

# Eagle Ranch

EAGLE, COLORADO

**DESIGN GUIDELINES  
OUTBUILDINGS,  
RECREATIONAL STRUCTURES &  
FIRE PITS  
POLICY**

**APRIL 6, 2007  
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# Outbuilding and Recreational Structures Policy

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# OUTBUILDINGS AND RECREATIONAL STRUCTURES POLICY

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This policy presents the Design Review Board's general discussion and its adopted criteria for review of proposals for Outbuildings and Recreational Structures in the Residential Zone District within the Eagle Ranch PUD.

## 1.1 Applicability

This Outbuilding Policy applies to all Lots in the Residential Zone District<sup>1</sup>. This includes all lots in Eagle Ranch Filings as follows:

- Filing 1, Block 1, Block 2 and Block 3;
- Filing 3 Block 5, and Block 6;
- Filing 4 Block 1, Block 7, Block 8;
- Filing 8 Block 9, Block 10 and Block 11;
- Filing 14;
- Filing 21;
- Filing 22;
- Filing 24; and
- Filing 25

## 1.2 General Discussion

Outbuildings and Recreational Structures on Residential Zone District Lots in Eagle Ranch are intended to be clearly incidental and secondary to the use of the dwelling for dwelling purposes. They are not to be of such scale as to appear to be an extension of the residential structure on the lot.

### 1.2.1 Outbuildings

Outbuildings may not be occupied for Accessory Dwellings, Home Occupations<sup>2</sup> or full scale garage spaces in excess of provisions in the Guidelines. Neither may an Outbuilding be approved that causes the total floor area of buildings on a lot to exceed residential floor area parameters set in the Design Guidelines as follows:

- 6,000 square feet in the Meadows, and
- 7,000 square feet in the Uplands and Highlands.

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<sup>1</sup> Section 3.2., Third Amendment to the PUD Guide for Eagle Ranch Planned Unit Development, Amended and approved March 30, 2004

<sup>2</sup> Town of Eagle Land Use Code Section 4.04.111 K. Home Occupation Standards

Further, the Declaration for Eagle Ranch provides in part that:

Section 8.8 No Unsightliness. No unsightliness shall be permitted on any Unit, the common area or common elements of any Project. Without limiting the generality of the foregoing:

8.8.2 Mobile homes, travel trailers, tent trailers, trailers, trucks (except pickup trucks), snowmobiles, golf carts, boats, boat trailers, tractors, detached campers, camper shells, snow removal equipment and garden or maintenance equipment shall be kept in an enclosed structure at all times, except when in actual use.

After carefully consideration of these matters, the DRB finds that a conscientious designed, modestly scaled, well constructed and maintained Outbuilding may be approved for construction on site to provide enclosure of some seasonal recreation or maintenance equipment (e.g. snowmobiles, tent trailers, open boats, boat trailers, personal water craft, dirt bikes, snow removal equipment and garden tools, etc.). By example, during winter one could stage one's snowmobiles on their trailer within an outbuilding on site to provide ready access while the summer sports equipment is at a storage yard off site; and visa versa.

The DRB also finds that outbuildings for multiple arrays of seasonal equipment and/or larger items (e.g. mobile homes, travel trailers, trucks, etc.) are not consistent with the intent of the Design Guidelines. The presence of such items on site is restricted to brief periods to rig for use, or to de-rig after use. By example the RV or cuddly cruiser could be staged at the residence for a day to set up for an outing and a day for clean-up after the return. Keeping such equipment on site all week for use on the weekends is not appropriate. You get the idea.

### **1.2.2 Recreational Structures & Fire Pits**

Recreational Structures are intended to provide for modest sized children's play structures (e.g. jungle gym, trampoline, basketball hoop, swimming pool, hot tub, gazebo, archery target, fire pits, etc.). Recreational Structures are not intended to include large installations (e.g. sport court, half pipe, tennis or basketball court, etc.).

## **1.3 Criteria for Outbuildings and Recreational Structures**

Outbuildings and Recreational Structures must be approved by the DRB prior to installation on the lot.

### **1.3.1 Location on Lot –**

- a. Outbuilding, Recreational Structures and Fire Pits may be located in the side and rear yards, and must respect

the building envelope or building setbacks whichever apply.

- b. Such improvements may not be located nearer any street adjoining the lot than any portion of the primary residence is to such street.
- c. Fire pits and portable outdoor fireplaces must adhere to the 2009 International Fire Code\* (see below details).
- d. Swimming pools and hot tubs may be located in any rear yard within the buildable area of the homesite. Swimming pools must be at grade or integrated into a raised deck that includes visual screening between deck level and the ground. Swimming pool fencing must meet all applicable local and state code requirements.

### **1.3.2 Maximum Number and Size of Outbuildings and Recreational Structures**

The number and size of detached Outbuildings and Recreational Structures permitted on a lot is limited the following:

- a. one storage structure not to exceed 350 square feet; and
- b. one play structure with a footprint not greater 150 square feet and less than 10 feet in height; and
- c. one hot tub with a footprint not greater than 144 square feet; and
- d. one fire pit with a footprint not greater than 40 square feet; and
- e. one swimming pool with a water surface footprint not greater than 5% of the lot area.
- f. Casual uses such as a basketball hoop with backboard are acceptable whether free standing or mounted above the garage door.

### **1.3.3 Access and Egress –**

- a. The driveways for Outbuildings (if any) may not be wider than 9 feet, must be hard surfaced and must connect to paved parking on-site. The driveway may not provide a separate connection to the street
- b. The driveway must respect the building envelope or building setbacks whichever apply

### **1.3.4 Outbuilding Architecture and Materials –**

- a. Outbuildings need not match, but must complement the architectural style of the primary residence. Exterior materials and colors must be purposefully chosen and

applied to enhance the relationship to the primary residence.

- b. Outbuildings may not be more than a single story with a plate height not greater than 8 feet.
- c. Roof pitch, forms, and materials must restate those of the residential structure on the lot.
- d. Plastic, metal clad, and gambrel roofed sheds are not permitted.

#### 1.3.5 Doors

- a. The maximum dimension of any door opening on an Outbuilding may not exceed 10 feet wide and 7 feet high.
- b. Not more than one door opening on an Outbuilding may exceed 4 feet in width.

#### 1.3.6 Landscaping

- a. Perimeter beds, shrubs and trees may be required to help integrate Outbuildings and Recreational Structures into the landscape.

\*2009 International Fire Code

307.4 **Location.** The location for open burning shall not be less than 50 feet from any structure, and provisions shall be made to prevent the fire from spreading to within 50 feet of any structure.

Exceptions:

- 1. Fires in approved containers that are not less than 15 feet from a structure.
- 2. The minimum required distance from a structure shall be 25 feet where the pile size is 3 feet or less in diameter and 2 feet or less in height.

307.4.1 **Bonfires.** A bonfire shall not be conducted within 50 feet of a structure or combustible material unless the fire is contained in a barbecue pit. Conditions which could cause a fire to spread within 50 feet of a structure shall be eliminated prior to ignition.

307.4.2 **Recreational Fires.** Recreational fires shall not be conducted within 25 feet of a structure or combustible material. Conditions which could cause a fire to spread within 25 feet of a structure shall be eliminated prior to ignition.

307.4.3 **Portable outdoor fireplaces.** Portable outdoor fireplaces shall be used in accordance with the manufacture's instructions and shall not be operated within 15 feet of a structure or combustible material.

307.5 **Attendance.** Open burning, bonfires, recreational fires and use of portable outdoor fireplaces shall be constantly attended until the fire is extinguished. A minimum of one portable fire extinguisher complying with Section 906 with minimum 4-A rating or other approved on-site extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.