

14.5 DESIGN REVIEW AREA

The following regulations shall apply to geographical area(s) of Grand County which are depicted on the Three Lakes Design Review Area maps approved by the Grand County Planning Commission and Board of County Commissioners. Said maps are located at the Grand County Courthouse in Hot Sulphur Springs, Colorado. This area does not constitute a new zoning district and is an overlay area upon the zoning districts encompassed within the overlay area boundaries and does not alter the uses by right allowed within said zoning districts so overlaid.

(1) Design Review Area Regulations

(a) Definitions

Aspect: The directional (in terms of the cardinal points of a compass) facing of the slope of a particular land area or piece of land.

Association boathouses/boat docks: A facility providing boat storage in slips exclusively for the use of residents of a multi-family residential development with commonly owned and occupied shore front property or a group of shore front property owners without common ownership who form a legal entity for the groups common interest and specifically designate a property for dock location. Association boathouses and boat docks may be allowed on a case-by-case basis.

Boat Dock: A facility used for the storage of boats and water craft only. An individual boat dock (excluding the gangway) and associated boats must occupy no more than six hundred (600) square feet of a water body surface as determined by the exterior dimensions of dock and/or boats. A gangway to the dock may be permitted, if appropriate, but in no case can it exceed 4 feet in width and 20 feet in length. One (1) boathouse or boat dock is permitted per single-family dwelling.

Boathouse: A structure used for the storage of boats and water craft only which must occupy no more than six hundred (600) square feet of land and/or water body surface as determined by the exterior dimensions of the building. These structures may not be used for the conversion to habitable structures or designed for human habitable use for any length of time. A boathouse is an “accessory building and use” and is not permitted without an existing single-family dwelling. One (1) boathouse or boat dock is permitted per single-family dwelling.

Cover Type: In relation to any piece of land, the kind of vegetation or lack of said on the land.

Disturbance: Any modification to a natural landform including contouring, excavation and the removal of vegetative cover.

Mitigate: To neutralize or compensate for the physical impacts of a man-made development upon a particular land area or piece of land such that the land will function as it did before the development took place.

Public Roadway: Any vehicular thoroughfare that is dedicated and maintained for public use by a federal, state, county, or municipal jurisdiction or homeowner's association.

Public Use: Any use for which the general public is allowed access.

Riparian: Lands adjacent to streams, creeks, lakes and other waterways whether intermittent or constantly flowing.

Structures: Anything constructed or erected such as buildings, mobile homes, fences, etc. which requires location on the ground or attached to something having a location on the grounds. Excluded are docks, posts, pilings, other boat mooring devices, headgates and other structures necessary for agricultural, public (municipal, etc.) and private water diversion facilities.

(b) **Design Criteria**

Introduction: This section specifies the various design criteria to be used when developing construction plans and documents for all building types within the Design Review Areas of Grand County. General categories such as building locations, site, etc. are subdivided into various elements. It is the intent of these standards to first foster sensitive and creative solutions to design problems rather than pose a rigid architectural formula to follow in developing building plans. The key element of design that is to be stressed is the achievement of "harmony", "blending" and "appropriateness" of building form and texture in relation to the natural, surrounding environment. In short, buildings are to be as unobtrusive as possible in the natural settings in which they are constructed. Second, the protection and perpetuation of ascertain panoramic mountain and scenic views from parks and public spaces within the Design Review Area is required in the interests of pride, enjoyment, environmental enrichment and maintenance of a major economic asset for residents and visitors alike. This concern and the pressure of physical development has established the "visual landscape" as a basic resource that needs to be conserved. To that end, these regulations have been instituted by Grand County.

(c) **Applicable Regulations**

(i) **Zoning Requirements**

Development proposals and buildings must meet all requirements of the Grand County Zoning Regulations. In a case where the Design Regulations are in conflict with the Zoning Regulations, the more restrictive regulations shall apply.

(ii) **Subdivision and Planned Unit Development Regulations**

Proposals and structures must meet all requirements of the Grand County Subdivision and Planned Unit Development Regulations, the more restrictive regulations shall apply.

(iii) **Building Code**

The regulations contained in the Uniform Building Code as amended and adopted by Grand County will apply to all structures. In addition, these regulations will also apply to all structures that are either residential, agricultural, commercial/office or light industrial in nature.

(d) **Site Planning**

(i) **General Provisions**

(1) **Physical Setting of Development**

(a) The following shall apply except where it would make property unbuildable. The proposed development shall be located, sited and designed to protect and enhance the visual quality of the surrounding environment. In addition to the design criteria contained herein, environmental site planning and architectural design information is available from the U.S. Forest Service. Visual quality maps and other information are also available from the Grand County Department of Planning and Development.

(b) In areas of existing high visual quality, the proposed development shall be unobtrusive in nature and carefully fit its environment so

that its presence is subordinate to the pre-existing character of the site and its surroundings are maintained to the maximum extent practicable.

- (c) In areas where the visual quality has been degraded by alterations of the natural landforms and vegetation, signs and billboards that block views and create visual clutter, and development that is mediocre in design and out of character with the surrounding environment, the new development shall serve to restore the area to a high visual quality.
- (d) Buildings, when viewed from various angles, should conform to foreground contours in shape and scale while blending in with middle ground and background landforms to the greatest extent possible. All designs are to be conceived utilizing current principles and practices of environmental design, landscape design and building architecture. All development shall be sited and designed to minimize the impacts of light and glare on adjacent properties and the community at large.
- (e) Except where it would make property unbuildable (given the constraints of other County regulations) structures shall not be located in open grasslands where they would be highly visible, but clustered near hills, forests and other natural terrain features, or existing development to the greatest extent possible. In addition, development on hilltops and ridges shall not be obtrusive from public roadways. In riparian and lake shoreline areas, development shall be subordinate to the natural form of the waterway by being located near groves of trees, rock outcroppings, or other natural features and setback from the edge of the waterway or waterbody a minimum of thirty (30) feet.

(2) **Alteration of Natural Landforms**

- (a) No development or its support facilities (such as road or utility expansions) shall be permitted where grading, cutting or filling are required that would alter the appearance of natural landforms, without a re-vegetation plan that restores the disturbed land to as near a natural looking state as possible.
- (b) The proposed development shall minimize the visual destruction of natural land forms caused by cutting, filling, grading or vegetation removal. The development shall be concentrated on level areas so that hillsides can be left undisturbed. Necessary road and utility expansions should be routed along natural topographic contours.
- (c) Where the alteration of natural landforms is permitted during construction, the topography shall be restored to as close to the natural contours as possible, and the area shall be planted with vegetation common to the area.

(3) **Scale**

Any proposed development shall be of compatible scale to the surrounding area or shall be of a scale which will enhance the quality of the area that

has been degraded by existing development. The development proposal shall provide for:

- (a) Structures should be located so they do not tower above ridge lines, and do not compete with the visual dominance of the hillsides, open meadow, lake waters, or other features of the natural terrain.
 - (b) In developed areas, structures shall generally conform with the character of the surrounding area, or enhance the area if it has already been degraded.
- (4) **Landscaping**
- (a) **Forested Portions of the Site**
While the development proposal shall strive to place structures under tree cover to the greatest extent possible and developments shall protect existing vegetation and plants common to the region shall be used as the predominant re-vegetation material.
 - (b) Meadows or low brush covered portions of the site screening techniques are to be used for purposes of maintaining, to the greatest extent possible, the original pastoral setting when viewed from public roadways and observation points.
- (5) **Site Preparation**
- (a) **Grading and Excavation**
All grading will be accomplished using the design standards of the Grand County Subdivision Regulations. All removed topsoil should be stored and then replaced on the surface after grading is complete and before landscaping is begun. The graded area should be kept to a minimum practical size for equipment movement taking care to retain as many trees or other significant natural vegetative or other cover materials as possible considering such aspects as fire hazards, etc. No grading or excavation will be allowed other than that required for buildings, roads, landscaping and utilities.
 - (b) **Utilities**
Electric utilities and communication facilities to minimize the visual degradation of the landscape caused by power and communication lines and towers, the following principals shall be applied to any proposed development:
 - (i) Utility distribution and transmission facilities shall be designed as coordinated system to avoid duplication.
 - (ii) Non-reflective cables, poles, and guy wires shall be used for all electric and communication lines.
 - (iii) Television antennas, ham radio operation masts, roof mounted FM dipole aerials, and other facets of wirescape must be located in an unobtrusive manner.

All proposed major public utility facilities will follow the special permit review process of Grand County and shall be located and constructed to:

- (i) Maximize the use of Federal and State owned land.
 - (ii) Minimize damage to private landowners over which the line passes and adjacent to the proposed line.
 - (iii) Minimize side effects such as wildlife habitat disruption, low level radiation, noise and other health hazards on humans and wildlife.
 - (iv) Avoid paralleling of major transportation routes unless adequate natural screening or other means of camouflage are available.
 - (v) Cross any such transportation routes at as close to a right angle as possible.
 - (vi) Mitigate the "tunnel" effect of clearing vegetation that is visible from a population concentration or public roadway by means of minimizing clear-cut widths and other established landscape techniques. In all cases a revegetation plan must accompany any permit application.
 - (vii) By-pass historic and archeological sites.
 - (viii) Minimize conflict with existing and planned land uses.
- (c) **Sewer, Water and Gas Lines**
- (i) Utility lines shall be designed as a coordinate system to avoid duplication.
 - (ii) All distribution facilities and service connections shall be placed underground.
 - (iii) All proposed utility facilities will follow the special permit review process and/or 1041 Regulations of Grand County as applicable and shall be located and constructed to:
 - (1) Minimize damage to private and public lands: All development proposals must be accompanied by a revegetation plan;
 - (2) Mitigate the "tunnel" effect of clearing vegetation that is visible from a population concentration or public roadway by means of minimizing clear-cut widths and other established landscape techniques;
 - (3) By-pass historic and archeological sites;
 - (4) Minimize conflict with existing and planned land uses.

- (d) **Drainage**

All buildings must have an adequate drainage slope; minimum of five (5) percent, away from foundation walls or incorporate a french drain. Generally, water should be directed away from buildings, driveways, paths, play areas and other high use areas.
- (6) **Site Activities**
 - (a) **Trash Storage**

All trash storage areas shall be aesthetically screened from public view. Storage areas must be well drained but located out of drainage courses and must be inaccessible to animals either by fencing or through the use of suitable containers.
 - (b) **Snow storage (single-family building permits exempted)**

A snow removal and storage plan must accompany all development proposals. Storage sites must be well drained and preferably located in a sunny well drained spot.
 - (c) **General Storage and Service Activities**

All general storage areas shall be aesthetically screened from public view. All service activities and facilities shall be provided within the boundaries of the individual building parcel which it serves. All propane gas tanks are to be screened with vegetation and other natural objectives.
 - (d) **Transportation and parking facilities (single-family building permits exempted):** The proposed development shall minimize the number of access roads and individual parking areas. Development access roads shall be combined, with the intent of minimizing intersections on public roadways. Traffic loops shall be used to the maximum extent possible. All access roads shall be visually screened from public roadways to the greatest extent possible. All parking facilities are to be landscaped, preferably with evergreen varieties and large shrubs. Parking design should facilitate use, snow removal, drainage, emergency access and must be screened or buffered from public roadways. Use of vegetative islands within parking areas are encouraged. Underground parking must be either integrally connected to a habitable building or covered and landscaped. Street alignments should be designed in such a way as to facilitate solar gain for fronting buildings.
- (7) **Building Location**
 - (a) **Site Characteristics**

The building should be located and subsequently designed to minimize disturbances of the site and blend into the surrounding natural environment.
 - (b) **Energy Conservation**

It is suggested that siting of buildings should take advantage of a south facing orientation for solar heat gain to the greatest extent possible.

(c) **Setbacks**

Setbacks for buildings are required for aesthetic purposes along public roadways and for water quality reasons along or around water bodies of any kind. Specifically, setbacks found in the Grand County Zoning Regulations will apply:

- (i) All docks, moorings, pilings and posts to be built in any lakebed must have prior special permit approval from the applicable agency having jurisdiction.

(e) **Architecture**

(j) **Residential**

(5) **Roofs**

Allowed roofing materials include:

- (a) non-flammable shake shingles and imitations
- (b) treated wooden shake shingles
- (c) earth-tone composition shingles
- (d) dark, non-reflective metal roofing

(6) **Exposed facades and sidings**

Building architecture is to be compatible with location and the pastoral environment, rustic in nature, rough textured and harmoniously colored to blend in with the surrounding vegetative cover. In forested areas, all exterior materials shall be of deep earth hues such as dark browns, greens and rusts. In grasslands or sagebrush areas, all exterior materials shall be of the same earth and vegetative tones as the predominant colors of the site. Highly reflective surfaces and colors are not allowed. Types of siding or wall materials not allowed by way of example are: reflective metal, bare sealed or unsealed plywood panels, poured or block concrete of the unexposed aggregate variety, precast concrete panels, and white stucco plaster walls.

(7) **Windows**

Outwardly reflective windows or coatings thereon are not allowed.

(8) **Lighting**

Exterior lighting shall be minimized and shall be designed and installed to subtly illuminate functional areas only. The source of light shall not be visible above a horizontal plane and shall direct the light inward and downward onto the site and away from adjoining properties. Fixtures shall be hooded and shall not be located above the eave lines. Use of “dark sky” features and motion detector lighting is encouraged.

(9) **Foundations**

Foundations may be exposed no more than thirty-six (36) inches above ground level. Exception: foundations and building walls constructed of native stone. Exposed portions of poured or block concrete foundations must be painted an appropriate earth tone color or faced with native or imitation stone, brick or wood.

(10) **Fences and Screens**

Fences are to be constructed of stone or wood in a style appropriate to the building architecture and the surrounding natural environment. Fencing that maintains an open (as in the split rail fence) appearance is encouraged.

Sturdy construction is to be used throughout. The use of plain or decorative concrete block or other metal or plastic materials of a bright or reflective aspect or color is prohibited. Chain link fences shall be oxidized, anodized or earth tone colored.

(11) **Outbuildings**

No more than two outbuildings allowed with each single-family residence not to exceed four hundred (400) square feet each. In addition, livestock shelter barns, boathouses and detached garages shall also be allowed

(12) **Mailboxes and Residence Signs**

Mailboxes visible from the public roadways shall be of non-reflective wood or metal construction and shall be located in an unobtrusive manner.

(13) **Retaining Walls**

Retaining walls are intended to be an attractive addition to the overall design of the site plan and the structures on it. They should be made of natural woods or stone of low elevation where lateral loads are minimal. Adequate drainage from the earth bank must be provided by weep holes, lateral drains, or other techniques capable of mitigating buckling caused by water pressure and frost action. Retaining walls in excess of four (4) feet in height must be designed by a professional engineer, reinforced throughout and independently supported. Poured or concrete block of the uncolored or unexposed aggregate type is not allowed unless faced with a stone or wooden veneer.

(ii) **Commercial/Office and Light Industrial**

(1) **Roofs**

Same as residential

(2) **Exposed facades and siding**

Same as residential

(3) **Ornamentation**

Same as residential

(4) **Foundations**

Same as residential

(5) **Building Type**

Building architecture is to be compatible with the pastoral mountain environment, rustic in nature, harmoniously colored or natural wood finished or suitable wood substitutes.

(6) **Fences and Screens**

Same as Residential

(7) **Outbuildings**

No more than two (2) outbuildings not to exceed four hundred (400) square feet each will be allowed. In addition, berms, trees, shrubs, etc. are to be used to aesthetically enhance the screening devices as allowed in the residential section.

- (8) **Mailboxes**
Mailboxes visible from the public roadway shall be of non-reflective wood or metal construction and shall be located in an unobtrusive manner.
 - (9) **Retaining Walls**
Same as residential
 - (10) **Parking**
Parking facilities, where practical, shall be consolidated for joint use by surrounding businesses and neighbors. The parking facility shall be attractively designed and buffered with landscaping, berms or other attractive screening materials and shall to the maximum extent possible be visually screen.
- (iii) **Boathouses/Boat Docks**
- (1) **Roofs**
Allowed roofing material include: shake shingles and imitations treated shingles and imitations, treated wooden shake shingles, earth-tone composition shingles, and dark, non-reflective metal roofing
 - (2) **Exposed facades and sidings**
Building architecture is to be compatible with location and the pastoral environment, rustic in nature, rough textured and harmoniously colored to blend in with the surrounding vegetative cover. In forested areas, all exterior materials shall be of deep earth hues such as dark browns, greens and rusts. Highly reflective surfaces and colors are not allowed. Types of siding or wall materials not allowed by way of example are: corrugated metal siding, reflective metal, painted (unclad) masonite siding, asphalt shingles or panels, bare sealed or unsealed plywood panels, poured or block concrete of unexposed aggregate variety, precast concrete panes, and white stucco plaster walls.
 - (3) **Windows**
Outwardly reflective windows or coatings thereon are not allowed.
 - (4) **Lighting**
Exterior lighting shall be minimized. Any outside lighting fixtures shall match the style of the structure is serves. Security lights shall be of a subdued luminescence.
 - (5) **Height**
The height of any boathouse, measure from the water line to the highest part of the structure may not exceed 16 feet.
 - (6) **Extension beyond shoreline**
Boathouses and boat docks are not permitted to extend more than 35 feet beyond the natural shoreline. There may be specific cases that require boathouses to be inundated into the shoreline in order to preserve the natural character of the surrounding area.
 - (7) **Width**

Boathouse may not exceed 30 feet in width. This width does not include any uncovered dock or decking that may have a physical connection to the structure.

- (8) All boathouses and boat docks must have prior special permit approval from the applicable agency having jurisdiction.

- (f) **View Maintenance**

- (i) **View Regulations**

- (1) **General Provisions**

- No development including the associated buildings, fences, paved areas, signs and landscaping can block views of the surrounding lakes or mountains or diminish the visual quality of the Design Review area into scenic areas.

- (a) Visual resource maps detailing visual sensitivity and visual absorption capacity will be used to initially judge development proposals.

- (b) All developments will be judged in detail utilizing the U.S. Forest Service review system maps.

- (g) **Signs**

- Signs shall be permitted as accessory uses in accordance with the sign regulations currently existing in the Grand County Zoning Regulations, Section XIII, Subsection 13.3. General Provisions. Signs shall be aesthetically pleasing, of appropriate scale and integrated with surroundings in order to meet the county's expressed desire for quality development and protection of view sheds. In addition, signs shall be compatible with location and the pastoral environment, rustic in nature, and harmoniously colored to blend in with the surrounding vegetative cover.

14.6 GRANBY AIRPORT REVIEW AREA – OVERLAY DISTRICT

- (1) **Intent**

- To reduce exposure of residential and other sensitive land uses to aircraft operations and their potential impacts; to reduce risks to public safety from aircraft accidents; and to discourage traffic congestion and incompatible land uses proximate to, and within the airport review area.

- (2) **Definitions**

- (a) **Federal Aviation Administration (FAA)**

- The Federal agency responsible for administration and policies related to aviation activity in and around the nation's airports, as well as protection of airspace between airports.

- (b) **Granby Airport Review Area (GARA)**

- An overlay district intended to allow for compatible land-use planning in the vicinity of the Granby Airport. The overlay district includes two (2) components; (1) land use compatibility; and (2) building heights and heights of other structures (See Figure 14.6-1a Compatible Land Use and 14.6-2a, Allowable Heights of Structures for the location of this overlay district).

- (c) **Nature of District**

- The Granby Airport Review Area-Overlay District shall be applied as a supplemental regulation of areas contiguous to or near the Granby Airport which would be significantly impacted by air traffic or any hazard related to the operation of an aviation facility. The