

# ZONING & DESIGN GUIDELINES FOR INDIVIDUAL TREATMENT AREAS

## GENERAL STANDARDS

<b>TREATMENT AREAS:</b>	<b>ALL</b>
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### **Energy Requirements**

#### RESIDENTIAL BUILDINGS

EXTERIOR WALLS:	R-19
CEILING:	R-30
FLOOR OR FOUNDATION:	R-11
WINDOWS:	Minimum double-glazed or equivalent

#### COMMERCIAL BUILDINGS

**NOTE:** The energy requirement for commercial areas shall be less restrictive than for residential buildings. All buildings in the commercial treatment areas shall submit an energy conservation management plan to the Design Review Committee.

### **Miscellaneous Requirements**

MAXIMUM RESIDENTIAL BUILDING FOOTPRINT:	See Land Use Matrix
SNOW LOAD:	80 lbs./square foot
MAXIMUM IRRIGATION AREA IN AFFORDABLE HOUSING DISTRICT:	150 square feet per unit
EXTERIOR LIGHTING:	Highly restricted - low intensity, screened, low elevation, directional
TRASH ENCLOSURES:	Required - must be bear-proof poly carts or bear-proof dumpsters

**ZONING & DESIGN GUIDELINES FOR  
INDIVIDUAL TREATMENT AREAS**

<b>Treatment Area:</b>	<b>I-1</b> Low Intensity Industrial - Service Commercial
<b>Lots Included in Treatment Area:</b>	Lot A-1

**Roof & Height Limitations**

<b>HEIGHT:</b>	Sloped - 28 feet, plus 5 feet per County LUC Flat - 22 feet (to top of parapet)
<b>ALLOWED ROOF SHAPES:</b>	Sloped, minimum slope of 4" in 12" and rusted metal. Flat with meadow grass not to exceed 22 feet in height
<b>ROOF SHAPES PROHIBITED:</b>	All others

**Parking Requirements**

<b>CURB CUTS:</b>	Maximum of 24 feet at property line Maximum of 6 on Lot
<b>REQUIRED OFF - STREET PARKING:</b>	One space per 400 square feet floor area, plus 175 total spaces for intercept parking in Lots A-1 and A-2 combined.
<b>LOCATION OF PARKING:</b>	Not within 15 feet of public R.O.W.
<b>SCREENING OF PARKING:</b>	Required - berming (including on public R.O.W.) and planting according to landscaping plan

**Allowed Materials**

<b>ROOF:</b>	As specified in "Allowed Roof Shapes"
<b>WALLS &amp; PARAPET FASCIA:</b>	Uniform unit masonry as approved by the Design Review Committee
<b>WINDOWS &amp; TRIM:</b>	Dark metal
<b>FOUNDATION:</b>	Same as walls
<b>FENCING:</b>	None or same as walls

**Landscaping and Fences**

<u>LANDSCAPING</u>	
REQUIRED LANDSCAPING:	Berming and planting as required in the landscaping plan
PROHIBITED LANDSCAPING:	Non-native species
LIMITS ON TREE CUTTING:	Very strict, must prepare individual plan and secure Design Review Committee approval
<u>FENCES</u>	
WHERE ALLOWED:	As may be needed and approved by the Design Review Committee in conjunction with the site landscaping plan
LIMITS ON HEIGHT:	8 feet or as may be approved by the Design Review Committee

**Miscellaneous**

FUEL STORAGE TANKS:	Allowed for business use only, must be screened
SIGNS:	Must be approved by Design Review Committee as to material, colors, size and lighting, except for signs required by law or legal proceedings
Temporary: Committee	Allowed with written consent from Design Review
Real Estate:	Prohibited, unless written consent is given from Design Review Committee
Business:	Allowed with written consent from Design Review Committee

**ZONING & DESIGN GUIDELINES FOR  
INDIVIDUAL TREATMENT AREAS**

<b>Treatment Area:</b>	<b>I-2</b> Low Intensity Industrial; Wholesale - Storage, Building Trades
<b>Lots Included in Treatment Area:</b>	Lot A-2, Lot B

**Roof & Height Limitations**

<b>HEIGHT:</b>	35 feet (to ridge-line)
<b>ALLOWED ROOF SHAPES:</b>	Shed, gable
<b>ROOF PITCHES:</b>	3/12 to 6/12
<b>ROOF SHAPES PROHIBITED:</b>	Hip, gambrel, mansard, dormers, flat

**Parking Requirements**

<b>CURB CUTS:</b>	Maximum of 24 feet at property line Maximum of 3 on Lot A-2 and 6 on Lot B
<b>REQUIRED OFF - STREET PARKING:</b>	One space per 1,000 square feet for low intensity industrial, One space per 400 square feet for office and retail, plus 175 total spaces for intercept parking in Lots A-1 and A-2 combined.
<b>LOCATION OF PARKING:</b>	Not within 15 feet of public R.O.W.
<b>SCREENING OF PARKING:</b>	Required - berming (including on public R.O.W.) and planting according to landscaping plan

**Allowed Materials**

<b>ROOF:</b>	Rusty metal
<b>WALLS:</b>	Masonry, vertical siding is allowed Generally no paint allowed, store-fronts shall be painted
<b>WINDOWS &amp; TRIM:</b>	Painted or stained, restricted colors, dark anodized sash permitted
<b>FOUNDATION:</b>	Concrete or approved masonry

**Allowed Materials (continued)**

FENCING:	Natural wood or approved industrial metal with dark pipe railings, chain link with approval
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**Landscaping and Fences**

<u>LANDSCAPING</u>	
REQUIRED LANDSCAPING:	Berming and planting as required in the landscaping plan
PROHIBITED LANDSCAPING:	Non-native species
LIMITS ON TREE CUTTING:	Very strict, must prepare individual plan and secure Design Review Committee approval
<u>FENCES</u>	
WHERE ALLOWED:	As may be needed and approved by the Design Review Committee in conjunction with the site landscaping plan
LIMITS ON HEIGHT:	8 feet or as may be approved by the Design Review Committee

**Miscellaneous**

FUEL STORAGE TANKS:	Allowed for business use only, must be screened
SIGNS:	Must be approved by Design Review Committee as to material, colors, size and lighting, except for signs required by law or legal proceedings
Temporary: Committee	Allowed with written consent from Design Review
Real Estate:	Prohibited, unless written consent and special permit is given by Design Review Committee
Business:	Allowed with written consent from Design Review Committee

**ZONING & DESIGN GUIDELINES FOR  
INDIVIDUAL TREATMENT AREAS**

<b>Treatment Area:</b>	<b>I-3</b> Low Intensity Industrial; Clean Industry, Professional Services, Private Legal & Health Services
<b>Lots Included in Treatment Area:</b>	Lot C, Lot G

**Roof & Height Limitations**

<b>HEIGHT:</b>	Lot C: 35 feet (to top of building) Lot G: 30 feet (to top of building)
<b>ALLOWED ROOF SHAPES:</b>	Shed, gable, dormers
<b>ROOF PITCHES:</b>	Main roof: 3/12 to 6/12 Dormers: 6/12 to 12/12
<b>ROOF SHAPES PROHIBITED:</b>	Gambrel, mansard

**Parking Requirements**

<b>CURB CUTS:</b>	Maximum of 24 feet at property line Maximum of 2
<b>REQUIRED OFF - STREET PARKING:</b>	One space per 1,000 square feet for low intensity industrial, One space per 400 square feet for office and retail, plus 175 total spaces intercept parking in Lots A-1 and A-2 combined
<b>LOCATION OF PARKING:</b>	Covered or 20 feet minimum away from public R.O.W.
<b>SCREENING OF PARKING:</b>	Required

**Allowed Materials**

<b>ROOF:</b>	Painted black or charcoal gray metal, Rusty Metal
<b>WALLS:</b>	Vertical siding, horizontal siding, or masonry allowed Generally no paint allowed, store-fronts or entry areas shall be painted
<b>WINDOWS &amp; TRIM:</b>	Painted or stained wood (restricted colors), dark anodized sash permitted
<b>FOUNDATION:</b>	Concrete or approved masonry

**Allowed Materials (continued)**

FENCING:	Natural wood or approved industrial metal with dark pipe railings, chain link with approval
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**Landscaping and Fences**

<u>LANDSCAPING</u>	
REQUIRED LANDSCAPING:	Screened parking Screened fuel storage and utilities
PROHIBITED LANDSCAPING:	Non-native species
LIMITS ON TREE CUTTING:	Very strict, must prepare individual plan and secure Design Review Committee approval
<u>FENCES</u>	
WHERE ALLOWED:	Only as railings to protect pedestrians or screen utilities or parking
LIMITS ON HEIGHT:	Railings: 3-1/2 feet Screens: 4 feet

**Miscellaneous**

FUEL STORAGE TANKS:	Allowed for business use only, must be screened
SIGNS:	Must be approved by Design Review Committee as to material, colors, size and lighting, except for signs required by law or legal proceedings
Temporary: Committee	Allowed with written consent from Design Review
Real Estate: by Design Review Committee	Prohibited, unless written consent and special permit is given
Business:	Allowed with written consent from Design Review Committee

**Lot H, Lot I, Lot J**

**ZONING & DESIGN GUIDELINES FOR  
INDIVIDUAL TREATMENT AREAS**

<b>Treatment Area:</b>	<b>I+P-4</b> Low Intensity Industrial, Public Facilities, County Services
<b>Lots Included in Treatment Area:</b>	Lot H, Lot I, Lot J

**Roof & Height Limitations**

HEIGHT:	Lot H: 24 feet (to top of building) Lot I and Lot J: 24 feet (to midpoint between eaves and ridge line)
ALLOWED ROOF SHAPES:	Lot H: flat only Lot I and Lot J: shallow gable, dormers, flat
ROOF PITCHES:	Gable: 3/12 to 6/12 Dormers: 6/12 to 12/12
ROOF SHAPES PROHIBITED:	Hip, gambrel, mansard

**Parking Requirements**

CURB CUTS:	Maximum of 24 feet at property line Maximum of 3
REQUIRED OFF - STREET PARKING:	70 spaces
LOCATION OF PARKING:	Lot H & Lot I: Lot I Lot J: Lot A-1
SCREENING OF PARKING:	Required

**Allowed Materials**

NOTE:	This treatment area should demonstrate the highest quality for overall aesthetic balance of the site.
ROOF:	Sloping roof: Rusty metal or other approved material Flat roof: composition or built-up membrane
WALLS:	Vertical or horizontal siding, or masonry allowed Generally no paint allowed, entry areas may be painted
WINDOWS & TRIM:	Steel, painted or stained wood (restricted colors), dark anodized sash permitted



**Allowed Materials (continued)**

FOUNDATION:	Concrete or approved masonry
FENCING: railings, chain link with approval	Natural wood or approved industrial metal with dark pipe

**Landscaping and Fences**

<u>LANDSCAPING</u>	
REQUIRED LANDSCAPING:	Screened parking Screened fuel storage and utilities
PROHIBITED LANDSCAPING:	Non-native species
LIMITS ON TREE CUTTING:	Very strict, must prepare individual plan and secure Design Review Committee approval
<u>FENCES</u>	
WHERE ALLOWED:	Only as railings to protect pedestrians or screen utilities or parking
LIMITS ON HEIGHT:	Railings: 3-1/2 feet Screens: 5 feet

**Miscellaneous**

FUEL STORAGE TANKS:	Allowed for business use only, must be screened
SIGNS:	Must be approved by Design Review Committee as to material, colors, size and lighting, except for signs required by law or legal proceedings
Temporary: Committee	Allowed with written consent from Design Review
Real Estate: by Design Review Committee	Prohibited, unless written consent and special permit is given
Business:	Allowed with written consent from Design Review Committee

**Lot D, Lot E, Lot F, Lot L & Lot O**  
**ZONING & DESIGN GUIDELINES FOR**  
**INDIVIDUAL TREATMENT AREAS**

<b>Treatment Area:</b>	<b>AH-1</b> Low Intensity Industrial, Live-Work Housing
<b>Lots Included in Treatment Area:</b>	Lot D, Lot E, Lot F, Lot L & Lot O

**Roof & Height Limitations**

HEIGHT:	Lot D, Lot E and Lot F: 30 feet (to ridge-line) Lot L and Lot O: 35 feet (to ridge-line)
ALLOWED ROOF SHAPES:	Shed, dormer
ROOF PITCHES:	Shed: 3/12 to 6/12 Dormers: 6/12 to 12/12
ROOF SHAPES PROHIBITED:	All others

**Parking Requirements**

CURB CUTS:	Maximum of 24 feet at property line Maximum of 2
REQUIRED OFF - STREET PARKING:	One space per 600 square feet floor area exclusive of garage floor area
LOCATION OF PARKING:	Not within 20 feet of public R.O.W.
SCREENING OF PARKING:	Required

**Allowed Materials**

ROOF:	Painted black or charcoal metal, rusty metal
WALLS:	Vertical siding allowed Generally no paint allowed, store-fronts shall be painted
WINDOWS & TRIM:	Painted or stained, (restricted colors), dark anodized sash permitted
FOUNDATION:	Concrete or approved masonry
FENCING:	Natural wood or approved industrial metal with dark pipe railings, chain link with approval

**Landscaping and Fences**

LANDSCAPING

REQUIRED LANDSCAPING:	Screened parking from R.O.W
PROHIBITED LANDSCAPING:	Non-native species
LIMITS ON TREE CUTTING:	Very strict, must prepare individual plan and secure Design Review Committee approval

FENCES

WHERE ALLOWED: parking	Only as railings to protect pedestrians or screen utilities or
LIMITS ON HEIGHT:	Railings: 3-1/2 feet Screens: 4 feet

**Miscellaneous**

FUEL STORAGE TANKS:	Allowed for business use only, must be screened
SIGNS:	Must be approved by Design Review Committee as to material, colors, size and lighting, except for signs required by law or legal proceedings
Temporary: Committee	Allowed with written consent from Design Review
Real Estate:	Prohibited, unless written consent and special permit is given by Design Review Committee
Business:	Allowed with written consent from Design Review Committee

**200 Series Lots**

**ZONING & DESIGN GUIDELINES FOR  
INDIVIDUAL TREATMENT AREAS**

<b>Treatment Area:</b>	<b>AH-2</b> Deed Restricted Affordable Housing P.U.D.
<b>Lots Included in Treatment Area:</b>	200 Series Lots
<b>Exceptions Within Treatment Area:</b>	Temporary Trailer Relocation as specified by "Declaration and Fire Protection Plan"
<b>Uses by Right:</b>	Single Family Housing, Private Vehicle Storage, Private Vegetable Garden
<b>Uses by Design Review Committee Approval:</b>	Duplex and Multi-Plex Housing, Craft and Professional Home Occupations, Pre-Fabricated and Modular Housing
<b>Prohibited Uses:</b>	Accessory Dwellings and All Other Uses Including, But Not Exclusive of Prolonged Vehicle Repair, and Certain Visible Yard Storage

**Roof & Height Limitations**

<b>HEIGHT:</b>	
Primary Structure:	22 feet (to midpoint between eaves and ridge-line)
Accessory Building:	16 feet (to midpoint between eaves and ridge-line)
<b>ALLOWED ROOF SHAPES:</b>	Shed, gable, dormer
<b>ROOF PITCHES:</b>	5/12 to 12/12 only for conventional building
<b>ROOF SHAPES PROHIBITED:</b>	Hip, gambrel, mansard, flat

**Parking Requirements**

<b>CURB CUTS:</b>	Two lane allowed for off-street parking at multi-plex Lot Maximum 16 foot width at property line R.O.W. lots must be shared at property line
<b>REQUIRED OFF - STREET PARKING:</b>	Two spaces per dwelling unit minimum
<b>LOCATION OF PARKING:</b>	Location to be stipulated in individual site plan, Parking in back of dwelling unit is discouraged
<b>SCREENING OF PARKING:</b>	Not required

**Allowed Materials**

ROOF:	Painted black or charcoal metal, rusty metal
WALLS: plywood siding is allowed	Vertical siding, horizontal siding and approved textured  No paint allowed
WINDOWS & TRIM: sash permitted	Painted or stained, (restricted colors), dark anodized
FOUNDATION:	Wood, concrete, *approved stone, or *approved stucco *to be approved on a case to case basis
FENCING:	Natural wood or approved dark metal

**Landscaping and Fences**

<u>LANDSCAPING</u>	
REQUIRED LANDSCAPING:	As stipulated in individual landscape plan
PROHIBITED LANDSCAPING:	Non-native species
LIMITS ON TREE CUTTING:	Very strict, must prepare individual plan and secure Design Review Committee approval
<u>FENCES</u>	
WHERE ALLOWED:	Not within 5 feet of property line 250 square feet maximum enclosures
LIMITS ON HEIGHT:	5 feet

**Miscellaneous**

FUEL STORAGE TANKS:	Prohibited
SIGNS:	Must be approved by Design Review Committee as to material, colors, size and lighting, except for signs required by law or legal proceedings
Temporary: Committee	Allowed with written consent from Design Review
Real Estate: by Design Review Committee	Prohibited, unless written consent and special permit is given
Business:	Prohibited
Home Occupation:	Allowed with written consent from Design Review Committee

**ZONING & DESIGN GUIDELINES FOR  
INDIVIDUAL TREATMENT AREAS**

<b>Treatment Area:</b>	<b>AH-3</b> Deed Restricted Affordable Housing P.U.D.
<b>Lots Included in Treatment Area:</b>	300 Series Lots
<b>Uses by Right:</b>	Single Family Housing, Private Vehicle Storage, Private Vegetable Garden, Duplex and Multi-Plex Housing as Allowed by Covenants According to "Lot Characteristics"
<b>Uses by Design Review Committee Approval:</b>	Craft and Professional Home Occupations, Pre-Fabricated and Modular Housing
<b>Prohibited Uses:</b>	Accessory Dwellings and All Other Uses Including, But Not Exclusive of Prolonged Vehicle Repair, and Certain Visible Yard Storage

**Roof & Height Limitations**

<b>HEIGHT:</b>	
Primary Structure:	25 feet (to midpoint between eaves and ridge-line)
Accessory Building:	18 feet (to midpoint between eaves and ridge-line)
<b>ALLOWED ROOF SHAPES:</b>	Shed, gable, dormer
<b>ROOF PITCHES:</b>	5/12 to 12/12 only for conventional building
<b>ROOF SHAPES PROHIBITED:</b>	Gambrel, hip, mansard, flat

**Parking Requirements**

<b>CURB CUTS:</b>	Maximum 16 foot width at property line One curb cuts maximum per lot, sharing is desirable R.O.W. lot sharing is desirable at property line
<b>REQUIRED OFF - STREET PARKING:</b>	Two spaces per dwelling unit minimum
<b>LOCATION OF PARKING:</b>	Location to be stipulated in individual site plan Parking in back of dwelling unit is discouraged
<b>SCREENING OF PARKING:</b>	Not required

**300 Series Lots  
(continued)**

**Allowed Materials**

ROOF:	Painted black or charcoal metal, rusty metal
WALLS:	Vertical siding and horizontal siding is allowed No paint is allowed
WINDOWS & TRIM:	Painted or stained, (restricted colors), dark anodized sash permitted
FOUNDATION:	Wood, concrete, *approved stone or *approved stucco * to be approved on a case to case basis
FENCING:	Natural wood or approved dark metal

**Landscaping and Fences**

<u>LANDSCAPING</u>	
REQUIRED LANDSCAPING:	As stipulated in individual landscape plan
PROHIBITED LANDSCAPING:	Non-native species
LIMITS ON TREE CUTTING:	Very strict, must prepare individual plan and secure Design Review Committee approval
<u>FENCES</u>	
WHERE ALLOWED:	Not within 5 feet of property line 250 square fee maximum enclosures
LIMITS ON HEIGHT:	5 feet

**Miscellaneous**

FUEL STORAGE TANKS:	Prohibited
SIGNS:	Must be approved by Design Review Committee as to material, colors, size and lighting, except for signs required by law or legal proceedings
Temporary: Committee	Allowed with written consent from Design Review
Real Estate:	Prohibited, unless written consent and special permit is given by Design Review Committee
Business:	Prohibited
Home Occupation:	Allowed with written consent from Design Review Committee

**ZONING & DESIGN GUIDELINES FOR  
INDIVIDUAL TREATMENT AREAS**

<b>Treatment Area:</b>	<b>AH-4</b> Deed Restricted Affordable Housing P.U.D.
<b>Lots Included in Treatment Area:</b>	314, 315 & 316
<b>Uses by Right:</b>	Single Family Housing, Private Vehicle Storage, Private Vegetable Garden, Duplex and Multi-Plex Housing as Allowed by Covenants According to "Lot Characteristics"
<b>Uses by Design Review Committee Approval:</b>	Craft and Professional Home Occupations, Pre-Fabricated and Modular Housing
<b>Prohibited Uses:</b>	Accessory Dwellings and All Other Uses Including, But Not Exclusive of Prolonged Vehicle Repair, and Certain Visible Yard Storage

**Roof & Height Limitations**

<b>HEIGHT:</b>	
Primary Structure:	25 feet (to midpoint between eaves and ridge-line)
Accessory Building:	18 feet (to midpoint between eaves and ridge-line)
<b>ALLOWED ROOF SHAPES:</b>	Shed, gable, dormer
<b>ROOF PITCHES:</b>	5/12 to 12/12 only for conventional building
<b>ROOF SHAPES PROHIBITED:</b>	Gambrel, hip, mansard, flat

**Parking Requirements**

<b>CURB CUTS:</b>	Maximum 16 foot width at property line One curb cuts maximum per lot, sharing is desirable R.O.W. lot sharing is desirable at property line
<b>REQUIRED OFF - STREET PARKING:</b>	Two spaces per dwelling unit minimum
<b>LOCATION OF PARKING:</b>	Location to be stipulated in individual site plan Parking in back of dwelling unit is discouraged
<b>SCREENING OF PARKING:</b>	Not required



**Allowed Materials**

ROOF:	Painted black or charcoal metal, rusty metal
WALLS:	Vertical siding and horizontal siding is allowed No paint is allowed
WINDOWS & TRIM:	Painted or stained, (restricted colors), dark anodized sash permitted
FOUNDATION:	Wood, concrete, *approved stone or *approved stucco * to be approved on a case to case basis
FENCING:	Natural wood or approved dark metal

**Landscaping and Fences**

<u>LANDSCAPING</u>	
REQUIRED LANDSCAPING:	As stipulated in individual landscape plan
PROHIBITED LANDSCAPING:	Non-native species
LIMITS ON TREE CUTTING:	Very strict, must prepare individual plan and secure Design Review Committee approval
<u>FENCES</u>	
WHERE ALLOWED:	Not within 5 feet of property line 250 square fee maximum enclosures
LIMITS ON HEIGHT:	5 feet

**Miscellaneous**

FUEL STORAGE TANKS:	Prohibited
GARAGES:	Two car garages are allowed, but must fit within maximum allowed footprint.
SIGNS:	Must be approved by Design Review Committee as to material, colors, size and lighting, except for signs required by law or legal proceedings
Temporary:	Allowed with written consent from Design Review Committee
Real Estate:	Prohibited, unless written consent and special permit is given by Design Review Committee
Business:	Prohibited
Home Occupation:	Allowed with written consent from Design Review Committee

**Lot M, Lot N, Tract 501-A (Community Park),  
Park Open Space - Two**

**ZONING & DESIGN GUIDELINES FOR  
INDIVIDUAL TREATMENT AREAS**

<b>Treatment Area:</b>	<b>C</b> Neighborhood Commercial
<b>Lots Included in Treatment Area:</b>	Lot M, Lot N, Tract 501-A (Community Park), Park Open Space - Two
<b>Uses by Right:</b>	A.H. P.U.D. Neighborhood Commercial Services, and, in Particular: Pre-School and Day Care Center, Community Meeting Room, Convenience Store (Including Sundries, Simple Groceries, Tobacco and Package Liquor), Food-Service, Laundromat, Gazebo, Play Equipment, Swimming Pool

**Roof & Height Limitations**

<b>HEIGHT:</b>	Lot M: N/A Lot N: 25 feet (to midpoint between eaves and ridge-line) Tract 501-A: 15 feet (to midpoint between eaves and ridge-line)
<b>ALLOWED ROOF SHAPES:</b>	Shed, gable, hip, dormer
<b>ROOF PITCHES:</b>	4/12 to 12/12
<b>ROOF SHAPES PROHIBITED:</b>	Gambrel, mansard, flat

**Parking Requirements**

<b>CURB CUTS:</b>	Lot M: 24 foot 2 allowed Lot N: Continuous at east building frontage Tract 501-A: 10 continuous row parking spaces
<b>REQUIRED OFF - STREET PARKING:</b>	40 spaces maximum for lot and tract combined
<b>LOCATION OF PARKING:</b>	Lot M: 30 spaces Tract 501-A: 10 on south portion
<b>SCREENING OF PARKING:</b>	Berming on Lot M Not required on Tract 501-A

**Lot M, Lot N, Tract 501-A (Community Park),  
Park Open Space - Two  
(continued)**

**Allowed Materials**

ROOF:	Painted black or charcoal metal, rusty metal or other approved material
WALLS:	Painted horizontal siding
WINDOWS & TRIM:	Painted "traditional" trim
FOUNDATION:	Concrete or approved masonry
FENCING:	Painted wood

**Landscaping and Fences**

<u>LANDSCAPING</u>	
REQUIRED LANDSCAPING:	Berming on Lot M Hand smooth and cut meadow areas Buffer landscape parking area perimeter
PROHIBITED LANDSCAPING:	Non-native species
LIMITS ON TREE CUTTING:	Very strict, must prepare individual plan and secure Design Review Committee approval
<u>FENCES</u>	
WHERE ALLOWED:	On property line of Lot N only 6,500 square feet maximum enclosure
LIMITS ON HEIGHT:	4 feet

**Miscellaneous**

FUEL STORAGE TANKS:	Prohibited
SIGNS:	Must be approved by Design Review Committee as to material, colors, size and lighting, except for signs required by law or legal proceedings
Temporary: Committee	Allowed with written consent from Design Review
Real Estate:	Prohibited, unless written consent and special permit is given by Design Review Committee
Business:	Allowed with written consent from Design Review Committee

## 2. APPLICATION PROCEDURES

### A. Pre-Design Meeting

Applicants for design review should schedule and attend a pre-design meeting with the Committee to familiarize themselves with the design review process and discuss their project. The owner and designer should attend the pre-design meeting.

### B. Submission Fees

After the pre-design meeting, but before formal review, the applicant shall pay a design review fee to the Lawson Hill Property Owners' Company. The design review fee is intended to help pay for the administration of the design review meetings. The initial design review fee schedule is as follows:

- |   |   |
|---|---|
| 1) <u>Residential (including Live/Work)</u>                                   | \$ 75.00 per dwelling unit.   |
| 2) <u>Non-Residential</u>   | A minimum of \$300.00 per project application and \$0.02 per square foot of floor area above 5,000 square feet. |
| 3) <u>Signs, Fences and Other Minor Applications Not Involving Floor Area</u> | \$10.00   |
| 4) <u>Roads, Trails, Developed Parks, and Landscaping Projects</u>            | \$25.00 per application, or \$0.005 per square foot of right-of way or parcel area, whichever is greater.*      |

\* Improvements made or to be made as a requirement of Final Platting shall be exempt from this review process.

The Committee may adjust its fee schedule from time to time to reflect the actual cost of the design review process.

### C. Submission Requirements

No later than ten (10) days before the Committee's review meeting, the applicant shall make their entire submission and pay the appropriate design review fees. Non-residential projects over 5,000 square feet shall follow a two-step process: 1) Conceptual Plan submission, and 2) Final Plan submission. The Conceptual Plan shall be approved by the Committee before the Final Plan is submitted. A work session is encouraged before the submission of the Final Plan. All appropriate design review fees for the two-step process shall be paid no later than ten (10) days before the meeting for the Conceptual Plan.

The applicant shall submit two (2) copies of all the following for any proposed project:

1) Site Plan and Building Footprint inclusive of the following:

- Any existing or other proposed buildings or future building phases
- Existing and proposed contours at two foot (2') intervals
- Proposed dimensioned building set-backs
- Existing and proposed driveways
- Existing and proposed on-site parking
- Screening of on-site parking, if required
- Visibility of public ROW traffic, if required
- Underground and exposed utilities locations (meters, valves, etc.)
- All existing trees three inches (3") or greater in diameter or twenty-five feet (25') or greater in height that are proposed to be cut (see Item #8 of Submission Requirements)
- Proposed garbage storage location
- Any existing and proposed fence locations
- Property corners and property lines
- Site drainage
- General vegetation

The Site Plan shall be at a scale of not less than one-tenth (1/10) of one inch to one foot, except that the Chairman may allow the Site Plan to be not less than one-twentieth (1/20) of one inch to one foot for larger, simpler building projects.

**Note:** The Fire Protection Plan requires a minimum twenty foot (20') separation between residential buildings within forested areas. Please review the Fire Protection Plan for further requirements.

2) Landscaping Plan inclusive of any proposed replacement trees, shrubs and ground cover with location, extent, size and species. The Landscaping Plan shall show any proposed site irrigation.

The Landscaping Plan may be combined with the Site Plan and shall be at a scale of not less than one-tenth (1/10) of one inch to one foot.

**Note:** Site irrigation shall not irrigate an area that exceeds 150 square feet for each Dwelling Unit.

3) Primary Elevations from property line to property line, showing existing and proposed grades, driveways, parking, existing and proposed new trees to true height, fences, and screens.

The Building Elevations shall be not less than one-tenth (1/10) of one inch to one foot.

4) Building Materials List including all exterior building materials and their location. This may be listed directly on the Building Elevations.

- 5) Building Material Samples, as may be required, particularly for any (proposed) unusual materials or deviations from the Guidelines.
- 6) Site Photos showing the existing site condition, any neighboring buildings and on-site trees.
- 7) Exterior Lighting Plan. All exterior lighting requires approval. The Plan may be submitted for approval, separately, after construction on project has begun.
- 8) Flagging and Stakes. Trees proposed to be cut must be flagged, and proposed building corners and driveway locations must be clearly staked five (5) days prior to the Committee's design review meeting date.
- 9) Energy Conservation Plan, if required in Zoning & Design Guidelines for Individual Treatment Areas.

These submission requirements may be reduced by the Design Review Committee at the pre-design meeting.

#### **D. Approval or Denial**

At its scheduled meeting the Committee shall review the applicant's submittal and in-person presentation, as well as other written or oral testimony from neighbors or other concerned parties, and shall render a decision by voting at that meeting.

If the Committee finds the application to be complete and in substantial compliance with the Design Guidelines, it shall approve the proposal.

If the Committee finds the application to be incomplete or needs additional information, or if it decides it needs a site-walk to review the application, it may vote to continue its review to the next meeting, or longer if the applicant so agrees.

If the Committee finds the application to be out of compliance with the Design Guidelines, or if it finds that the application does not comply with the zoning regulations, it shall deny the proposal.

If the proposal is denied, the Committee shall give the reasons for its denial in writing no later than seven (7) days after such vote to deny. If the applicant wishes to appeal the denial, it shall request an appeal hearing to the Executive Board. The Executive Board shall hear such an appeal no later than forty-five (45) days after its receipt of such an appeal. The Executive Board may uphold the decision of the Design Review Committee by simple majority, or it may overturn the decision of the Committee by an extraordinary majority of two-thirds (2/3) of its attending membership.

The applicant must show evidence of financial ability to complete the approved improvements in a written form satisfactory to the Committee prior to the issuance of a building permit.

## **E. Certificate of Final Plan Approval**

If the Committee approves the application, it shall issue a Certificate of Final Plan Approval with amendments, if any, with one set of the applicant's documents, signed and dated, as an exhibit and shall retain one copy of the Certificate of Final Plan Approval with the applicant's signed and dated documents.

**No construction activity shall be allowed at Lawson Hill without such a Certificate of Final Plan Approval.**

A Certificate of Final Plan Approval is good for twelve (12) months from the date the applicant receives an approval of the application, unless prior to the expiration of the twelve (12) months a building permit is issued and construction is substantially commenced and diligently pursued toward completion. If substantial progress on the work is interrupted for any six (6) month period after the issuance of a building permit, the Certificate of Final Plan Approval shall become invalid, and a new application and fee shall be made.

**Note:** Residential construction must be completed within twelve (12) months of issuance of a building permit by the County. Other construction must be completed within eighteen (18) months of issuance of a building permit by the County.

## **F. Certificate of Compliance**

Upon substantial completion of any improvements resulting from an approved project plan, the owner shall apply for a Certificate of Compliance. The Design Review Committee shall then appoint a representative to perform a site-walk to review the improvements, and if the improvements are deemed to be complete and in substantial compliance with the Design Guidelines a Certificate of Compliance shall be issued.

No owner shall apply for a certificate of occupancy, final building approval or other similar occupancy approvals from the County, unless the owner has received a Certificate of Compliance from the Design Review Committee.

No owner shall apply for a temporary certificate of occupancy, temporary final building approval, or other similar temporary occupancy approvals from the County, unless the owner has received a Certificate of Temporary Compliance from the Design Review Committee.

## **3. COMPOSITION & PROCEDURES OF THE DESIGN REVIEW COMMITTEE**

### **A. Powers & Duties**

The Design Review Committee shall:

- Review development applications
- Educate owners and residents
- Budget its own costs

- Monitor construction and/or work to ensure compliance with any and all plans and construction procedures
- Modify its procedures and guidelines from time to time

It shall not use its authority to reduce the allowable density for any project.

All actions taken by the Design Review Committee shall be in accordance with the following:

- The rules and regulations established by the Design Review Committee
- The purposes and intent of the recorded "Declaration" for Lawson Hill (Doc #0276371 - Recorded in San Miguel County, CO on April 16, 1992, as "Declaration for Lawson Hill, San Miguel County, Colorado"), and all subsequent amendments to the "Declaration"
- The procedures, guidelines, requirements and/or restrictions as set forth by the Executive Board and/or any government or public authority

## **B. Appointment & Membership**

The Executive Board shall initially appoint the Design Review Committee. The regular Committee members shall be composed of the following:

- One owner
- One project manager representative
- One project planner representative
- One Last Dollar Subdivision representative
- One or more representatives at large
- Two alternates

After the first year, the Executive Board shall allow a number of Committee members to be elected from and by residents of Lawson Hill.

The Telluride Fire-Protection District shall be offered one non-voting seat on the Committee to help assure design and planning compliance with the Fire-Protection Agreement.

## **C. Administrative Support**

The Design Review Committee shall retain the services of adequate administrative support for the following:

- The processing of applications including reception of applications and fees
- The review of applications for completeness
- Correspondence and notification to applicants regarding approval or denial of design submissions
- The setting and publication of meetings and agendas
- The recording and publication of meeting minutes



- Any other support as may be reasonably directed by the Committee Chairman.

#### **D. Publication of Meetings**

The Committee shall hold review meetings and shall pre-publicize such meetings. All owners of property at Lawson Hill that are within 200 feet of any pending design review will be notified, in writing, five (5) days before such review meeting and any written or oral comments will be taken into consideration by the Committee as it reviews the applicant's conformance with the Design Guidelines. Notices shall be posted at the on-site Lawson Hill management office and on the subject property ten (10) days before such review meeting.

Written action minutes and (untranscribed) recordings shall be taken of all open portions of Committee meetings.

#### **E. Frequency & Location of Meetings**

The Committee shall initially meet to review design applications not less than twice a month, or upon call of the Chairman. All meetings shall initially be held at the offices of the Lawson Hill Property Owners' Company, in the Telluride area, unless otherwise permanently or temporarily changed to another location.

#### **F. Conduct of Meetings**

A quorum shall consist of the bare majority of the number of regular Committee members. A quorum may be made up, if necessary, by the duly appointed alternates. All regular business shall be conducted by a simple majority vote of those members present.

A three-quarters (3/4) extraordinary majority vote of the Committee shall be required for it to change the Design Guidelines once they are adopted by it. Any proposed changes in the Design Guidelines shall be published thirty (30) days before such meeting, and all Lawson Hill property owners (and residents) shall be so notified.

Any Design Review Committee member who is a project applicant shall not vote on such application.

All proceedings of the Committee shall be open to all owners or residents of Lawson Hill, except for Executive sessions. Executive sessions may only be called in the case of unanimous vote of the Design Review Committee members in attendance.

If and when Lawson Hill is annexed into the Town of Telluride, this separate Design Review Committee and Design Guidelines shall remain in force. Lawson Hill will not become subject to the H.A.R.C. review process of the Town of Telluride.

**END**

**APPENDIX**

**DRAFT**

**For Internal Use Only**

**Additional Points to Cover (either by Proofers before publishing, or by Committee after publishing)**

Proportional Number of Elected Committee Members (1-B, also see General Declaration)

Staff Support (1-C)

Method of Pre-Publicizing Meetings (1-D)

Two-Step Review Process for Larger Projects (2-D)

Pedestrian Vocabulary (3-A)

Landscaping Standards (3-A)

General Standards for Impact on Neighbors (3-A)

General Standards for Quality of Workmanship (3-A-3)

Masonry and Stucco Walls (3-A-3)

Roof Materials (3-A-3)

Lighting Output Limitations (3-A-6)

Review conformance to zoning and all other covenants (3-C)

Address 3-C-2 (a-g) More Specifically -

esp. Sign Restrictions and Standards (3-C-2-d)

Attorney check viz PUD, covenant compliance, failure of landscape remedy.

Enforcements, violations, and remedies specified.



# **TELECAM PARTNERSHIP II LIMITED**

**DEVELOPER OF LAWSON HILL**

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TELLURIDE, CO 81435

SALES: (303) 728-3111  
SITE: (303) 728-4554  
FAX: (303) 728-9794

## **MEMO**

**DATE:** May 8, 1992

**TO:** Jim Burleigh  
Bill Cantlin  
Connie Giles  
Tony Herbst  
Kathy Jones  
Jack Wesson

**FROM:** Lori Worthan

**RE:** Design Review Committee & Design Guidelines

### **COMMENTS:**

Please review the attached Design Review Committee & Design Guidelines (Draft 2) and make any comments or changes you deem necessary. There is an appendix attached in the back of the Guidelines which lists the areas that will require attention either before publication or the by Committee after publication. Please feel free to comment on those areas as well. The general guidelines, specifically for the Individual Treatment Areas, will have further modifications. The essence will be the same with only minor technical changes - a list is forthcoming. .

This Draft is not formatted as the actual published version will bear a different style and form.

Please notify me of any comments, corrections and/or additions as soon as possible so that we may finalize the Guidelines for publication.

# **TELECAM PARTNERSHIP II LIMITED**

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## **MEMO**

**DATE:** June 10, 1992

**TO:** Tripp Adams  
Jim Burleigh  
Bill Cantlin  
Connie Giles  
Tony Herbst  
Kathy Jones  
Steve Catsman  
Jack Wesson

**FROM:** Lori Worthan

**RE:** Design Review Committee & Design Guidelines

### **COMMENTS:**

Enclosed is the final draft of the Design Review Committee and Design Guidelines for Building in Lawson Hill - P.U.D.

Please review the Guidelines and let us know your comments and/or suggestions. We anticipate publishing the this draft shortly after the selection of the Design Review Committee. A meeting for the selection of the Committee will be scheduled in the near future.