

An Addition to the Elbert County Zoning Regulations  
Section 16 – PUD Planned Unit Development  
New Section “D”  
Elbert County Site Design Standards  
for  
Residential Developments

Introduction

The *Elbert County Site Design Standards for Residential Developments (Design Standards)* are proposed as an addition to the *Elbert County Zoning Regulations, Section 16, PUD Planned Unit Development, as a new section “D”*. These *Design Standards* are intended to work in conjunction with the *Elbert County Master Plan* to help ensure the goals and objectives of the *Master Plan* are addressed by residential developments. The overall objective is to set minimum design criteria for all residential developments in Elbert County. It is understood that some of the standards may not apply to all development situations and in other cases, alternate creative solutions may be acceptable to achieve the primary objective of well-designed developments.

These *Design Standards* must be reviewed by the Planning Commission, found to be acceptable, and recommended for approval as an amendment to the *Elbert County Zoning Regulations*. The Board of County Commissioners, must then review the recommendations of the Planning Commission and the Community & Development Office (C&DSO), and decide in a public hearing process, whether or not to amend the *Elbert County Zoning Regulations* to include the *Design Standards*. If approved by the Board of County Commissioners, the *Design Standards* will apply to all residential developments which create five (5) or more lots/tracts.

Application of the *Design Standards*

All residential developments that contain five (5) or more lots/tracts, will be processed as Planned Unit Development (or “A” or “A-1”) re-zonings. The “Development Guide” for the Planned Unit Development will contain language which addresses all applicable provisions of these *Design Standards* to help ensure compliance. Any public improvements required as a result of these *Design Standards*, will further be addressed in the “Subdivision Improvements Agreement, which is finalized during the Final Plat process. Each proposed residential development subject to these *Design Standards* will be evaluated against all applicable standards and a “check” or an “N/A” notation will be

indicated on each standard. Any applicable design standard(s) that is not addressed in the application will be noted by C&DSO and the applicant will be notified of any deficiencies. The applicant must either modify the application to meet the standard(s), or suggest a suitable, acceptable, alternative(s), before the application will be considered for public hearing scheduling. Should the applicant and C&DSO not be able to agree on whether or not the design standard(s) was/were met, the applicant may request that the public hearing be scheduled before the Planning Commission and the matter presented at the hearing for discussion. No Board of County Commissioner public hearing will be scheduled until the Planning Commission has made its recommendation regarding the matter. The Board of County Commissioner public hearing will be scheduled within a reasonable time period relative to the Planning Commission's recommendation.

#### Format of the *Design Standards*

These *Design Standards* are divided into two (2) sections. The first section is the "Site Design Standards" and deals with the physical characteristics of the land and how development should compliment and work in harmony with the natural conditions of the land. The second section contains the "Subdivision Design Standards" and deals with the built or installed elements of the development, such as entrances features and access, landscaping, signage, and lighting. Standards are then listed for each category within the "Site Design Standards" or the "Subdivision Design Standards".

#### Amendments to the *Design Standards*

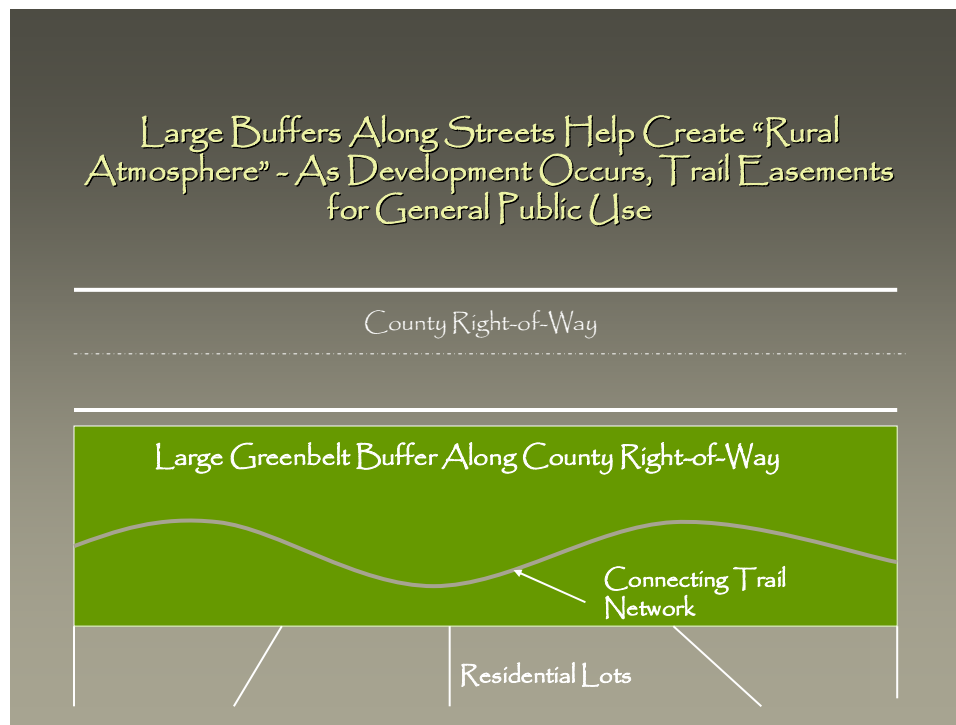
The C&DSO and the Planning Commission should conduct an annual review of the *Design Standards*, to ensure that the application of the *Design Standards* is accomplishing the desired result of quality residential development in Elbert County. Any modifications to these *Design Standards* will require public hearings before the Planning Commission and the Board of County Commissioners, as does any modification or amendment to the zoning regulations.

## Part 1 – Site Design Standards

### A. Visual Quality

or \_\_\_\_\_ (N/A)

- 1.) Provide, maintain, and enhance landscaping buffers between roadways and development, with public access easements and all-weather surface trails along County roads that are classified as “arterials” or “collectors” in the West Elbert County Transportation Master Plan.



or \_\_\_\_\_ (N/A)

- 2.) Establish landscaped entries with integrated monument signage, wall-mounted signage, or other acceptable solution that provides an attractive, unique entry into the development.

or \_\_\_ (N/A)

- 3.) Screen utilities, electric/gas substations, water and sanitation facilities, and other visually undesirable elements with landscaping, topography, screen fencing, walls, or building placement.

or \_\_\_ (N/A)

- 4.) Provide tasteful, visually attractive architecture, signage, and landscaping throughout the development.

or \_\_\_ (N/A)

- 5.) Vary building setbacks and increase landscaped areas adjacent to "arterial" and "collector" roadways.

or \_\_\_ (N/A)

- 6.) Stagger solid fencing or wall alignment with a change of materials or an 18" minimum offset every 100 linear feet, to prevent long continuous fence or wall lines.

or \_\_\_ (N/A)

- 7.) Maintain and enhance existing tree cover and native vegetation, particularly along drainages, roadway frontages, property perimeters, and along trail systems.

or \_\_\_ (N/A)

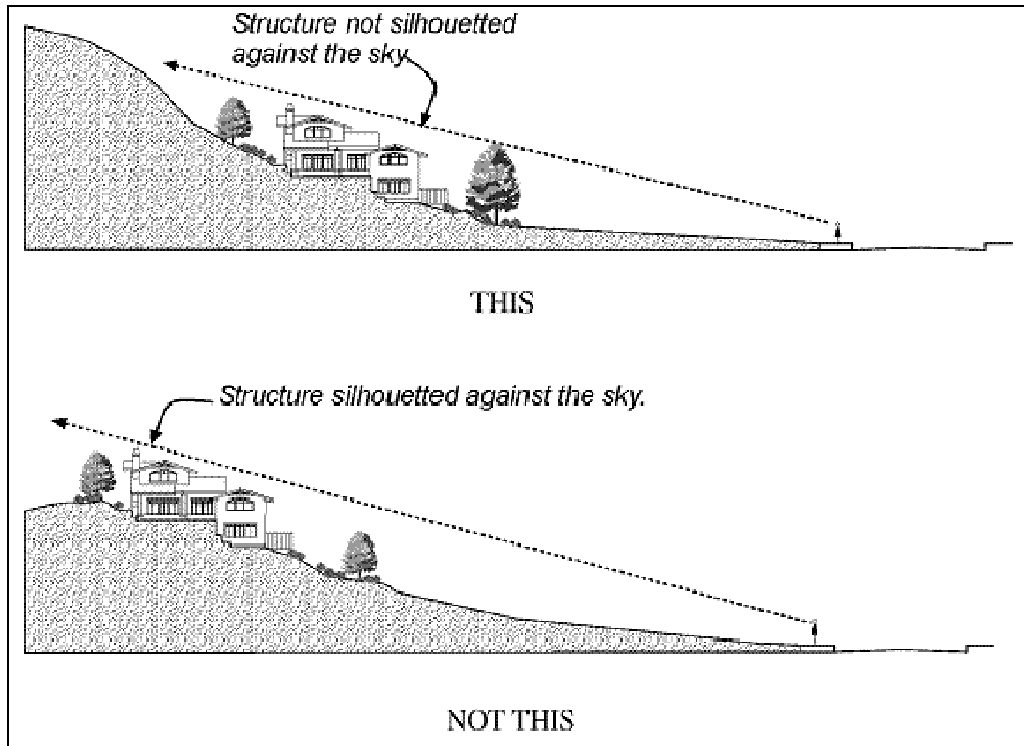
- 8.) Plantings and groups of trees should emulate natural conditions, e.g. undulate, diversity of species (compatible with native species), rather than trees and landscaping placed in a linear fashion.

## B. Silhouetting of Structures on Distant Ridgelines

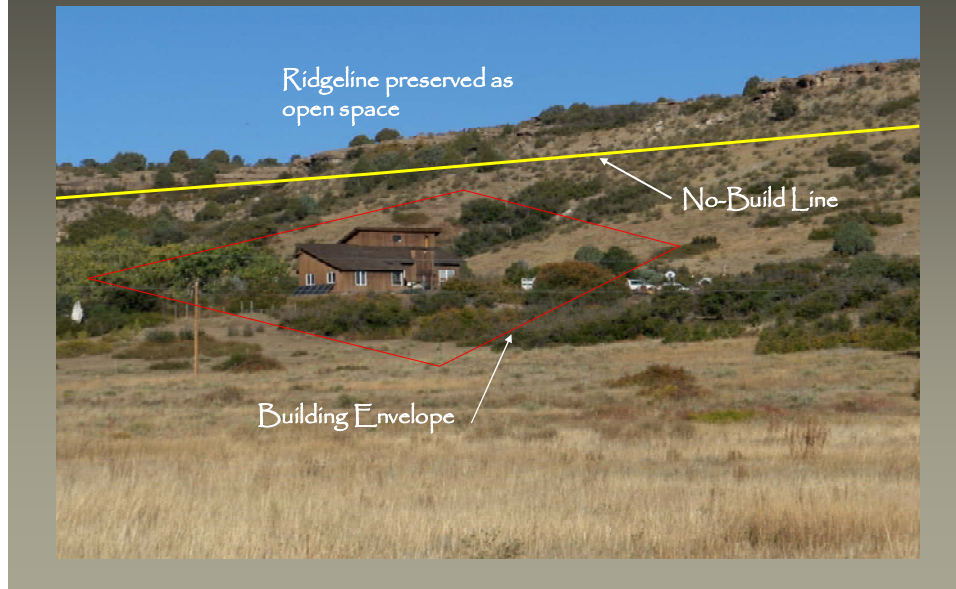
or \_\_\_ (N/A)

- 1.) Prevent silhouetting of significant ridgelines through the application of building envelopes below the "no-build line", as shown in the

illustration below. Significant ridgelines shall be defined as those ridgelines that provide a backdrop for distant views for public roadways. When applicable, building envelopes and the “no-build line” will be established at the time of re-zoning (on the PUD graphic), and shall also be shown on the recorded final plat.

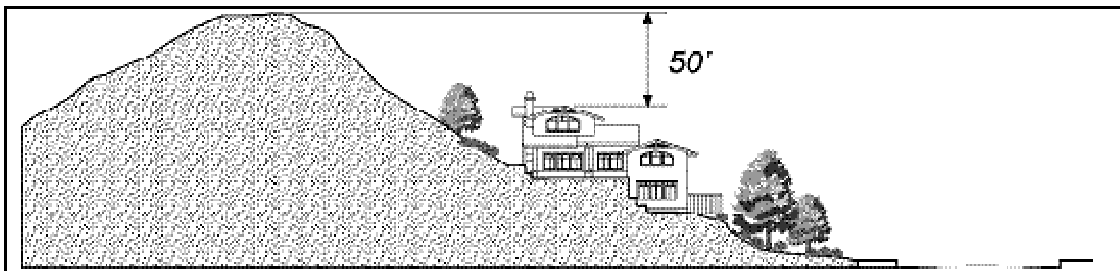


Building Envelopes or “No-Build” Areas to Protect Significant Ridgelines



or \_\_\_ (N/A)

2.) Where applicable, structures shall be located so that a vertical separation of at least 50 feet is provided between the top of the structure and the top of the ridge or knoll to maintain the natural appearance of the ridge. Grading should also be avoided within 50 vertical feet of the top of a ridge or knoll. Placement of structures should take advantage of existing vegetation for screening, and should include the installation of additional native plant materials to augment existing vegetation, where appropriate.



### C. Topography, Grading and Site Disturbance

or \_\_\_ (N/A)

1.) Minimize site grading to prevent negative impact to existing vegetation, drainage patterns, animal habitat, and topsoil. When disturbance is unavoidable, taper and integrate the new grades and landscaping with the natural contours and landscaping.

or \_\_\_ (N/A)

2.) Use retaining walls to break-up long expanses of slope cuts. Use natural colored materials for retaining walls such as textured block, rock, or stone.

or \_\_\_ (N/A)

3.) Re-vegetate disturbed areas and around retaining walls with native species and other plantings.

or \_\_\_ (N/A)

4.) Emulate natural patterns in re-vegetation.

### D. Native Vegetation and Wildlife

or \_\_\_ (N/A)

1.) All proposed residential developments should be designed to accommodate area wildlife, including migration corridors and habitat.

or \_\_\_ (N/A)

2.) Connectivity between parcels is critical to protect these corridors and habitats. Proposed residential developments shall be evaluated for wildlife connectivity potential with adjoining properties.

or \_\_\_ (N/A)

3.) Critical wildlife habitat and migratory corridors, as identified by the Colorado Division of Wildlife and/or wildlife reports or studies shall be indicated on the Planned Unit Development graphic and the final plat as "no disturbance areas" or open space. Areas that are important to wildlife, such as riparian areas, land along the banks of drainages, streams, and other bodies of water, shall be protected by providing a substantial buffer between such areas and the developed portions of the site.

or \_\_\_ (N/A)

4.) To facilitate easier movement for wildlife, the following criteria are suggested for all new three-strand wire fences:

- a. Top wire shall be a twisted, barb less, type of wire, at a maximum height of forty-two inches (42").
- b. The bottom wire shall be a twisted, barb less, type of wire, at a minimum of sixteen inches (16") from the ground.
- c. There shall be at least twelve inches (12") between the top two (2) wires to allow "kick space" for deer, antelope, and elk.

or \_\_\_ (N/A)

5.) Maintain natural vegetation ecosystems adjacent to and within bodies of water, streams, drainages, watercourses, and within associated wetlands.

or \_\_\_ (N/A)

6.) Building envelopes and roads should be located outside known wildlife corridors.

or \_\_\_ (N/A)

7.) Preserve unique (rare, endangered, distinct) species of wildlife and/or vegetation.



or \_\_\_ (N/A)

8.) Maintain the native forested areas. Avoid tree and vegetation removal by designing the project to accommodate existing stands of trees. Should it be necessary to remove a mature existing tree (in excess of 10" in diameter); two (2) trees of similar species, a minimum of 6 feet in height, shall be installed as replacements for trees removed (Note: This standard does not apply when a wildfire mitigation plan is being implemented around structures.)

or \_\_\_ (N/A)

9.) Properly mitigate any pine beetle or other serious infestation problem identified by the Colorado State Forestry Service or other qualified arborist before the site is developed.

or \_\_\_ (N/A)

10.) In forested areas, building envelopes shall be established on individual lots so as to minimize the removal of mature trees.

or \_\_\_ (N/A)

11.) Home sites should not be established in areas of high wildfire concern. Should tree removal be required for wildfire mitigation, a wildfire mitigation plan will be prepared by a properly qualified forestry professional, at the time of preliminary plat. The wildfire mitigation plan will be prepared to comply with the Colorado State Forestry Service's recommendations and guidelines, and/or with the appropriate fire district's standards.

## F. Open Space, Recreation, and Trails

or \_\_\_ (N/A)

1.) Larger buffer areas of open space will be located along property perimeters, particularly when more dense development is proposed adjacent to larger parcels.

or \_\_\_ (N/A)

2.) Natural buffers of open space will be located such that logical connections for future open space on adjacent parcels are considered.

This will result in larger, contiguous blocks of open space between the parcels. Proposed developments that abut existing platted subdivisions or which are within two hundred feet (200') of the property boundary, shall have perimeter lots that are similar in size (no more than 25% less) than the lots they abut. Where possible, proposed developments should align open space with open space in existing, adjacent subdivisions. (Note: An illustrative graphic will be added here)

or \_\_\_ (N/A)

3.) Trails should connect internal open spaces and should extend to the property boundary for logical extensions on adjacent parcels.

or \_\_\_ (N/A)

4.) Preserve significant natural resources such as forested areas, wildlife habitat, creeks and drainages, aquifers, significant ridgelines, wetlands, and historic, cultural, and archeological resources.

or \_\_\_ (N/A)

5.) Significant natural resources, as described above, shall be indicated on the Planned Unit Development graphic and recorded final plat as "Perpetual Open Space", with notes added to the recorded final plat as to ownership and maintenance responsibilities associated with the open space.

or \_\_\_ (N/A)

6.) Open space opportunities on the subject property shall be evaluated during the initial design and planning stages of the development. Opportunities for future connectivity of open areas and trails on adjacent parcels shall be evaluated at the same time, with the intent of creating large contiguous blocks of connecting open space in and around the developed portions of the properties.

or \_\_\_ (N/A)

7.) Designated open space shall be:

or \_\_\_ (N/A) a.) A minimum of forty percent (40%) of the gross acreage of the site shall be permanently dedicated open space,

within "Conventional Residential Developments", except those developments which are proposing ten (10) acre or larger parcels, which shall have a minimum of twenty percent (20%) open space, (except to the extent a reduction of this acreage is permitted in accordance with the standards relating to cash-in-lieu payments). No more than ten percent (10%) of the required open space shall be allowed to be credited with "cash-in-lieu" fees.

or \_\_\_ (N/A)

b.) "Conservation Communities" shall have a minimum of fifty (50%) open space. The Planned Unit Development Guidelines, PUD Graphic, and Final Plat will designate all required open space as reserved for perpetuity.

\_\_\_\_\_ (Type of Development – Conservation Community or Conventional)

\_\_\_\_\_ % Open Space Provided \_\_\_\_\_ Cash-in-Lieu (%)

or \_\_\_ (N/A)

8.) Open space should be conveyed to Elbert County, a metropolitan district, or not-for-profit entity, which can demonstrate to the County that it possesses the management capabilities and resources required to administer and perpetually defend the open space, for its intended purpose.

or \_\_\_ (N/A)

9.) Any land dedicated to Elbert County for regional parks or other open space shall include water rights in a sufficient amount to maintain vegetation and provide adequate fire fighting water supply.

or \_\_\_ (N/A)

10.) As parcels adjacent to and in the vicinity of regional parks develop, accommodations for trails connecting neighborhoods to the regional park shall be designed and built prior to the issuance of the first building permit (other than permits for model homes) in the development.

or \_\_\_ (N/A)

11.) Open space may be put to either passive (trails, tables and benches for picnics, habitat, landscape or natural resource preservation)

or active (ball fields, tennis or basketball courts), or both. (Recreational Amenities Provided: \_\_\_\_\_)

or \_\_\_ (N/A)

12.) Located active recreational fields and areas so as to minimize negative impacts to surrounding properties. Parking areas and internal traffic circulation for the recreational activities and parks shall be located such that the impact to existing surrounding residential areas is minimized.

or \_\_\_ (N/A)

13.) Lighting associated with ball fields, parking areas, or other recreational facilities shall be sensitive to surrounding residential uses and designed to minimize glare and other objectionable light pollution. Light fixtures shall be downcast, with automatic shut-off capability. Lighting shall be turned-off when not in use to illuminate ball fields. Parking lot lighting shall be kept to the minimum required for safety and turned off when the parking lot is not being used for park-related activities. Lighting standards associated with outdoor recreational activities will be included in the PUD Development Guide.

or \_\_\_ (N/A)

14.) Trail easements shall connect various portions of the development, be provided along arterial and collector road frontages (as identified in the *West Elbert County Transportation Master Plan*), along drainages, connecting open space within the development, and connecting stubs at the perimeter of the subject property shall be provided and shown on the Planned Unit Development graphic and the recorded final plat.

or \_\_\_ (N/A)

15.) Open space, in the form of trails, will be built and delineated as trail easements prior to issuance of any building permits. Trail easements will be a minimum of twenty feet (20') in width, and the original developer will provide a minimum eight foot (8') all-weather trail surface. All open space parcels shall be shown and labeled on the Planned Unit Development graphic, described in the Development Guide, and shown on the recorded final plat as "Perpetual Open Space", with notes added to the recorded final plat as to ownership and maintenance responsibilities associated with the open space and trails.

or \_\_\_ (N/A)

16.) Provide, maintain, and enhance landscaping buffers between roadways and development, with public access easements and all-weather surface trails along County roads that are classified as arterials or collectors on the West Elbert County Transportation Master Plan. Public access trail easements and trails shall be provided along drainages within proposed developments.

G. Hazards (Compliance with items in this section will be evaluated after referral comments have been received.)

or \_\_\_ (N/A)

1.) Avoid building sites within known areas of high wildfire potential.

or \_\_\_ (N/A)

2.) In areas of known wildfire hazard, position building envelopes or "no-build" areas on Planned Unit Development Graphic and the recorded Final Plat, with additional wildfire information provided in the Development Guide and the Final Plat notes section.

or \_\_\_ (N/A)

3.) If applicable, locate building envelopes to minimize tree removal due to wildfire hazard.

or \_\_\_ (N/A)

4.) In areas of known wildfire hazard, establish a defensible space per Colorado State Forestry Service guidelines and coordination with local fire district standards.

or \_\_\_ (N/A)

5.) Provide fire cisterns and water storage as required by the governing fire district.

or \_\_\_ (N/A)

6.) Avoid the potential for flood damage to structures and loss of life by locating structures a minimum of one (1) foot higher than the 100-year flood elevation.

or \_\_\_ (N/A)

7.) Until 100-year flood elevations are established for Elbert County through the FEMA program, developers will provide flood studies to determine the elevation of the 100-year flood elevation, for those properties with flood potential.

or \_\_\_ (N/A)

8.) Maintain drainage and creek boundaries and alignments through a process of site design and development that is responsive to natural storm drainage conditions.

or \_\_\_ (N/A)

9.) Engineer and design all modifications to the floodplain so that the flooding hazard and any erosion/sedimentation does not increase upstream or downstream of the development.

or \_\_\_ (N/A)

10.) Avoid structure and road construction in areas of expansive soils, without proper mitigation.

or \_\_\_ (N/A)

11.) A preliminary soils report that identifies the various soils types on the proposed development parcel shall be provided during the Preliminary Plat submittal. Should the preliminary soils report indicate the potential for expansive soils, a more detailed soils report and mitigation strategy shall be provided during the preliminary plat process, with all soils issues being resolved prior to approval of the Final Plat.

## Part 2 – Subdivision Design Standards

### A. Circulation and Off-Site Improvements

or \_\_\_ (N/A)

1.) Provide safe ingress and egress to all residential developments by maximizing the sight distances and providing left/right turn lanes and/or acceleration/deceleration lanes as required to make the entry function as safely as possible.

or \_\_\_ (N/A)

2.) Provide adequate turn-around and back-out areas for fire truck access throughout the development. Stubs for future road extensions shall terminate with a cul-de-sac designed per County specifications.

or \_\_\_ (N/A)

3.) A sufficient number of off-street parking spaces shall be provided for any multi-family housing component.

or \_\_\_ (N/A)

4.) For developments that allow equestrian activities, provide separate trail corridors for equestrian uses to avoid conflicts with pedestrian and bicycle activity.

or \_\_\_ (N/A)

5.) Developments that generate more than 200 vehicle trips per day, shall have paved interior roads (Note: Total vehicle trips per day shall be based upon single family residential units generating 10 vehicle trips per day). Developments that are adjacent to county roads or future extensions of roads as depicted on the *West Elbert County Transportation Master Plan – “Future Roadway System Map”*, shall dedicate the necessary right-of-way to Elbert County for the road, according to the right-of-way depicted on the map or in the Elbert County Transportation Master Plan. Should the proposed development generate sufficient traffic volume to warrant improvements to or construction of adjacent roadways, the road shall be dedicated and built prior to the issuance of the first building permit for the development.

## B. Entrances and Access

or \_\_\_ (N/A)

1.) Establish landscaped entries with integrated monument signage, wall-mounted signage, or other acceptable solution that provides an attractive, unique entry into the development (see specific examples in the "Signage" and "Landscaping" sections of this document).

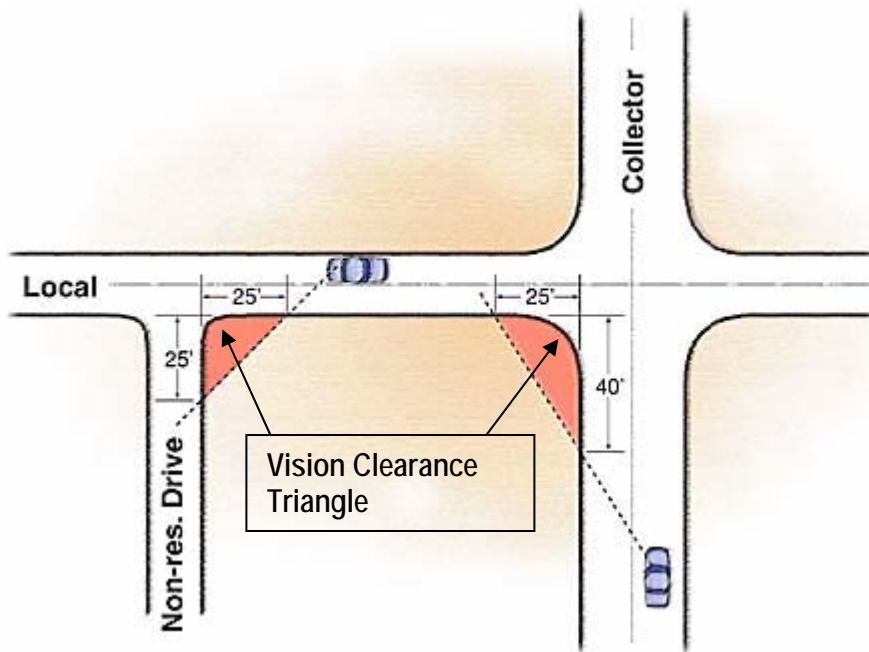
or \_\_\_ (N/A)

2.) A landscape plan shall be submitted with all residential Planned Unit Development re-zonings. This plan shall include landscape materials and planting design for the entries, streetscape, and other areas of plantings within the development, entry signage details for monument or wall-mounted signage signs, and any wall details or other features at the entry to the development.

or \_\_\_ (N/A)

3.) Vision Clearance Triangle – No fence, wall, hedge, vegetation, or other obstruction over 42" in height shall be erected, placed or maintained within a 25' (40' for collectors and arterials), visual clearance triangle formed by the property line, immediately adjacent to a street, road, or non-residential driveway. The vision clearance triangle shall be shown on the Planned Unit Development graphic, referenced in the Development Guide, and shown on the recorded final plat. The vision clearance triangle is illustrated in the following diagram:





### C. Landscaping

or \_\_\_ (N/A)

1.) A landscape plan which details quantity, type, and size of planting materials and standards for landscape installation shall be submitted as part of the Planned Unit Development process. Such plan shall be prepared by a qualified individual. Specific landscaping details will be provided for entries to residential subdivisions, streetscapes, areas to be screened, and any other areas where plant material is to be installed.

or \_\_\_ (N/A)

2.) Use native species of plant materials to help ensure survivability and to minimize the need for supplemental watering.

or \_\_\_ (N/A)

3.) All installed plantings shall be watered, as need, to ensure survival. All installed landscaping material shall be warranted and replaced for a period of 2 years after its initial installation, and said warranty shall be referenced in the Subdivision Improvement Agreement for the development. After the 2-year warranty period, the metro district will assume the landscaping maintenance responsibility.

or \_\_\_ (N/A)

4.) Landscape plans, landscape materials and installation exhibits, and performance guarantees shall be prepared according to the standards in the Elbert County 2007 Construction Standards & Specifications Manual.

or \_\_\_ (N/A)

5.) The following minimum standards shall apply to landscape plant material:

- o Evergreen Trees - 6' minimum height
- o Deciduous Trees – 1-1/2" Caliper
- o Shrubs – 5 gallon minimum

#### D. Lighting

or \_\_\_ (N/A)

1.) Light standards throughout the development shall be uniform and shall be integrated into the overall project design and architecture of the development.

or \_\_\_ (N/A)

2.) Lighting shall be "downcast cutoff-type" fixture, which shall not cast glare on adjacent residential properties or roads.

or \_\_\_ (N/A)

3.) Building-mounted lights must be directed downward and toward building.

## E. Signage

or \_\_\_ (N/A)

1.) Signage should have a consistent graphic theme throughout the subdivision.

or \_\_\_ (N/A)

2.) Provide subdivision identification signage that exhibits craftsmanship and individuality for the subdivision, with attention to detail and emphasis on artistic qualities and craftsmanship.

or \_\_\_ (N/A)

3.) Subdivision identification signs shall be monument signage, wall signs, or other acceptable sign design solution (the photos below are examples of acceptable monument signage).





or \_\_\_ (N/A)

4.) Sign details, including subdivision entry signs, directional signs, and informational signs shall be provided at the time of Planned Unit Development application. Sign sizes, materials of construction, and setbacks shall be established in the Development Guide for the Planned Unit Development, with the signs' locations being indicated on the Planned Unit Development graphic.

or \_\_\_ (N/A)

5.) Internally-lighted plastic signs shall be prohibited.

or \_\_\_ (N/A)

6.) All signs requiring permits shall be issued a sign permit by the Community & Development Services Office prior to installation.

or \_\_\_ (N/A)

7.) Subdivision entries shall have a variety of plant materials that integrates and compliments the project identification signage. Plants shall be low-water consumption plants. Acceptable solutions are depicted in the following photos:



or \_\_\_ (N/A)

8.) No signage and/or vegetation over 42" in height, shall be allowed in the Vision Clearance Triangle as defined above.

## F. Walls & Fencing

or \_\_\_ (N/A)

1.) Avoid long, continuous expanses of wall and solid fencing. No exterior wall or solid fence shall exceed one-hundred (100) feet without a change in material or an 18" minimum change in the wall plane.

or \_\_\_ (N/A)

2.) Any retaining wall over 36" in height will require stamped design drawings and engineering calculations prepared by a Colorado licensed engineer.

or \_\_\_ (N/A)

3.) No fencing or retaining walls shall be allowed within the "Vision Clearance Triangle", as illustrated above.

or \_\_\_ (N/A)

4.) To facilitate easier movement for wildlife, the following criteria are for all new three-strand wire fences:

- a. Top wire shall be a twisted, barb less, type of wire, at a maximum height of forty-two inches (42").
- b. The bottom wire shall be a twisted, barb less, type of wire, at a minimum of sixteen inches (16") from the ground.
- c. There shall be at least twelve inches (12") between the top two (2) wires to allow "kick space" for deer, antelope, and elk.

## G. Lot Standards

or \_\_\_ (N/A)

1.) Perimeter lots should be of similar size to adjacent subdivided properties. In general, larger lots should be located near the perimeter of the property, with a transition of smaller lots toward the interior of the development.

or \_\_\_ (N/A)

2.) When smaller lots are proposed next to existing larger lots, provide a substantial amount (150' minimum) of open area between the common boundaries. Plant one (1) evergreen tree, on average, every thirty (30) linear feet within the open area. Trees shall be grouped to emulate natural vegetation patterns.

or \_\_\_ (N/A)

3.) Use building envelopes and "no-build" areas to provide privacy and to protect sensitive areas on the site.

or \_\_\_ (N/A)

4.) All residential developments shall be processed as Planned Unit Developments (or as A or A-1 subdivisions).

or \_\_\_ (N/A)

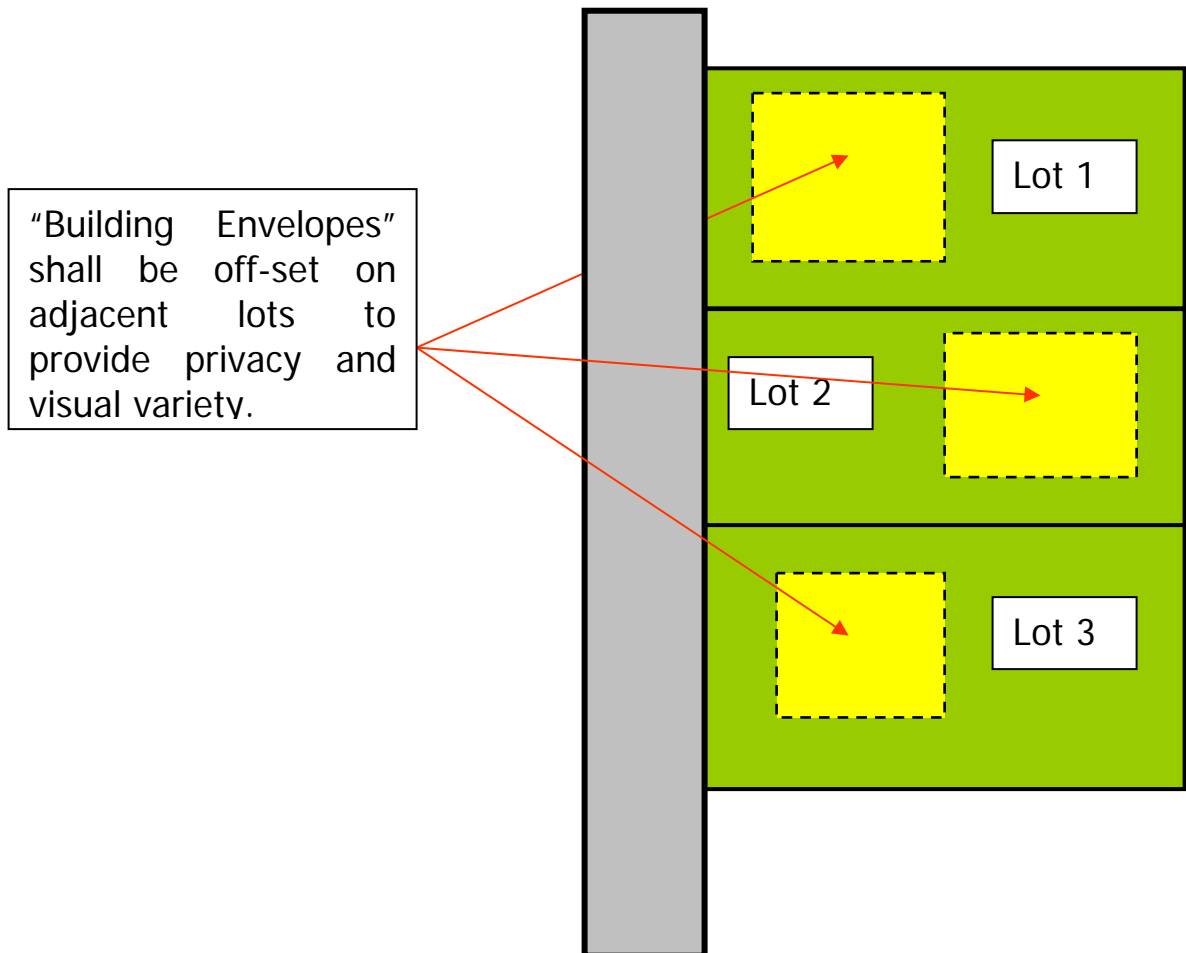
5.) Curb and gutters are not in keeping with the rural setting and should be discouraged as an acceptable solution for storm water management and drainage.

or \_\_\_ (N/A)

6.) For subdivisions proposing individual septic systems on lots of less than three (3) acres, an alternate leech field location must be indicated on the final plat document.

or \_\_\_ (N/A)

7.) To provide privacy and visual variety, off-set building envelopes on adjacent lot, as illustrated below:



or \_\_\_ (N/A)

8.) When transitioning between lower and higher density residential uses, ensure that higher density uses are compatible with adjacent lower density developments by incorporating one or more of the following:

- a.) Increase setbacks and landscape buffering on common boundaries.
- b.) Use existing topography and sculpted terrain to provide visual screening between developments.
- c.) Lots on the perimeter of the proposed development shall be comparable in size to existing adjacent lots, or shall be made compatible with existing adjacent lots through the use of increased open space between the two developments.



- d.) Graduate uses by intensity, where more intense uses are furthest away from least intensive uses. In general, more intensive uses should be located along collectors or arterials, or strategically placed within the interior of new developments.
- e.) Buffer between uses with vegetation and berming.
- f.) Within a mixed-use community, when a commercial development is proposed adjacent to a residential area, all exterior walls shall be finished with similar architectural materials as the front elevation, windows excepted.
- g.) Use natural features to create an edge or boundary (e.g. drainages or tree lines).

#### H. Services, Utilities, & Public Facilities

or \_\_\_ (N/A)

1.) All utilities associated with development should be designed and positioned to minimize visual impact.

or \_\_\_ (N/A)

2.) All utilities associated with the development shall be placed underground from the main service meter pole and throughout the entire development.

or \_\_\_ (N/A)

3.) Substations, water treatment buildings, water storage tanks, free-standing utility equipment and pads, lift/pump stations and any associated above-ground piping, and other utilitarian structures, shall be screened with landscaping and berming, screen fencing and landscaping, or other suitable screening that minimizes negative visual impact.

or \_\_\_ (N/A)

4.) Avoid placing overhead utility lines on significant ridgelines.

## Definitions

**All-Weather Surface Trail** – Trails built with a surface, such as crushed-fine gravel, concrete, or asphalt. Crushed-fine gravel is the preferred all-weather surface material. Minimum width of the trail should be eight feet (8').

**Arterials** – Roads that typically serve major traffic movements and function to move large volumes of traffic through a community. Major and minor arterials are planned for Elbert County.

**Average Site Design** - A site design which rates 80 to 89% compliance with the recommendations of the Design Guidelines.

**Building Envelopes** – Areas delineated by lines on the Final Plat which indicate areas where buildings are to be located.

**Collectors** – Roads that are meant to carry large traffic volumes and that are interconnected and continuous within a community.

**Critical Wildlife Habitat** – Lands that are essential for the well being and health of wildlife. These lands include: riparian areas (land along drainages or other bodies of water), wetlands, drainages, forested areas, winter range for elk, antelope and deer, and nesting areas for falcons, eagle, and burrowing owls. The Colorado Division of Wildlife will be consulted to further define critical wildlife habitat areas within the County.

**Excellent Site Design** – A site design which rates 90 to 100% compliance with the recommendations of the Design Guidelines.

**Migratory Corridors** –Routes used by wildlife to migrate from one area to another. Typically, these routes are along drainages, ridgelines, valleys, and in large areas of open land.

**No-Build Areas** –Areas delineated by lines on the Final Plat which indicate areas where buildings are not allowed.

**Open Space/Area** - Land dedicated to Elbert County, special district, non-profit entity, or other group that possesses the ability and resources required to administer and perpetually defend the open space for its intended use. Open space may include: parks, natural undisturbed land, trails, wildlife habitat and corridors, landscaped areas, creeks, drainages, historic farmsteads and structures, active recreation areas, passive recreation areas, land for grazing or crop cultivation, grasslands, and forested areas,

intended for general public use. Elbert County Board of County Commissioners' Resolution 07-84, dated October 10, 2007, further defines "Open Space Land and Land That Does Not Qualify as Open Space".

**Planned Unit Developments (PUD)** – PUD zoning is custom zoning designed specially for a proposed development. Zoning standards, such as setbacks, percentage of open space, etc., are included in the "Development Guide" for the PUD. PUD's can apply to residential and non-residential projects.

**Significant Natural Resources** - Significant natural resources include: forested areas, wildlife habitat, drainages, aquifers and wetlands, and historic, cultural, and archeological resources.

**Significant Ridge-Line** - Significant ridgelines are defined as those ridgelines that provide a backdrop for distant views for public roadways.

**Subdivision Improvement Agreement** – An agreement between the County and a developer to help ensure the installation of public improvements needed as a result of the development.

**Vision Clearance Triangle** - No fence, wall, hedge, vegetation, or other obstruction over 42" in height shall be erected, placed or maintained within a 25' (40' for collectors and arterials), visual clearance triangle formed by the property line, immediately adjacent to a street, road, or non-residential driveway. The vision clearance triangle shall be shown on the Planned Unit Development graphic, referenced in the Development Guide, and shown on the recorded final plat.