;

Highlands Design Guidelines

- Filing 24; and
- Filing 25

1.2 General Discussion

Outbuildings and Recreational Structures on Residential Zone District Lots in Eagle Ranch are to be clearly incidental and secondary to the use of the dwelling for dwelling purposes. They are not to be of such scale as to appear to be an extension of the residential structure on the lot.

Further, Article 8, Restrictions on Use, of the Declaration for Eagle Ranch² (paraphrased below) provides as follows:

Section 8.3 Use Limitations All Residential Units may be used only for dwelling or lodging purposes and typical residential activities incident thereto in accordance with applicable zoning regulations in effect from time to time.

¹ Section 3.2., Third Amendment to the PUD Guide for Eagle Ranch Planned Unit Development, Amended and approved March 30, 2004

² Pgs. 39 – 42, Declaration For Eagle Ranch, May 26, 1999. Please refer to original document for full text of Sections paraphrased below. See <http://www.eagleranch.com/HOADocuments/declaration.pdf>

Section 8.4 Maintenance of Property Units, except undergoing major construction, including all improvements on such Property, shall be kept and maintained in a clean, safe, attractive and sightly condition and in good repair, and no trash, machinery, building materials (etc.) shall be permitted to remain exposed so that they are visible from, or are a nuisance in any bay to, any other Unit, the Common Area or any Road.

Section 8.5 Use of Property During Construction It shall be expressly permissible acting in accordance with Design Review guidelines or prior DRB permission to construct and develop the Property, however, not is such a way as to unreasonably interfere with use of any other Unit.

Section 8.6 No Noxious or Offensive Activity No noxious or offensive activity shall be carried on nor anything placed on any Unit or Common Area that is or may become a nuisance. This does not include any activity reasonably necessary to construction that is not in violation of statues, rules, or regulations, and any reasonable odors and noises of commercial use of Commercial Units.

Section 8.7 No Hazardous Activities No activity or improvements permitted that might be unsafe or hazardous to person or property.

Section 8.8 No Unsightliness. No unsightliness shall be permitted on any Unit, the common area or common elements of any Project. Without limiting the generality of the foregoing:

8.8.2 Mobile homes, travel trailers, tent trailers, trailers, trucks (except pickup trucks), snowmobiles, golf carts, boats, boat trailers, tractors, detached campers, camper shells, snow removal equipment and garden or maintenance equipment shall be kept in an enclosed structure at all times, except when in actual use.

1.2.1 Outbuildings

After carefully consideration of these matters, the DRB finds that a conscientiously designed, modestly scaled, well constructed and maintained Outbuilding may be approved for construction on site for storage and to provide enclosure of some recreation or maintenance equipment. The DRB also finds that Outbuildings for large equipment are not consistent with the intent of the Design Guidelines. The presence of such items on site one day prior to departure and one day after return for an extended use period is permissible. Keeping equipment exposed on site all week for use on the weekends is not appropriate.

Outbuildings may not be occupied for Accessory Dwellings, Home Occupations³ or full scale garage spaces in excess of provisions in the Guidelines. Neither may an Outbuilding be approved that causes the total floor area of buildings on a lot to exceed residential floor area parameters set in the Design Guidelines as follows:

- 6,000 square feet in the Meadows, and
- 7,000 square feet in the Uplands and Highlands.

1.2.2 Recreational Structures

Recreational Structures are intended to provide for modest sized children's play structures and other personal use site amenities (e.g. jungle gym, trampoline, basketball hoop, swimming pool, hot tub, gazebo, etc.). Recreational Structures are not intended to include large installations (e.g. sport court, half pipe, tennis or basketball court, etc.).

1.3 Design Criteria for Outbuildings and Recreational Structures

Outbuildings and Recreational Structures must be approved by the DRB prior to installation on the lot.

1.3.1 Location on Lot –

- a. Outbuildings and Recreational Structures may be located in the side and rear yards, and must respect the building envelope or building setbacks whichever apply.
- b. Such improvements may not be located nearer any street adjoining the lot than any portion of the primary residence is to such street.
- c. Swimming pools and hot tubs may be located in any rear yard within the buildable area of the homesite. Swimming pools must be at grade or integrated into a raised deck that includes visual screening between deck level and the ground. Swimming pool fencing or other forms of protection must meet all applicable local and state code requirements.

1.3.2 Maximum Number and Size of Outbuildings and Recreational Structures

The number and size of detached Outbuildings and Recreational Structures permitted on a lot is limited to the following:

- a. one storage structure not to exceed 350 square feet; and

³ Town of Eagle Land Use Code Section 4.04.111 K. Home Occupation Standards

- b. one play structure with a footprint not greater 150 square feet and less than 10 feet in height; and
- c. one swimming pool with a water surface footprint not greater than 5% of the lot area, and
- d. one detached gazebo, pergola or hot tub with a footprint not greater than 144 square feet. If the hot tub is placed within 8 feet of the residential structure or swimming pool, then a detached gazebo or pergola may also be permitted.
- e. Casual uses such as a basketball hoop with backboard are acceptable whether free standing or mounted above the garage door.

1.3.3 Access and Egress –

- a. The driveways for Outbuildings may not be wider than 9 feet, must be hard surfaced and must connect to paved parking on site. The driveway may not provide a separate connection to the street
- b. The driveway must respect the building envelope or building setbacks whichever apply

1.3.4 Outbuilding Architecture and Materials –

- a. Outbuildings need not match, but must complement the architectural style of the primary residence. Exterior materials and colors must be purposefully chosen and applied to enhance the relationship to the primary residence.
- b. Outbuildings may not be more than a single story with a plate height not greater than 8 feet.
- c. Roof pitch, forms, and materials must restate those of the residential structure on the lot.
- d. Plastic, metal clad, and gambrel roofed sheds are not permitted.

1.3.5 Doors

- a. The maximum dimension of any door opening on an Outbuilding may not exceed 9 feet wide and 7 feet high.
- b. Not more than one door opening on an Outbuilding may exceed 4 feet in width.

1.3.6 Landscaping

- a. Perimeter beds, shrubs and trees may be required to help integrate Outbuildings and Recreational Structures into the landscape.