

# Eagle Ranch

EAGLE, COLORADO



**THE UPLANDS  
DESIGN GUIDELINES  
FILING 14 ADDENDA**

**Revised February 2022** ~~October 2020~~



**Uplands Design Guidelines – Filing 14 Addenda**

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## 1 INTRODUCTION

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### PURPOSE

These addenda address changes to the Uplands Design Guidelines specifically applicable to development within Eagle Ranch Filing 14 as adopted by the Eagle Ranch Design Review Board. In all other respects the most current Uplands Design Guidelines remain in effect

## 2 GENERAL CONSIDERATIONS

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These General Considerations section criteria apply to Eagle Ranch Filing 14.

### BUILDING SIZE

#### 2.1.1 Floor Area

- 1) The foundation footprint including garage should not exceed 5,000 square feet. Square footage shall be measured as outside dimensions in accordance with the Town of Eagle definition of Floor Area.
- 2) The house floor area including garage, ADU and all habitable finished and unfinished space may not exceed 6,000 gross square feet (outside measurements). Gross square footage includes everything measured from the outside of the exterior framing and concrete walls to include, at a minimum, garages, staircases, chases, closets, and mechanical spaces. Crawl spaces that measure 5'-0" to the underside of the framing are excluded. Areas above grade that are 5'-0" or less to the structural framing are not included in the gross square footage. Dead spaces over 5'-0" that could be accessible will count toward the overall square footage.
- 3) The minimum floor area of any home is 1,500 gross square feet of finished habitable space not including garage. Gross square footage includes everything measured from the outside of the exterior framing and concrete walls to include, at a minimum, staircases, chases, closets, mechanical spaces and anything shown on the plans that is greater than 5'-0" high.

#### 2.1.2 Accessory Dwelling Unit

The Eagle Ranch amended PUD allows an Accessory Dwelling Unit (ADU) that must be subordinate to, and contained within or adjacent to, a single-family dwelling, subject to the following requirements:

1. The accessory unit shall not exceed 850 square feet of floor area (as defined herein) with a maximum of one-bedroom. The floor area within the inside perimeter of the exterior wall framing or concrete of the building under consideration, without deduction for corridors, ramps, closets, the thickness of interior walls, columns, or other features. Floor area shall not include shafts with no openings, interior courts, stairs, mechanical rooms, garages, and decks and porches that are not enclosed.
2. The accessory unit must architecturally complement the home or garage in such a way as to maintain the appearance of a single residence.
3. The accessory apartment will be a complete, separate housekeeping unit.
4. 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 temporary absences, during which time the owner-occupied dwelling unit shall remain unoccupied.
5. Accessory unit off-street parking is required.
6. The accessory unit may be available for rent or other homeowner use, but may not be sold or subdivided as a separate dwelling unit.
7. The Eagle Ranch Property Owners Association may regulate accessory dwelling use through its Rules, Regulations, and Guidelines.
8. No Accessory Dwelling Unit is permitted over any garage placed forward of the residence.
9. ~~The Eagle Ranch PUD allows an accessory dwelling unit (ADU), not to exceed 700 square feet to be incorporated into an Owner occupied single family home. If the ADU is accessed through an interior stair, then the interior stair and landings shall not count against the allowed square footage of the ADU.~~
10. ~~The accessory unit must be architecturally integrated into the home or garage in such a way as to maintain the appearance of a single family home.~~
11. ~~Accessory unit off street parking is required.~~
12. ~~The accessory unit may be available for rent or other homeowner use, but may not be sold or subdivide as a separate dwelling unit.~~

### 2.1.3 Maximum Site Coverage

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

### 2.1.4 Maximum Height

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

## SITE DESIGN

### 2.2.1 Building Envelope and/or Setbacks

#### 2.2.1.1 Building Envelope Governed Homesites

Not applicable to Eagle Ranch Filing 14.

#### 2.2.1.2 Setback Governed Homesites

The exterior walls (including siding materials) and other site structures (e.g. retaining walls, outbuildings, recreational equipment, and fences) shall not encroach within the following setbacks on all homesites:

- 1) Front Yard Setback – a minimum of 25 feet from street right-of-ways
- 2) Side Yard Setback – 12 feet.
- 3) Rear Yard Setback – 25 feet from the property line opposite the Front Yard. On corner lots, only one Rear Yard Setback is required. It should be designated along the property line opposite the front entry to the home. The DRB may approve a variance to the location of the Rear Yard Setback as site specific considerations may require.
- 4) Roofs may overhang the above building setbacks by not more than 30 inches.
- 5) No improvements may be placed on slopes of 30% gradient or greater.

### 2.2.2 Slope Stepping and Site Grading

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

### 2.2.3 House Orientation to the Street

The design intent for house orientation to the street is to encourage house siting that is responsive to site characteristics without compromising the neighborhood friendly street presence of each home.

- 1) Parallel orientation of the front façade of the home to the street is strongly preferred. A maximum of 30° skew is allowed.
- 2) An element of the structure at least 22 feet wide must be placed between 25 feet and 35 feet from the front property line. Cul-

de-sac and “flag-lot” homesites may require a greater front setback and will be evaluated on an individual basis.

**2.2.4 Address Post**

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

**2.2.5 Driveways**

Driveways may not be placed closer than 7.5 feet from a side property line.

The remainder of Section 2.2.5 is unchanged. Please refer to the Uplands Design Guidelines ~~February 2022~~ ~~October 2020~~ for related design Criteria

**2.2.6 Garages**

*2.2.6.2 Front Garages*

- 1) Side-loaded garages with auto court are permitted in front of the residence on Lots 15 through 25 within Filing 14 only.

The remainder of Section 2.2.6 is unchanged. Please refer to the most current Uplands Design Guidelines for related design Criteria

**2.2.7 Parking**

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

**2.2.6 Front Porch and Entry**

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

**2.2.9 Walkways**

- 1) Provide a hard surfaced walkway from the front entry to the on-site parking and/or to the sidewalk where one exists.

The remainder of Section 2.2.9 remains unchanged. Please refer to the most current Uplands Design Guidelines for related design Criteria.

**2.2.10 Patios, Balconies, and Decks**

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

**2.2.11 Outbuildings and Recreational Structures**

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

**2.2.12 Fences – See Eagle Ranch October 2020 Revised Fence Guidelines**

**2.3 Building Elements and Materials**

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

**2.4 Landscape Guidelines**

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

**2. ARCHITECTURAL STYLES**

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**2.2. Design Intent**

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

**2.3. UPLANDS VICTORIAN STYLE**

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

**2.4. UPLANDS CRAFTSMAN STYLE**

Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

**2.5. UPLANDS PRAIRIE STYLE**

**3.5.1 DESIGN CRITERIA**

*3.5.1.1 Roof Forms*

- 2) Wide overhangs 30 inches or greater with enclosed flat boxed soffits are required.



## THE UPLANDS DESIGN GUIDELINES – FILING 14 ADDENDA

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The remainder of Section 3.4 remains unchanged. Please refer to the most current Uplands Design Guidelines for related design Criteria.

### 3. THE DESIGN REVIEW AND APPROVAL PROCESS

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Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

### 4. CONSTRUCTION REGULATIONS

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Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

### 5. APPENDIX A

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Unchanged. Please refer to the most current Uplands Design Guidelines for related design criteria.

END UPLANDS DESIGN GUIDELINES - FILING 14 ADDENDA