

CHAPTER 6

SECTION 6

Single Family Home Design Standards

Subsections:

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6-6-1 LEGISLATIVE DECLARATION.

(Section enacted by Ord 19-1999)

Ridgway is defined in part by eclectic architecture and neighborhoods that vary in age and character. A goal of the Town's Master Plan is to create a well-integrated community that meets the needs of residents of various income levels, ages and stages of family life cycles. One way of achieving this is to encourage a mix of housing types and densities, rather than segregating them into separate districts. In accomplishing this, it is acknowledged that the visual appearance of a property affects more than just the property involved. New and altered structures impact the surrounding neighborhood both in character and property value. These standards have been adopted to encourage a mix of housing types, while helping to ensure that this will not be detrimental to the character of the neighborhoods or to property values in general.

6-6-2 APPLICABILITY.

(A) The regulations set out in this Section 6-6 shall apply to all newly constructed or installed single family residences and Subsection 6-6-3(K) shall apply to additions, in addition to other applicable ordinances and regulations. Provided, however, these regulations shall not be applicable to mobile homes, as defined in Subsection 6-3-1(A), placed within designated mobile home overlay districts, or on spaces within a licensed mobile home park, except as specifically applied.

(B) Once subjected to these requirements, all single family residences and appurtenant sites shall be maintained in conformity herewith thereafter.

6-6-3 DEVELOPMENT STANDARDS.

(A) Foundations:

These requirements shall apply in addition to any applicable provisions of Subsection 6-3-2:

(1) (a) The foundation must enclose the space beneath the perimeter of the structure. Foundations may be constructed of masonry or concrete. (Ord 1-2000)

(b) Perimeter foundations and all supports under the structure must meet the frost depth as required in subsection 6-1-3(K). (Ord 1-2000)

(c) All foundations and interior supports shall be poured on undisturbed or compacted soil. (Ord 1-2000)

(2) All portions of foundations that are above the adjacent finished grade by more than 6 inches shall be finished using the same siding materials as the dwelling or complementary materials such as stucco, stone or brick. Cosmetically equivalent split faced block or other block with design finish or other materials may be allowed with prior approval of the Town.

(3) Unfinished masonry blocks, plywood, other materials or earth backfill that exceeds a grade of 2 foot horizontal for each 1 foot of raise are not acceptable.

(4) Exceptions to the above standards may be allowed where foundations must be stepped to address a slope in the natural grade of the site. However, such deviations to these standards shall be kept to the minimum required to address the specific site condition.

(B) Exterior Siding:

(1) Exterior siding shall be made of non-reflective metal or vinyl lap, wood, simulated wood grain products, painted or colored stucco, brick, stone, or any combination of these materials, or other cosmetically equivalent materials with prior approval of the Town.

(2) Materials intended to be painted or finished in any manner, such as wood products or stucco, shall not be acceptable until painted or finished.

(C) Roof Structure.

(1) Repealed by Ordinance 3-2002

(2) All sloped roofs, including roofs over deck areas, covered porches, entryways, and the like, shall have a minimum pitch of 3 feet of rise for each 12 foot of horizontal distance.

(3) Sloped roofs must have an overhang at the eaves and gable ends of not less than 12 inches excluding rain gutters measured from the vertical side of the dwelling. This required overhang shall not apply to areas over porches, alcoves and other appendages, which together do not exceed 25% of the length of the dwelling. Flatter roofs are permitted only if contained within a parapet that is higher than the adjacent roof.

(4) Mansard roofs and A-frame designs are not permitted; provided, however, mansard roofs are permitted if the base of the roof is above the second story of the structure.

(D) Repealed by Ordinance 10-2003

(E) Minimum Width:

The building footprint may be any shape, but must be able to fully enclose a 24 ft. x 21 ft.

rectangle within the perimeter, exclusive of any attached garage.

(F) Sidewalks:

Sidewalks shall be installed in accordance with Town specifications along the adjoining street frontages prior to issuance of a Certificate of Occupancy unless the Town allows execution of a recordable covenant to participate in an assessment district, in cases where immediate construction is not practical.

(G) Mechanical Equipment:

(1) Propane storage tanks shall not be placed in the front or street side yard unless placed underground. Propane tank placement must also meet applicable code requirements, which in most cases require that the tank be no less than ten feet from any property line and ten feet from any building.

(2) Swamp coolers, AC units, heat pumps and other mechanical equipment shall not be placed in the front yard. When placed in the street side yard, mechanical equipment should be screened from view from the street using landscaping, walls or fences which are complimentary to the building design.

(H) Street Address Number:

(1) Each residence shall display the street address number in a location that is easily visible from the street in letters not less than 4 inches nor more than 8 inches in height.

(I) Landscaping:

In addition to the requirements of Subsection 6-1-11, the site shall be landscaped to meet the following minimum standards:

(1) Trees: A minimum of one tree per 2000 square feet of gross lot area shall be provided in all zones except Historic Business. Trees shall have a minimum caliper of 1 1/2 inch for deciduous trees and a five foot minimum height for evergreens.

(2) In residential zoning districts, trees and shrubs may be placed in any landscape configuration and arranged to compliment the structure. However, of the required trees, a minimum of one tree shall be located in the front yard for each 25 foot of street and on corner lots, one tree shall be located in the street side yard for each 50 foot of street side yard frontage. Landscape elements shall not be located where, at mature size, they will block vehicular sight lines at corners or to public roadways. Where possible, trees should be located in such a way, or be a type, that they will not infringe on solar access and view of the adjoining properties.

(3) Shrubs: The front and street side yard shall include a minimum of one shrub (5 gallon size) per 10 feet of front and side street frontage.

(4) In the case of fractional requirements for the number of trees and shrubs, the number required shall be rounded to the nearest whole number.

(5) Groundcover: Groundcover must be adequate to ensure that dust cannot blow from the property and that the soil is stabilized to ensure that erosion is kept to a minimum. A minimum of 50% of the front and street side yard shall be covered with live vegetation. The remaining area can be

vegetative materials, organic or inorganic mulch, flowerbeds, or other acceptable landscape material. River rock, stone or cobbles, if used, shall not exceed 10% of the front or street side yard area. (Driveway area of minimum length and width to provide access and parking shall not be included in the 10% calculation of stone or rock covered area).

(J) Exterior Lighting:

In addition to the requirements of Section 6-5, all exterior lighting shall be directed downward and designed so as not to directly illuminate areas off the premises.

(K) Additions to Existing or New Homes:

Any additions or exterior remodeling shall respect the architectural character, detailing, lines and proportions of the existing structure. Additions shall be so integrated into the existing structure that they are difficult to identify as being added and shall appear to have been a part of the original design of the structure. A "face lift" on the existing building may be used in accomplishing this result. Attached or detached garages, carports, patio covers or walls should be designed in the same architectural style as the main structure and be built of similar or compatible materials.

(L) Development Density:

(1) No more than two non-site built homes shall be located in the same block. Existing and new non-site built homes shall be counted towards the maximum of two per block.

(2) When more than two non-site built homes exist within the same block at the time of annexation or as of January 1, 2000, those existing non-site built homes shall be permitted to be replaced, if damaged too extensively for economical repairs, with another non-site built home, provided the replacement meets the requirements of this Subsection 6-6.

(3) No two homes of substantially similar elevations shall be located adjacent to each other.

(M) Repealed by Ordinance 05-2004

(N) Repealed by Ordinance 05-2004

6-6-4 ARCHITECTURAL STANDARDS.

(A) The design of each newly constructed or installed residential structure, additions, and/or exterior remodeling shall meet each of the following four architectural design objectives. Corner lots shall meet these objectives on both the front and street side elevations.

(1) Provide relief and contrast to the building street and street side elevations incorporating solids and voids to break up plain wall surfaces.

(2) Variation of building mass.

(3) Variation in roof lines or use of historic roof pitch (8:12 or greater).

(4) Garage doors shall not dominate the front elevation.

(B) The Town Manager shall promulgate design guidelines to provide assistance in meeting these requirements.

6-6-5 DEVIATIONS.

(A) The Planning and Zoning Commission may approve deviations from one or more of the requirements of this Section 6-6 on the basis of finding that:

(1) The proposed architecture or construction standards provide compensating features that meet the intent and objectives of these standards.

(2) The proposed structure will be compatible and harmonious with structures in the immediate vicinity.

(B) Requests for deviations shall be reviewed pursuant to the procedures of Subsection 7-3-18 of the Ridgway Municipal Code, subject to the fees set in Subsection 7-3-20.

6-6-6 ENFORCEMENT AND ADMINISTRATION.

(A) The Town Manager or other designated employee shall be responsible for the interpretation, administration and enforcement of the provisions of these regulations, as amended, and of any decisions entered by the Planning and Zoning Commission, Board of Adjustment or Town Council, pursuant to such section.

(B) No building permit, occupancy permit, or other permit or license shall be issued, nor shall any other action of approval be taken or allowed by the Town for any property which is not in compliance with the provisions of these regulations and any decision issued pursuant hereto.

(C) Whenever necessary to make an inspection to enforce any of the provisions of these regulations or any provision of a decision entered, pursuant to this Subsection, or whenever there is reasonable cause to believe that a violation of any provision of these regulations or of any decision issued pursuant to this Subsection exists, the Marshal, Town Manager, or their authorized representative shall have the right to enter upon such building or premises at all reasonable times for purposes of inspection or to perform any other duty imposed by this Subsection. Prior to entry, he shall identify himself and request permission to enter from the occupant or person in charge of the premise if they can be found by reasonable efforts. If entry is refused, he shall have recourse to any remedy provided by law to secure entry.

(D) The Town may maintain an action in a court of competent jurisdiction to enjoin any violation of these regulations or of the terms of any decision entered pursuant to this Subsection.

(E) It shall be unlawful to violate any of the provisions of these regulations, or the terms of any decision entered pursuant to this Subsection. Any person convicted of such a violation may be punished by a fine of up to three hundred (\$300) dollars. Each day any violations continues shall constitute a separate violation. (Ord 1-2017)

(F) Continuing violations of this Subsection, or the terms of any decision issued pursuant to this Subsection, are hereby declared to be a nuisance and may be abated in any lawful manner.

(G) In addition to the fees contained in this Chapter 6, the applicant shall reimburse the Town

for all out-of-pocket costs incurred during the review including legal fees, postage, notice and publishing costs, map costs, engineering fees, etc., together with wages and associated payroll costs for contract employees, plus ten percent to cover overhead and administration. The Town shall bill the applicant periodically as such costs are incurred. Payment is due within 30 days. Bills not paid by the due date shall accrue interest at the rate of one and one-half percent per month or part thereof. No plat shall be recorded, improvement accepted, lien released, building permit issued, tap approved or other final approval action taken until all fees then due are paid to the Town. Such fees may be certified to the County Treasurer for collection as delinquent charges against the property concerned. (Ord 2-2019)