

# DESIGN CONTROL GUIDELINES

## FOR THE TERRACE

### I. INTRODUCTION

The Terrace is an urban residential development extending into the rural Brush Creek Valley. Care has been taken to ensure that each lot within the development has good solar, visual, pedestrian, and recreational access and structures should be designed to take full advantage of each.

Each structure may be unique in design; however, each must relate to the overall development.

Careful design and material selection will ensure the Terrace quality.

### II. DESIGN REVIEW

Under the provisions of Article IV of the Terrace Declaration of Protective Covenants, Conditions and Restrictions, a process of design review has been established to help guide property owners and to provide property owners with information when dealing with the requirements of each site. The Design Control Committee will be made up of three persons (at least one of which must be an architect). The covenants require only one submittal and approval, but it is strongly recommended that a preliminary design conference be requested when preliminary plans are ready. This is early enough in the project process to protect the owner from having to make expensive changes when the final plans are reviewed.

At this preliminary stage, drawings should be complete enough to give a picture of all aspects of the design, but without the detail which will be necessary in the final construction drawings which will be reviewed for final approval. At the preliminary review stage, submitted plans need be one copy only and should show the conceptual design of:

- (1) the site with the landscaping;
- (2) floor plans;
- (3) elevations showing the exterior materials, character and color of the proposed structure.

Drawings submitted for the final review should be in three copies and include:

- (1) Site Plan. Indicate proposed building footprint, roof drip lines, property boundaries, required yards, easements, utility locations, existing vegetation, existing and proposed contours, areas of gut and fill, drainage, proposed roads, driveways, sidewalks, decks, and other proposed improvement.  
Drawn at 1"=10' or larger;

- (2) Footing and Foundation Plan. Drawn at 1/8" or 1/4" scale;
- (3) Floor Plans. Drawn at 1/8" or 1/4" scale. Include all room dimensions, door and window locations, and sizes and locations of mechanical and electrical systems;
- (4) Elevations. Indicate the exterior appearance of all views labeled in accordance with the site plan. Height of chimneys as compared with the ridge of the roof. Natural and finished grades for all elevations of all views. Describe all exterior materials, color and finishes (walls, roofs, trim, chimney, windows, doors, etc.);
- (5) Building Sections. Presented at 1/8" or 1/4" scale. Indicate building walls, floors, interior relationships, finished exterior grades and other information to clearly describe the interior/exterior relationship of the building;
- (6) Details. Provide design details to sufficiently represent the visual expression of the building. Expose connections of material interfaces;
- (7) Landscape Plan. Present at 1/16" or larger scale; can be included with the site plan drawing. Include site contours, plant materials with size and condition, rock outcroppings, decks and patios, service yards, driveways, etc. Primary view and wind directions, all proposed fences or walls with detailed description of the construction, exterior lighting locations and coverage areas;
- (8) Specifications. Provide specifications and color boards for at least the following items: exterior wall materials and colors, windows and doors with colors, exterior trim materials and colors, fireplaces, and exterior lighting fixture.

Every attempt will be made to limit review time for each submittal to two weeks; however, time will vary with the adequacy of the design information submitted, and the acceptability of the submitted design. It should be understood that inadequate information and/or inappropriateness can delay review of a proposed design.

A house is an important and expensive investment and the use of a professional design consultant is recommended to help insure a more satisfactory end result. An owner may, however, attempt his or her own design. If the design reflects an acceptable house and the plans are completely executed, they will be accepted. Most owners are not sophisticated designers or familiar enough with the work involved to prepare plans and specifications in a form adequate for review procedures and for permit issuance. If you elect to do your own design or retain non-professional services, you should anticipate providing a high level of practical, technical and aesthetic competence and it is very likely that review and approval will require considerably longer than if a professional were involved.

Owners shall pay a fee equal to \$0.15 per square foot of closed floor area measured from outside wall with the initial submittal of plans to the Design Control Committee. Further, at the time of approval of building plans, Owners shall pay a deposit of \$1,250 to the Design Control Committee which shall be held to assure that any damage done to roads, easements or common areas during construction of the lot owner's improvements shall be fully repaired and that landscaping is installed as shown on the approved

plans. The \$1,250 deposit shall be returned to the lot owner upon completion of construction and landscaping, provided all damages to roads, easements and common areas have been suitably repaired.

Approval plans are kept on file, and if changes or revisions are desired, there must be an additional submittal to the Design Control Committee for further review and approval.

The Design Control Committee does not seek to restrict taste or individual preferences, but to avoid harsh contrasts within the landscape and to encourage careful design so that there is harmony between buildings and their site, and among buildings themselves.

### III. BUILDING DESIGN

It is the ability of structures to fit rather than their ability to demand attention that makes them work. Structures designed with this intention will give unity to the development and feel more sensitive to the natural beauty of the valley. Special consideration should be given to designing homes that adapt themselves to the topography of the land, rather than those homes which try to adapt the topography to their design.

Roof Forms and Materials. The primary roof of each structure shall not have less than 5-12 pitch. New attached secondary roofs may be of less pitch. Tar and gravel roofs and other flat roofs are only allowed on underground structures or where they comprise no more than 25% of the total roof area, and where the roof surface is not visible from neighboring properties. Exceptions for southwest architecture will be considered.

Exterior Walls. Redwood or cedar boards seem particularly appropriate. Stucco (or drivit, settef) in warm off-white colors and native rock (not volcanic) should be expressive of mass rather than infill panels; generally the heavier masonry exposure should be below and visually supporting the lighter wood sheeting structural elements. Exposed concrete will require specific approval of the board.

Plywood, wood shakes, metal, masonite and asbestos are examples of siding that is not generally acceptable.

Colors on exterior surfaces must be shades of earth-tone tints. The majority of the surface must be left natural or stained using a semi-transparent stain. Only accent and trims may use paint or opaque stains.

Solid body stains and paints will only be permitted with specific Design Control approval.

Metal window frames are not acceptable unless they are anodized aluminum or baked enamel.

Foundations. Foundations should be designed by an architect or professional engineer to be consistent with soil tests for this specific site. Exposed concrete and concrete masonry foundations should be stained or covered. It is preferred that foundations walls be faced with material consistent with other exterior walls of the building.

Insulation. Minimum thermal insulation recommended is R-30 for roofs, R-19 for walls, R-16 for heated crawl spaces, and R-11 for perimeter slab insulation. Door and window weather stripping, thermal pane glazing, fireplace dampers and external combustion air intake, door configuration that ensure the tightest seals, and solar heating systems should be utilized.

Driveways. Consideration in locating driveways include: safety of access to and from the main roads, ease of grade (a maximum grade recommended is 10%, with a 12% grade maximum allowable only in certain circumstances that receive the scrutiny and approval of the Design Review Board), and minimal disturbance of land surface.

Driveway surfaces will be hard surfaced at a standard higher than compacted gravel.

Garage buildings are not a requirement; however, because of the snow climate of the Terrace, a garage is recommended. Carports are not appropriate to the climate and are not acceptable.

Fencing. Fencing should generally be limited in use only for areas requiring screening, such as service yards, clothes drying areas, garbage and trash areas, campers, trucks, trailers, boats, pet runs and private yard areas. Fence designs should relate to the dwelling. Generally, property line fences are not desired, and they will not be permitted without the prior written approval of the Design Review Committee. Fences that are constructed shall not exceed 42" in height, and if they are a wire fence they shall have at least a 12" kick space (that is the distance between the top two wires).

Dwelling House to be Constructed First. No garage or other outbuilding shall be constructed on any residential lot prior to construction of the primary dwelling unit on the same residential lot. All construction and alteration work shall be prosecuted diligently, and each building, structure or improvement which is commenced on any residential lot shall be entirely completed within eighteen (18) months after commencement of construction.

Towers and Antennae. No towers or radio or television antennae higher than the highest roof line of the dwelling house shall be erected on any residential lot, and all such towers and antennae must specifically be approved by the Design Control Committee in writing. Satellite (dish) antennae may be used, but they must be screened from neighbors as well as the access road in front, in terms of their visibility.

Tanks. No elevated tanks of any kind shall be erected, placed or permitted upon any residential lot unless specifically approved by the Design Control Committee in writing. Any tank used in connection with any dwelling house or other structure on any residential lot, including tanks for storage of gas, fuel oil, gasoline, oil, or water, shall be buried, or if located above ground the location and screening shall be as determined by the Design Control Committee in writing.

Temporary Structures. No temporary house, structure, house trailer or non-permanent outbuilding shall ever be placed, erected, or allowed to remain on any residential lot, except during construction periods and except with written approval of the Design Control Committee, no dwelling house shall be occupied in any manner prior to its completion.

Exterior Lighting. No exterior light whose direct source is visible from a neighboring property or which produces excessive glare to pedestrians or vehicular traffic shall be installed. Indirect lighting is recommended to reduce glare. The type of luminance must be approved by the Design Review Committee.

Wells. Wells and other domestic independent water systems are prohibited in the Terrace.

Fireplaces. Restrictions in the number of solid fuel burning devices to be located on the property shall be also contained in the Protective Covenants of the property, and shall limit the total number of solid fuel burning appliances within the property to 30 dwellings, one device per unit. In addition, all such solid fuel burning devices shall meet or exceed the then prevailing United States Environmental Protection Agency Phase III Guidelines. There shall be no restriction on the number of natural gas fireplaces located on the property.

Sewage Disposal Systems. Individual sewage disposal systems will not be permitted.

Utilities. All secondary utility extensions (from truck lines to individual structures) must be underground. Locations of all utility mains will be provided. Connections and on-site lines must be indicated on the site plan.

Solar. The use of solar and/or energy-efficient designs are encouraged for all structures in the Terrace. All lots have adequate solar access to consider use of solar gain, and the climate allows a high return in costs invested when compared to many areas of the country. Proper window location and size will allow for deep winter sun penetration into the house. Proper overhangs at south facing windows will eliminate summer sun penetration into the house.

When designing the plan for a residence, the following considerations for room arrangement should be considered.

- (1) The south side of the building is a good location for living, family and dining rooms;
- (2) Locate rooms used least on the north to form a buffer to winds and cold;
- (3) Bathrooms and other "warm" rooms should be located toward the center of the house;
- (4) Cluster building spaces tightly to minimize the exterior surface area;
- (5) Building entrances should be designed to minimize heat loss. Tight door seals and/or air-lock door arrangements can prevent large air exchanges and reduce heat loss due to infiltration.

The use of mass within a building is very important for the storage of heat. Massive materials can be used most effectively to moderate interior temperatures if placed within the structure rather than outside of the structure.

- (6) Designs inconsiderate of neighboring lot's solar access will not be permitted.

#### IV. LANDSCAPE

In order to develop continuity within the Terrace, the use of native and adapted plant materials common to the Brush Creek Valley is encouraged for individual landscaping. Micro climates may be considered in the selection of plant material which is not normally found within the Brush Creek Valley. However, plant material requiring special care should be avoided.

The maximum grade for cut or fill slopes in severe circumstances shall be 2 feet horizontal and 1 foot vertical. The preferred maximum slope for areas of cut and fill where revegetation is necessary should be 3 feet horizontal to 1 foot vertical. Slope rounding creates a more natural appearing slope configuration and promotes rapid revegetation.

The visible heights of retaining walls should be limited to 6 feet. When retaining walls require a height exceeding 6 feet, multiple structures should be created and the area between the structures should be planted. Revegetation should be done in conformance with the Eagle County Erosion Control and Revegetation Plan.

The owner of each property will be responsible for planting and maintaining a minimum number of trees on his or her property from the time of lot development.

The following minimum numbers will be maintained:

Single Family & Primary Plus:	4 trees
Duplex	3 trees per unit
Multi-Family	2 trees per unit

A tree is any deciduous tree in excess of 8 feet, or conifer in excess of 5 feet in height.

#### V. P.U.D. CONTROL DOCUMENTS

Commencing with Terrace Filing II and hence forward, there will not be any primary plus lots or two-family lots; however, this could be changed by amendment or new application and therefore the language which is below may remain pertinent and is therefore included.

The P.U.D. control documents shall conform to the Town of Eagle Land Use code with the following exceptions:

1. A. General Regulations.

1. Each site shall permit the number of units as shown on the final plat.
2. All setbacks as shown on the final plan.

B. Single-Family Lots.

1. Permitted Use: single-family residential structures and customary accessory uses.
2. Maximum Lot Coverage:

	Lots under 12,000 s.f.	Lots over 12,000 s.f.
Buildings	35%	25%
All impervious materials	50%	40%

3. Maximum Floor Area Ratio: conform with the Town of Eagle regulations.
  4. Maximum Building Height: conform with the Town of Eagle regulations.
- C. Owners of a single-family dwelling may have an accessory apartment if all the following conditions are met:

1. The accessory apartment will be a complete, separate housekeeping unit that can be isolated from the original unit.
2. Separate outside access shall be created, provided, however, one airlock type entry may be used if separate access to the accessory apartment exists following the initial outside entry.
3. The owners of the residence in which the accessory unit is created shall occupy at least one of the dwelling units on the premises except for bona fide temporary absences.
4. The accessory apartment shall be designed so that, to the degree reasonably feasible, the appearance of the building remains that of a single family residence. In general, new entrances shall be located on the side or the rear of the building.
5. Maximum lot coverage and maximum floor area ratios may not be exceeded.
6. Off-street parking spaces shall be provided pursuant to Section 4.07.050.
7. The design and size of the apartment shall conform to all other applicable standards and requirements.
8. The lot size is greater than 11,500 sq. ft.

E. Multiple-Family Lots.

1. Permitted Uses: Single-family; two-family or multi-family structures and customary accessory uses.

- 2. Maximum Lot Coverage:
  - Buildings 40%
  - All impervious materials 60%
- 3. Maximum Floor Area Ratio: .50/1.00
- 4. Maximum Building Height: 35'

F. Recreational Site.

- 1. Permitted Uses:
  - A. Structures or unstructured recreation exercise and health facilities.
  - B. The following accessory uses will also be permitted if the conditions in C are met.
    - 1) Restaurant/Bar
    - 2) Meeting room
    - 3) Sporting goods shop
  - C. Accessory uses must meet the following criteria:
    - 1) All structures of the recreation site shall relate in design, theme, and color.
    - 2) Preliminary design of the recreational area and facilities shall be submitted to the Design Committee for review.
- 2. Maximum Building Height: 35'

The Design Control Guidelines accepted by  
 the Town of Eagle for the  
 Terrace Subdivisions (excepting Filing D)

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Mayor Date