



PUD Development Standards

November 2009

Amended December 2010

Amended August 2013

Amended July 2020

Amended April 2021

Amended July 2021



Table of Contents

Table of Contents	2
List of Appendices	5
1. Introduction	6
1.5. Transportation.....	9
2. General Provisions	10
Maximum Total Floor Area and Dwelling Units. The total amount of development within the Gunnison Rising PUD is limited in order to ensure adequate public facilities are available to serve the area as follows.	10
2.1.1. Nonresidential Floor Area. The total gross floor area of non-residential development, including commercial, industrial, and institutional uses, must not exceed 920,000 square feet.	10
2.1.2. Dwelling Units. The total number of dwelling units must not exceed 1,700.	10
2.1.3. Future Increases. The maximum floor area and dwelling units allowed in the PUD may be increased in the future with approval of a Major Change application. The application must include additional studies and analyses of the capacity of public facilities and necessary improvements to serve any additional development.	10
2.1.4. Architectural and Site Design Standards are established in Sections 4.1 through 4.2 of these PUD standards.....	11
2.2. Development Phasing.....	12
3. Zone Districts	18
3.2. Zone District Purpose Statements.	18
3.2.1. Residential Zone Districts.....	18
3.2.2. Nonresidential Zone Districts.....	19
3.3. Principle Use Table.....	20
3.6. Recreational Resort District Standards	31
3.6.1. Additional Standards – Camp Sites with Cabins	32
3.6.2. Additional Standards – Camp Sites for RVs and Tent Camping	32
3.6.3. Operational Standards	33
3.6.10. Landscaping	35
3.6.11. Snow Storage. If the RR district includes uses that will be operated during winter months, the following snow storage standards apply.....	36
3.6.12. Access and Streets	36
3.7. Large Lot Residential District Standards.	38
3.7.1. Purpose. The purpose of this residential RL district is to provide for a residential neighborhood comprised of detached single-family dwellings on large lots at relative low densities (i.e. 3 to 4 acre lot sizes). Subdivision design and site planning that provides solar access for passive or active solar collection systems are encouraged. Other energy efficient home construction methods are also encouraged.	38
3.7.2. Dimensional Standards. Standards for the RL district are not based on traditional dimensional standards. Building envelopes shall be limited to a maximum of 40 percent of the total lot area, and the remaining area will constitute the established Preservation Area. Survey defined building envelopes, established through the	

subdivision process and with a minimum of two survey ties, will designate the driveway alignment and the improvement area. Activities and improvements in the building envelope include, but are not limited to, manicured lawns, parking, dwelling, accessory structures, buried utilities, and wildland fire defensible space. The following are provisions specifying uses and restrictions associated with the building envelopes and preservation area envelopes.....38

4. Community Design Standards	42
4.1. Residential Design Standards.....	42
4.1.2. Building Orientation.....	43
4.1.3. Garages and Driveways.....	46
4.1.4. Materials.....	47
4.1.13. Additional Standards for Townhomes.....	51
4.1.14. Additional Standards for Multifamily Developments.....	52
4.2. Nonresidential Design Standards.....	54
4.2.2. Building Orientation – Maximum Setback/Build-to Line.	54
4.2.3. Entrances	56
4.2.4. Windows.....	56
4.2.5. Articulation and Detailing	57
4.3. Landscaping, Buffers, Screening, and Outdoor Lighting	61
4.3.1. Minimum Planting Standards.	61
4.3.2. Outdoor Lighting.....	62
4.4. Off-Street Parking	63
4.4.4. Reductions to Minimum Vehicle Parking Requirements. The off-street parking standards of Table 43 may be reduced for sites with one or more of the following features:.....	64
4.4.5. Bicycle Parking.	65
4.5. Parks, Open Space, and Trails.	65
4.5.1. Applicability. The regulations of this section apply to all development in all zones.	65
4.5.2. Community Parks.....	66
4.5.3. Trails.....	66
4.6. Street Design	67
4.6.1. General Standards.	67
4.6.2. Street Cross-Sections. The width and design of streets must generally conform to the cross-section standards defined in Appendix E (Street Network Plan and Cross Sections).	68
4.6.3. Additional Standards. Streets must conform to all standards of LDC Section 4 except for any standards concerning street cross-section, right-of-way width, street grades, intersection detailing, and any design exceptions approved by the Public Works Director in accordance with Section 4.6.7	69
4.7. Signs.....	69
4.7.1. Additional Freestanding Sign Requirements.....	70
5. Special Use Standards	74
5.1. Accessory Dwelling Units.....	74
5.1.2. Floor Area.	74
5.2. Live-Work Dwellings.	75
5.2.1. Purpose. Live-Work Dwellings are encouraged in certain zone districts in the PUD to create opportunities for needed housing types and to encourage small business formation and entrepreneurial activity.....	75

5.2.2.	Definition. A dwelling unit that contains a commercial component. It is a fee simple unit on its own lot with the commercial component permitted anywhere in the building. Walk-in trade, customer visits, and employees that live off-premises are permitted in live-work dwellings.	75
5.3.	Drive-Ins and Drive-Throughs.	75
6.	Floodplains, Wetlands, Habitat, and Cultural Resources	77
6.2.	Habitat and Wildlife Management	79
	Habitat Compatibility. The Gunnison Rising PUD area is subject to the terms, conditions, and restrictions as set forth in the Low Effect Habitat Conservation Plan for Gunnison Sage-grouse on the Gunnison Rising Annexation, City of Gunnison, Colorado as referenced in Appendix Q.	79
6.2.1.	Protection of Wildlife. Care shall be taken to minimize human and wildlife conflict. Protective Covenants shall be established for each subdivision or site specific development plan which will refer owners and occupants to the City of Gunnison Municipal Code requirement for animal control and the requirements of the Gunnison Rising PUD and/or additional development specific requirements regarding landscaping (replacement of native vegetation, noxious weed control, etc.) and wildlife-friendly fencing, in order to minimize human and wildlife conflicts.	79
6.2.2.	Threatened/Endangered Species and Species of Concern. Due to the listing of Gunnison Sage-grouse as a Threatened Species in 2013 a Habitat Conservation Plan and Incidental Take Permit administered and held by the City will cover activities related to the development and buildout of Gunnison Rising.	79
6.2.3.	Trails and Recreation Management. The City will have explicit authority regarding future trail management on designated public open space within the Gunnison Rising PUD and the adjacent Contour Trail. In this regard, the City will coordinate with the Colorado Division of Wildlife, Bureau of Land Management, Gunnison County and the Gunnison County Sage Grouse Strategic Committee regarding temporary trail closures and limiting recreation activity that may have a negative impact upon the Gunnison Sage Grouse. The City may impose certain seasonal trail closures or limit use, to include the Contour Trail. Closures and/or limited use periods for the Contour Trail will include the periods between March 15th and May 15th of each calendar year, which may be subject to modification by the City Manager.	79
6.3.	Cultural Resource Management	79

List of Appendices

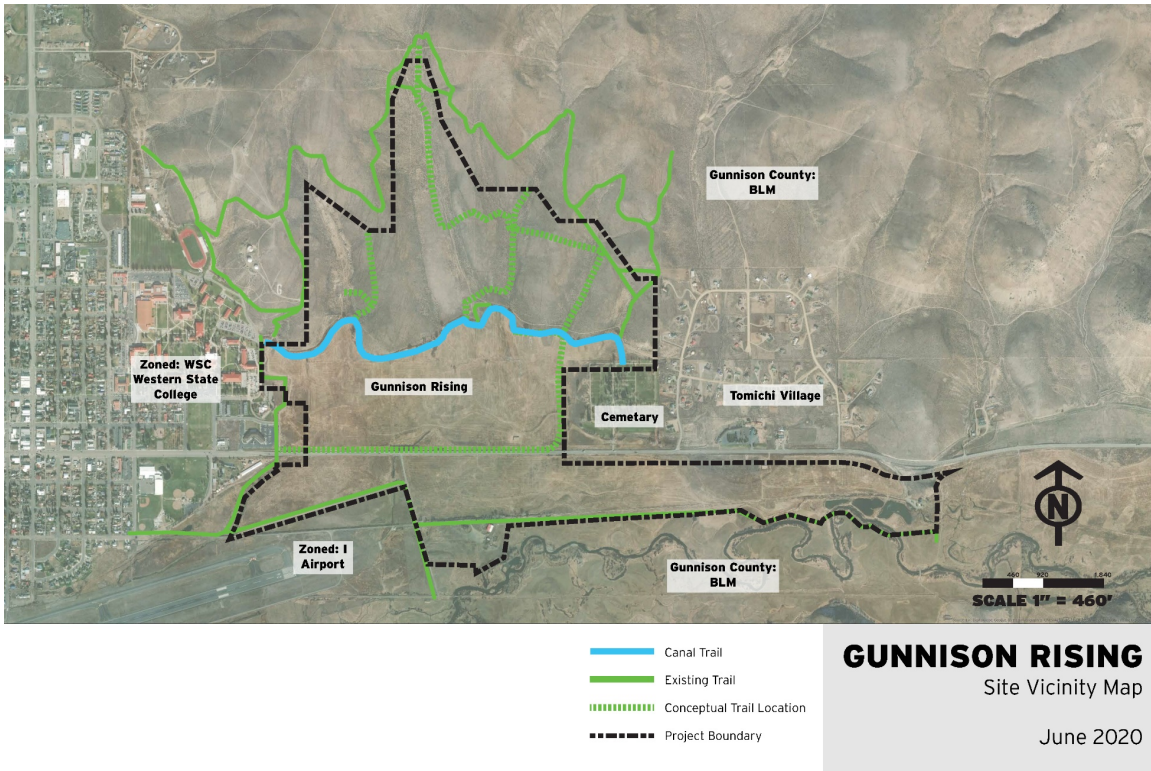
- Appendix A: Site Vicinity Map
- Appendix B: Survey and Topographic Map
- Appendix C: Illustrated Conceptual Plan
- Appendix D: Zoning Districts Plan
- Appendix E: Street Network Plan and Cross-Sections
- Appendix F: Parks, Open Space, and Trails Plan
- Appendix G: Public Facilities Plan
- Appendix H: Stormwater Management Master Plan
- Appendix I: Wastewater Capacity Studies
- Appendix J: Electric Service Expansion Study
- Appendix K: Traffic Impact Analyses
- Appendix L: Preliminary Geotechnical Investigation
- Appendix M: Wetlands Map
- Appendix N: Avigation Easement
- Appendix O: Xeriscape Requirements and Plant List
- Appendix P: Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Gunnison Rising
- Appendix Q: Letter from The Colorado Division of Wildlife
- Appendix R: City of Gunnison Municipal Code (By Reference Only, Not Attached)
- Appendix S: Legal Descriptions

1. Introduction

Purpose and Intent. The Gunnison Land Development Code (LDC) states that a PUD is intended to allow and encourage compatible uses to be developed in a manner sensitive to natural features and processes, and that are compatible with surrounding land uses” and “promote greater flexibility in the placement of structures so as to preserve and take advantage of the site's unique, natural resource or scenic features”, among other purposes. The proposed PUD represents innovative planning principles and flexible concepts in order to address unique land use relationships, including both surrounding uses and potential mixed-use developments within the PUD.

Project Location and Adjacent Land Uses. The Gunnison Rising PUD includes 633 acres of land east of the existing City of Gunnison, with land occurring on both sides of Highway 50. Tomichi Creek runs through lands immediately south of the Gunnison Rising PUD. The western boundary of the PUD on the north side of Highway 50 abuts Western Colorado University property and existing commercial uses, and the western boundary south of Highway 50 abuts the Gunnison city limits and the Gunnison-Crested Butte Regional Airport. Existing land uses north of Highway 50 that abut the PUD include the Cemetery and the Tomichi Village residential and commercial area. A Context Map is presented in Figure 11, illustrating the project boundary and surrounding land uses.

Figure 11. Context Map



Conceptual Plan. The Gunnison Rising PUD is based on a conceptual planning effort in partnership with local leaders from the City, County and Western Colorado University. Gunnison Rising presents a once in a lifetime opportunity to help shape the future of the entire Gunnison Valley. Rarely is there an opportunity to craft a shared vision for an area this large, well-positioned for success and with such natural beauty. The plan represents a blueprint for the long-term prosperity for the entire community. The plan document and an illustrative master plan for the PUD are included as Appendix C.

Design and Development Principles. The Conceptual Plan is founded on the following design and development principles.

Traditional Design. Design neighborhoods like we used to, with a traditional gridded block structure, sidewalks, street trees, buildings facing the street, front porches – the elements that support a strong sense of community.

Walkable and Connected. Safe neighborhood walking streets and lively sidewalks in the neighborhood centers. A strong, walkable and bikeable connection to downtown with a great Georgia Avenue design. A system of trails that runs throughout the neighborhoods, connecting all residents to parks and nature.

A Vibrant Place. An exciting mix of catalyst projects and amenities for the entire city, including community gathering places, hiking and biking trails, creative spaces for local entrepreneurs, small neighborhood shops and regional destinations such as a year-round conference center with a new, expanded rodeo grounds.

Broad Housing Options. Gunnison’s historic neighborhoods serve as a model for the new neighborhoods in Gunnison Rising because they have housing options for the entire community: families, singles, college students, and retirees. Walkable neighborhoods with housing options, including workforce housing, and quality design are a cornerstone of Gunnison Rising.

Integrated Open Space. Whether strolling with your family to an evening movie in the park, mounting up on bikes to tackle Hartmans Rocks, or casting your fly rod on Tomichi Creek, Gunnison Rising is designed to maximize the outdoor lifestyle Gunnison has to offer. The plan brings nature to your front door with large regional parks, vista viewpoints and small pocket parks within a 5-minute walk of every home. Trails connect to the great outdoors that surround Gunnison Rising: the new Signal Peak trail system to the north, a future trail connection south to Hartmans Rocks Mountain Bike Park, and into a future Tomichi Creek State Park, with endless fishing, hiking and cross-country skiing opportunities.

Financial Feasibility and Resiliency. A project of this scale and quality requires a design that draws people in, careful phasing, and a strong partnership between the public and private sectors, including infrastructure financing tools and a fair sharing of the public infrastructure costs.

1.5. Transportation.

1.5.1 Streets will be developed throughout the project area to provide safe and efficient access for vehicles, bicyclists, and pedestrians. Streets will be phased to serve development as necessary and constructed to City of Gunnison standards and PUD standards. In case of conflict, the PUD standards related to cross-section design (Appendix E) will control.

1.5.2 Trails will be provided throughout the PUD that will connect future neighborhoods with existing and future trails, such as the Contour Trail, as well as open space and park activity areas.

Social and Community Assets. Gunnison Rising will contribute to the general welfare of the Gunnison Valley area. Significant public parks, open space and trail amenities are included as part of the project, which will be linked with existing and proposed trails in the region. The government campus site can bring together multiple public employers and new jobs to the city. The Maker District provides an area that can support a range of job-creating industries and entrepreneurial businesses.

Design Standards. All development within the Gunnison Rising PUD will conform to the PUD design standards and design review procedures. All development of land and legal responsibilities of Gunnison Rising inhabitants shall be subject to the regulations and municipal laws set forth in the *City of Gunnison Municipal Code* as it may be amended in the future, unless specifically exempted through the provisions established by Section 2.12. The provisions of these PUD Development Standards do not exonerate related development from complying with any state or federal regulations that may apply to this PUD.

Buffers. Buffers along the Highway 50 corridor and between certain zone district boundaries with landscaping and open space to protect adjacent uses and enhance development and design.

2. General Provisions

Maximum Total Floor Area and Dwelling Units. The total amount of development within the Gunnison Rising PUD is limited in order to ensure adequate public facilities are available to serve the area as follows.

- 2.1.1. **Nonresidential Floor Area.** The total gross floor area of non-residential development, including commercial, industrial, and institutional uses, must not exceed 920,000 square feet.
- 2.1.2. **Dwelling Units.** The total number of dwelling units must not exceed 1,700.
- 2.1.3. **Future Increases.** The maximum floor area and dwelling units allowed in the PUD may be increased in the future with approval of a Major Change application. The application must include additional studies and analyses of the capacity of public facilities and necessary improvements to serve any additional development.

PUD Zone Districts and Development Standards. This document, along with other PUD Zoning Application materials and applicable sections of the *Gunnison Land Development Code (LDC)*, serves as the framework for directing development of the site. These PUD Development Standards and the Zoning Plan (Appendix D) establish the zoning for the site and designate the location of specific uses, densities, and dimensional standards. Table 21 summarizes the key dimensional standards that will guide development in each district.

Table 21. Summary of Zone District Development Standards

Zone District	Acres	Max Net Density (units/net acre)	Minimum Lot Size (sq.	Max Building	Minimum Landscaping
Large Lot Residential (RL)	16	4 total units	See Sec. 3.7	35	See Sec. 3.7
Low Residential (R1-9600)	90	7	9,600	35	30%
Medium Residential (R1-4800)	71	20	4,800	35	30%
Traditional Neighborhood	74	40	2,400	35	30%
Residential Mixed Use (RMU-1200)	23	65	None	35	15%
Multifamily (R3-1500)	12	80	6,250	48	0%
Main Street (CM)	58	None	None	50	0%
Maker District (M)	94	None	None	50	0%
Recreational Resort (RR)	55	None	N/A	35	20-40%
Live-Work Zone (LW)	35	None	None	50	20%
Open Space (O)	105	None	None	35	None

Applicability. All development standards set forth in the City of Gunnison Land Development Code, and as it may be amended in the future, shall apply to the Gunnison Rising PUD except for the following standards that specifically regulate this Planned Unit Development:

Permitted Uses. Each proposed district zone contains a specific list of permitted uses. Only those stated uses shall be allowed within each PUD district zone except those approved as Conditional Use, as specified in Section 3.3.

Dimensional Standards including minimum lot size, minimum frontage width, minimum lot depth, maximum density, setbacks, minimum landscaped area, maximum parking area, and height are established in Section 3.4 and 3.5

2.1.4. Architectural and Site Design Standards are established in Sections 4.1 through 4.2 of these PUD standards.

Landscaping, Buffers, and Screening are set forth in Section 4.3. Some provisions of LDC Section 4 also apply, as specified in Section 4.5 of these PUD standards.

Off-Street Parking. Section 4.4 of these PUD standards establishes requirements for the number of vehicle and bicycle parking spaces for various uses. Aisle dimensions, ADA space dimensions and ADA space numbers, and other off-street parking and loading requirements shall be pursuant LDC Section 4 as it may be amended.

Parks, Open Space, and Trails standards are set forth in Section 4.5 of these PUD standards. Some provisions of LDC Section 4 also apply, as specified in Section 4.5 of these PUD standards.

Street Design standards are set forth in Section 4.6 of these PUD standards. Some provisions of LDC Section 4 also apply, as specified in Section 4.8 of these PUD standards.

Flood Damage Prevention regulations that are more restrictive than the City of Gunnison Flood Prevention Regulations are established by Section 6.2 these PUD Development Standards, but these additional restrictions do not abrogate development within the Gunnison Rising PUD from complying with City-related flood prevention standards as they may be amended.

Amended Sign Standards. Sign standards from the LDC shall be applied to all districts except those businesses within 400 feet of the Highway 50 right-of-way and located within the non-residential districts. Specific standards for commercial-related signage are set forth in Section 4.7 of these PUD Development Standards.

Wetland Setback Standards are included in Section 6.3 PUD Development Standards.

Habitat and Wildlife Management Standards are included in Section 6.4 of these PUD Development Standards, which are in addition to Animal Control provisions in the *Gunnison Municipal Code*, as they may be amended. These additional restrictions do not abrogate citizens residing within the Gunnison Rising PUD from complying with City Animal Control codes as they may be amended.

Stormwater Management. Stormwater management within the Gunnison Rising PUD will comply with City of Gunnison standards. Proposed developments can seek exceptions or alternative approaches to the City's Stormwater Management Manual with approval of the Public Works Director.

Agricultural Uses. Existing grazing and agricultural uses on the properties contained within the Gunnison Rising PUD may continue to operate as they have historically, until such time as the land they occupy is developed. It shall be the responsibility of said landowner whose property is used for domestic livestock grazing to construct and maintain fences to separate the livestock from adjacent developed areas. Areas to be fenced include, but are not limited to, boundaries adjacent to the developed areas within the Gunnison Rising PUD, developed trails, park and open space, and hay meadow areas held in title by the state or federal government. If trail development occurs and is initiated by the City, the responsibility of fencing the corridor shall be the City's. The trail and fence development shall be coordinated with the landowner and agricultural user to ensure that agricultural operations shall be viable.

Irrigation uses for hay meadow production shall not interfere with adjacent development; the property owner irrigating for hay production shall be responsible for the construction and maintenance of ditches and structures that divert irrigation water around developed areas as necessary. The management and maintenance of the Cemetery Ditch and related structures shall be the responsibility of those property owners using this irrigation water source. Maintenance and operation of ditches shall be allowed under the administration of the City.

Permitted Uses/Design Standards. The planned unit development shall be developed only according to the approved and recorded zoning plan and development plan and all supporting data. The recorded final PUD zoning plan and development plan and supporting data, together with all recorded amendments, shall be binding on the applicants, their successors, grantees, and assigns and shall limit and control the use of premises and location of structures in the PUD as set forth therein. Any proposed changes to this PUD shall be subject to either the provisions for Major Changes, or Insubstantial Changes as stipulated by the *City of Gunnison Land Development Code*, as it may be amended in the future.

2.2. Development Phasing.

Phasing Approach. The Gunnison Rising PUD contains land that could develop over several decades. The land uses anticipated within the PUD are many and varied. In large, complex PUDs such as this, it is not possible to know exactly where, when and how development will occur. Market trends change significantly over time, major opportunities such as government office needs, and other large-scale decisions like the development of a State Park will inevitably shape and define development opportunities within the PUD in ways that cannot be reliably predicted today. Therefore, a prescriptive phasing plan and map is not proposed as part of this PUD.

This flexibility does not mean the outcomes are not predictable, however. The development standards contained in this PUD provide the community with predictability as to how the buildings, streets and open spaces will be constructed over time. Similarly, infrastructure capacity, location of key linkages, and costs will favor the nearer term development of sites closer to existing infrastructure, such as the land closest to Western State University. The timing of larger scale developments, such as the Government Campus site or the Recreational Resort site, is less certain. In addition, major civic projects such as schools or a new rodeo grounds is difficult to predict.

In lieu of a prescriptive phasing plan, the Development Phase Review process, described below, will ensure that each phase will provide for orderly and efficient development of the area in a manner that is consistent with the overall conceptual plan.

Purpose of Development Phase Review. This plan does not define the geographic area nor the sequencing of phases of development of the PUD area. Alternatively, the orderly development of the PUD area will be ensured through a Development Phase Review process. The purpose of this process is to require that each subsequent development demonstrate that it will be consistent with the overall conceptual plan and that infrastructure and utilities are designed to accommodate both the proposed development and future phases. The geographic scope and location of each development phase will be defined as development is proposed.

Threshold for Requirement of Development Phase Review. A Development Phase Review is required for any proposed development when one or more of the following thresholds is met:

- A. A residential development of more than 100 dwelling units.
- B. A non-residential development of more than 100,000 gross square feet of floor area.
- C. Any development proposed in the RR district.

Submittal Process. Any proposed development which meets the thresholds of Section 2.6.3 must identify in the proposed Sketch Plan application that the development is subject to a Development Phase Review. The Development Phase Review will occur concurrently with the Sketch Plan application. The City will review the proposed development for compliance with the approval criteria identified in Section 2.6.5. .

Approval Criteria. In order to approve a Development Phase Review application, the City must find that the following criteria are met:

- D. The proposal is consistent and compatible with Gunnison Rising Conceptual Plan and can be made to conform with these PUD development standards.
- E. The proposal identifies all transportation facilities and improvements needed to provide for safe and efficient circulation for vehicles, bicyclists, and pedestrians, including:
 - 1. Any necessary improvements to Highway 50, as required by CDOT and the City of Gunnison, including but not limited to intersection improvements, installation of turn lanes or modifications to lane geometry, signage, and striping. Setbacks from the Highway 50 right-of-way must accommodate the planned future width of the right-of-way.
 - 2. A system of streets, alleys, and trails that can be made to conform with these PUD development standards.
 - 3. Any off-site impacts identified by the transportation analysis which are required to be addressed.
- F. The proposal identifies all utility improvements necessary to ensure adequate provision of public facilities, including:

1. Wastewater main lines and associated lift station facilities to serve the development, sized with the residual capacity to serve all adjacent future phases.
 2. Water main lines and connections to water tanks needed to serve the development and to maintain adequate fire flow and pressures, sized with the residual capacity to serve all adjacent future phases. Water supply and quality will be in accordance with Section 15.2 of the Annexation Agreement.
 3. Storm water facilities needed in accordance with the Master Drainage Report and municipal standards regulating storm water utilities.
 4. Irrigation utility systems needed to serve the development.
- G. The proposal identifies any actions required to comply with archaeological documentation standards, pursuant to the cultural resource inventory, if applicable to the subject area.
- H. The proposal identifies adequate provisions for cut and fill slope stability, seepage and drainage control or other design criteria to mitigate hazardous conditions caused by geology, soil conditions, surface drainage and ground water.
- I. The proposal identifies lands to be dedicated for public uses and facilities and affordable housing pursuant to the provisions of the Annexation Agreement.

Avigation Easement. That property which is described in the Avigation Easement which was recorded on October 19, 2020 under Reception No. 670395 shall be subject to the following restrictions which are hereby incorporated in and made a part of said Avigation Easement by reference:

- The terms of the easement listed in Appendix N.
- Noise, vibration, late flights, etc.: No landowner may object to any noise, vibration, dust or other particulate matter caused by aircraft or the fact that aircraft flights may cause fear or disturb sleep.
- Electronic devices: No electronic devices shall be allowed which might produce electronic aberrations in navigational guidance systems.
- Vegetation or bird or waterfowl attractions: No vegetation shall be allowed, nor shall any activities be allowed, which might attract waterfowl or other birds such as a landfill or lakes
- Light glare: Lights shall be pointed down or be shielded in order that light glare will not inhibit pilot visibility.

Metropolitan Districts. The property may be subject to one or more metropolitan districts to provide infrastructure and other functions as outlined within the district service plan.

Annexation Agreement. The Annexation Agreement is the overriding document for the annexation. Gunnison Rising is subject to the terms of the Annexation Agreement for the property. If any

conflicts between the annexation agreement and the PUD arise, the annexation agreement shall govern. The Annexation Agreement addresses the following issues and others:

- Utilities
- ISDS
- Avigation Easement
- Phasing
- Land Dedications
- Trails
- Transportation and Traffic
- Vesting
- Services
- Improvements
- Landscaping
- Metropolitan Districts
- Environmental Resource Protection
- Economic Agreements
- Off-Site Improvement

Master Covenants and Sub-area Covenants. Gunnison Rising shall be subject to covenants that may be in place at the time of recording or implemented with further subdivision actions. If a conflict arises between the covenants and PUD Development Standards the more restrictive standards shall apply.

Buffer Construction and Maintenance. Construction and maintenance of all designated buffers along the Highway 50 rights-of-way, or as required on district boundaries, shall NOT be the responsibility of the City. Appropriate maintenance provisions shall be provided for within the future development applications for project areas.

Enforcement. Enforcement of these PUD Development Standards shall be applied pursuant to the *City of Gunnison Municipal Code*, and as these enforcement provisions may be amended in the future.

Design Review Procedures. This section addresses the procedure for obtaining approval of the design for development within the Gunnison Rising PUD.

Requirements. Design Review shall be required for all new construction, or alteration of the exterior of commercial or residential structures, on all properties that are part of a Home Owner Association (HOA) or Business/Property Owner Association (BOA/POA).

Application. A Design Review application shall be submitted to the HOA or BOA/POA of the residential or commercial subdivision within which the structure is proposed.

Design Review Committee. Each subdivision HOA or BOA/POA shall establish a Design Review Committee consisting of at least three members, and shall be formed consistent with the Covenants, Conditions, and Restrictions established for each subdivision. The Design Review Committee shall establish procedures for the submittal and review of Design Review applications, a regular meeting schedule to review such applications, and notification protocol to inform the applicant and the City of Gunnison of decisions made by the Design Review Committee. One Design Review committee may provide design review services for more than one subdivision and under more than one set of Covenants, Conditions and Restrictions so that a separate Design Review Committee is not required for each subdivision so long as there is a Design Review Committee providing design review functions for each subdivision.

Structure Definition. A "Structure" shall be defined as any enclosed building consisting of 150 square feet or greater area and exceeds six feet in height, or a built object such as a fence, gazebo, or patio cover that exceeds seven (7) feet in height.

Approval. Upon approval of the Design Review application, the Design Review Committee shall notify the applicant and the City of Gunnison Community Development Department in writing of its decision, verifying that the proposed construction has met the requirements of the subdivision design standards and covenants. Nothing in this section shall usurp or supersede the requirements of the *municipal code*, ordinances, and standards of the City of Gunnison Community Development Department related to review and approval of new construction.

Review standards. An application for Design Review shall be evaluated based upon the following standards:

- J. Consistency with *Gunnison Rising Master Plan* and PUD Development Standards.
- K. Conformance to applicable provisions of zoning, subdivision, and site development regulations, including, but not limited to:
 - 1. Zoning District Standards. The purpose and dimensional standards of the zone district.
 - 2. Site Development Standards. The parking, landscaping, signage and improvements standards of the district.
 - 3. Covenants, Conditions, and Restrictions (CCR). Those specific design standards established by the subdivision CCRs for the commercial or residential use proposed.
- L. Compatibility. The proposed structure shall be appropriate to its proposed location and be compatible with the character of neighboring uses or planned uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.
- M. Safety. The use shall not cause dangerous or unsafe conditions for the property on which it is proposed nor the adjacent or nearby properties.

- N. Nuisance. The structure shall not create a nuisance and the impacts of the construction on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.
- O. Environment. The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed construction shall mitigate its adverse impacts on the environment.

Conformance with City, County, State, and other regulations. Nothing in this section shall usurp or supersede the requirements of applicable codes, ordinances, standards and regulations. Where such codes ordinances, standards and regulations are more restrictive, the more restrictive provision shall apply, except as allowed by Section 2.2 of these PUD standards.

3. Zone Districts

Zone Districts Established. In order to implement the *Gunnison Rising Conceptual Plan* and promote the purposes of these development standards, the following zone districts are established.

Table 31. Zone Districts

Symbol	Zone District Names
Residential Zone Districts	
RL	Large Lot Residential
R1-9600	Low Residential
R1-4800	Medium Residential
R2-2400	Traditional Neighborhood
RMU-1200	Residential Mixed Use
R3-1500	Multi-Family Residential
Nonresidential Zone Districts	
CM	Main Street District
M	Maker District
LW	Live-Work District
RR	Recreational Resort District
O	Open Space

3.2. Zone District Purpose Statements.

3.2.1. Residential Zone Districts.

- A. **Large Lot Residential District (RL).** This purpose of the Large Lot Residential district is to provide for a very low-density residential area characterized by detached single-family dwelling units on large lots, with special consideration for preservation of the natural and rural character of the area.
- B. **Low Residential District (R1-9600).** The purpose of the Low Residential district is to provide for lower density residential neighborhoods characterized by detached single-family dwelling units on large lots primarily in the finger gullies north of the Canal Trail. Cottage cluster type housing and ADUs are allowed by right in this zone.
- C. **Medium Residential District (R1-4800).** The purpose of the Medium Residential District is to provide for residential neighborhoods characterized by detached single-family and duplex dwelling units on medium size lots. This district is located in areas that are less constrained by steep slopes or natural resources

but are further from existing services and amenities. Cottage cluster type housing and ADUs are allowed by right in this zone.

- D. **Traditional Neighborhood District (R2-2400).** The purpose of the Traditional Neighborhood district is to provide for residential neighborhoods modeled after the traditional neighborhoods of Gunnison, which are characterized by a mix of by single-family and duplex styles of housing. This district is located in areas that are relatively unconstrained by steep slopes and natural resources and are in close proximity to existing and planned services and amenities. The Cottage cluster type housing and ADUs are allowed by right in this zone.
- E. **Residential Mixed Use District (RMU-1200).** The purpose of Residential Mixed Use district is to provide for a mixed-use residential area with a wide range of housing types and local-serving commercial uses. Housing types include small lot houses, attached townhomes, 4-unit houses, small-scale apartments, cluster housing and ADUs, which remain compatible with adjacent neighborhoods of detached, single-family dwellings. Additionally, this district will include small scale shops and services intended to foster a walkable environment for local residents.
- F. **Multi-Family Residential District (R3-1500).** The purpose of Multi-Family Residential district is to provide for residential areas with the widest range of higher density housing types, including townhomes, row homes, duplexes, triplexes, quadplexes, and apartment buildings. This district is located in order to make efficient use of the land that is nearest to existing amenities and services in the City.

3.2.2. Nonresidential Zone Districts.

- A. **Main Street District (CM).** The purpose of the Main Street district is to provide for mixed use development consistent with historical patterns of commercial main streets in small towns. The district allows for small-scale retail buildings, mixed-use buildings, townhomes and a range of multi-unit buildings. The district is distributed across major street corridors in order to support both efficient access for vehicles and walkable access from neighborhoods.
- B. **Maker District (M).** The purpose of the Maker District is to provide for an area that allows for a flexible and wide range of building forms to support a variety of creative employment, including the ability to include secondary residential uses to allow for live-work buildings. The district is located south of Highway 50 to provide a natural buffer from residential neighborhoods while maximizing the value of direct access from Highway 50.
- C. **Live-Work District (LW).** The purpose of the Live-Work District is to provide an area for a range of residential, office, retail, event-related, hospitality, and light industrial uses. The LW district will provide the opportunity for employees and entrepreneurs to live in a walkable, mixed use neighborhood in close proximity to their workplace. The LW district will also allow for live-work style buildings and manufactured housing to meet the community affordability housing goals.

- D. Recreational Resort District (RR).** The purpose of the RR district is to provide opportunities to enjoy access to outdoor recreation and natural areas in the vicinity of the Gunnison Rising area. This district allows for a range of recreational camping uses in both permanent structures and recreational vehicles or tents, as well as supportive retail and service uses. The district is located to maximize access to the Tomichi Creek State Wildlife Area and other natural areas. The standards of the RR district are intended to allow for recreational resort uses while mitigation potential impacts on adjacent land uses and natural areas

- E. Open Space District (O).** The purpose of the Open Space (O) district is to provide areas for open space and recreation uses, including parks, trails, open space areas, and recreational facilities within these areas. Land uses include indoor and outdoor recreation and community facilities characterized by light or moderate impacts on existing traffic, the natural environment, and the surrounding neighborhood. Such facilities include but are not limited to: athletic fields; skateboard parks; swimming, bathing, wading and other therapeutic facilities; tennis, handball, and basketball courts. Land uses may also include natural areas such as public parks, trails, greenbelts, or natural land preservation areas.

3.3. Principle Use Table.

Permitted Uses. A “P” indicates that a use is allowed by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this code.

Conditional Uses. A “C” indicates that a use is allowed only if reviewed and approved as a Conditional Use, in accordance with the Conditional Use review procedures of Section 7 (Conditional Uses) of the LDC.

Secondary Uses. A “S” indicates that a use is allowed only if it does not account for more than 50% of the floor area of the proposed development.

Uses Not Allowed. A blank cell indicates that a use is not allowed.

Uses Not Listed. The Director shall use the criteria in Section 3 of the *Gunnison Land Development Code* to determine how an unlisted use should be treated.

Recreational Resort District. Use regulations for the RR district can be found in Section 3.6.

Table 32. Principle Uses

Use Categories	Specific Uses	Residential Districts						Non-Residential Districts			
		RL	R 1-9	R 1-4	R 2-4	R M U-1200	R 3-1500	C M	M	L W	O
Residential Use Categories											

Use Categories	Specific Uses	Residential Districts						Non-Residential Districts			
		P	P	p	P	P	P	P	S	P	
Household Living	Accessory Dwelling	P	P	p	P	P	P	P	S	P	
	Duplex dwellings			P	P	P	P	P	S	P	
	Manufactured homes		P	P	P	P	P			P	
	Mobile home parks										
	Multi-family dwellings – Up to 4 units				P	P	p	P ¹	S	P	
	Multi-family dwellings – 5 or more units					P	p	P ¹		P	
	Single-family dwellings	P	P	P	P	P	P	P ¹	S	P	
	Townhouses				P	P	P	P ¹	S	P	
	Cottage Cluster		P	P	P	P	P		S	P	
	Compact Neighborhood					P	P		S	P	
	Upper story residential					P	P	P ¹	S	P	
	Zero lot line dwellings		P	P	P	P	P	P ¹	S	P	
	Live-work dwellings					P		P ¹	S	P	
Congregate Living	Assisted Living homes		C	C	C	C	C	C ¹		C	
	Nursing home				C	C	C	C ¹		C	
	Rooming and boarding houses, dormitories, fraternities or sororities					P	P	P ¹		P	
Home Occupation and Home Business	Home Occupation	P	P	P	P	P	P	P	P	P	
	Home Business	C	C	C	C	P	C	P	P	P	
Marijuana	Personal Use of Marijuana	P	P	P	P	P	P	P	P	P	
Public, Civic and Institutional Use Categories³											
Community Service	Detention Center										
	Mausoleum, columbarium		C	C	C	C	C	C ¹	P	C	
	Neighborhood or community centers		C	C	C	C	C	P ¹	P	P	
	Public garage or shop								P	P	
Educational Facilities	School, public or private		C	C	C	C	C	C ¹	C	C	
	School, trade or business		C	C	C	C	C	C ¹	C	C	
Day Care	Daycare Center			C	C	C	C	C ¹	C	C	
	Daycare Home	P	P	P	P	P	P	P ¹	P	P	
	Daycare School		C	C	P	P	P	P ¹	P	P	
Marijuana-Related Business	Marijuana Club or Vapor Lounge										
Medical	Hospitals							C ¹	C	C	

Use Categories	Specific Uses	Residential Districts					Non-Residential Districts				
Parks and Open Space	Parks and recreational facilities		P	P	P	P	P	P ¹	P	P	P
Religious Institutions	Churches or places of worship		C	C	C	C	C	P ¹	P	P	
Utilities	Major utilities (private only)		C	C	C	C	C	C ¹	C	C	
	Minor utilities		P	P	P	P	P	P ¹	P	P	
Accommodation, Retail, Service - Commercial Use Categories											
Entertainment Event, Major	Auditoriums										P
	Fairgrounds										P
Office	Banks and financial institutions					C		P	P	P	
	Government offices					C		P	P	P	
	Medical clinic or dental office					C		P	P	P	
	Professional offices					C		P	P	P	
	Radio and television studios							P	P	P	
Parking, Commercial	Commercial parking lots and garages							C	C	C	
Retail Sales, Rental and Service, Sales-Oriented	Art Galleries				P	P	P	P	P	P	
	Auto sales and rental								C	C	
	Automotive Supplies							C	P	P	
	Book stores				C	C	C	P	P	P	
	Convenience Stores, without gas pumps				C	C	C	P	P	P	
	Drive-in								C	C	
	Furniture and Appliance Stores							P	P	P	
	Greenhouse or nursery					C		C	P	P	
	Lumber and building material sales							C	P	P	
	Outside Sales or Display							C	P	P	
	Recreational Vehicle Sales								C	C	
Retail Grocery Store					C	C	P	P	P		
Retail Sales and Service, Personal Service-Oriented	Athletic or Health Clubs					C		P	P	P	
	Barber and beauty shops					C		P	P	P	
	Drive-in								C	C	
	Dry cleaning drop-off/pick-up					C		P	P	P	
	Funeral homes and mortuaries					C	C	P	P	P	
	Kennels							C	C	C	
	Laundromats					C		P	P	P	

Use Categories	Specific Uses	Residential Districts						Non-Residential Districts			
	Photography studios					C		P	P	P	
	Veterinary clinic							P	P	P	
Marijuana	Retail Marijuana							C	C	C	
	Medical Marijuana Centers							C	C	C	
Accommodations	Bed and breakfasts				C	C	C	P	P	P	
	Hostels							P	P	P	
	Hotels and motels							P	P	P	
	RV Parks										
Retail Sales and Service, Eating and Drinking – Oriented	Bars and taverns					C	C	P	P	P	
	Brewery, winery, or distillery with on-site consumption							P	P	P	
	Coffee shop/bakery					P	C	P	P	P	
	Drive-in								C	P	
	Restaurants					C	C	P	P	P	
Retail Sales and Service, Entertainment-Oriented	Private lodges and clubs					C	C	C	P	P	P
Retail Sales and Service, Repair-Oriented	Recreation, indoor							P	P	P	
	Theater							P	P	P	
	Appliance repair					C	C	P	P	P	
Vehicle Services, Limited	Bicycle repair/rental					P	P	P	P	P	
	Locksmith					P	P		P	P	
	Car washes								P	P	
	Convenience stores, with gas pumps							C	C	C	
	Service stations							C	C	C	
Industrial Use Categories											
Industrial Sales and Service	Agricultural implement sales/service								C	C	
	Building and heating contractors								P	P	
	Chemicals or explosives manufacture								C	C	
	Dry cleaning/dyeing plant								P	P	
	Feed and grain sales								P	P	
	Manufactured home sales/service								C	C	
	Repair and service of industrial vehicles								C	C	
	Research laboratories								P	P	P

Use Categories	Specific Uses	Residential Districts						Non-Residential Districts					
	Salvage or wrecking yards, or junkyards								C	C			
	Sale, rental, leasing of heavy equipment								C	C			
Manufacturing and Production	Catering Services							P	P	P			
	Concrete or redi-mix plant								C	C			
	Firewood Production									C	C		
	Greenhouse/nursery								P	P	P		
	Industrial Hemp Production									C	C		
	Manufacture or assembly of machinery, equipment, instruments									P	P		
	Meat Processing									C	C		
	Printing, publishing and lithography								P	P	P		
	Woodworking and cabinet shops									P	P		
Marijuana Manufacturing and Production ⁷	Marijuana manufacturing								C	C			
	Medical marijuana-infused products manufacturing									C	C		
	Marijuana cultivation									C	C		
	Medical marijuana optional premises cultivation operation									C	C		
	Marijuana testing facility									C	C		
Self-storage Warehouse	Mini-warehouses and mini-storage									C	C		
Vehicle Repair	Auto body shops									C	C		
	Auto, truck and boat repair									C	C		
	Quick lube service									C	C		
Warehouse and Freight Movement	Air cargo terminal												
	Outdoor storage, general									C	C		
	Post Office								p ²	p ²	p ²		
	Recreational vehicle storage									C	C		
	Utility service yards or garages									C	C		
	Warehouses and truck terminals									C	C		
Waste-Related	Transfer stations												
	Recycling centers									C	C		
Wholesale Sales	Mail order houses									P	P		
	Wholesalers of food, clothing, and parts									P	P		

Use Categories	Specific Uses	Residential Districts						Non-Residential Districts			
Other Uses Categories											
Alternative Energy	Wind Turbines	C	C	C	C	C	C	C ¹	C	C	C
	Solar Photovoltaic Arrays	P	P	P	P	P	P	P ¹	P	P	C
Wireless Communications Facilities	Roof and Wall mounted WCF						C	C ¹	C	C	
	Small Cell WCF and Alternative Tower Structure within the ROW		P	P	P	P	P	P ¹	P	P	
	Alternative Tower Structure NOT within the ROW						C	C ¹	C	C	
	Tower										
Temporary Commercial Activity	General retail sales or other commercial use operated outside of a building on a seasonal basis.							P	P	P	
<p>Notes on Special Limitations:</p> <p>(1) These uses are prohibited on the ground floor of any developments located at the corner lots of the intersections of Georgia Avenue with a Gateway Street or Hartman Boulevard.</p> <p>(2) Public, Civic and Institutional Uses, except for Daycare Homes, are exempt from the dimensional standards of Section 3.4 and 3.5.</p> <p>(3) A conditional use permit is required for any sites that are located north of New York Avenue or that have street frontage on New York Avenue.</p>											

Dimensional Standards - Residential Zone Districts. Development applications shall comply with the following dimensional and all other provisions in this *LDC* and other applicable laws. Development standards for the RL district can be found in Section 3.7.

Table 33. Residential Dimensional Standards

STANDARD	R1-9600	R1-4800	R2-2400	RMU-120	R3-1500
DENSITY					
Maximum density (units/acre)	7	14	28	65	80
LOT					
Minimum lot size (sq. ft.)	9,600	4,800	2,400	None	1,500
Minimum lot frontage (ft.)	25	25	15	15	15
Maximum lot coverage structures / parking and access (%)	55%	55%	60%	85%	90%
Minimum lot coverage landscape area (%)	30%	30%	30%	15%	0%
BUILDING					
Maximum building height (ft.)	35	35	35	35	48
Maximum height for detached accessory structure (ft.)	30	30	30	30	30
Maximum building width (ft.)	55	55	85	85	None
BUILDING SETBACKS					
Minimum setback front (ft.)	20	10	10	10	10
Minimum garage setback from front face of building (ft)	10	10	10	10	10
Maximum front setback/build-to-line (ft)	None	20	20	20	20
Minimum setback side (ft.)	5	5 ¹	5 ¹	5 ¹	5 ¹
Minimum setback rear: principal building (ft.)	10	10	10	5	5
Minimum setback rear: accessory building (ft.)	5	5	5	5	5
Minimum setback rear: garage with alley access (ft.)	5	5	5	5	5
OTHER STANDARDS					
Minimum snow storage (% of parking and access coverage)	15%	15%	15%	15%	15%

Figure 31. Low Residential (R1-9600) Zone District Dimensional Standards

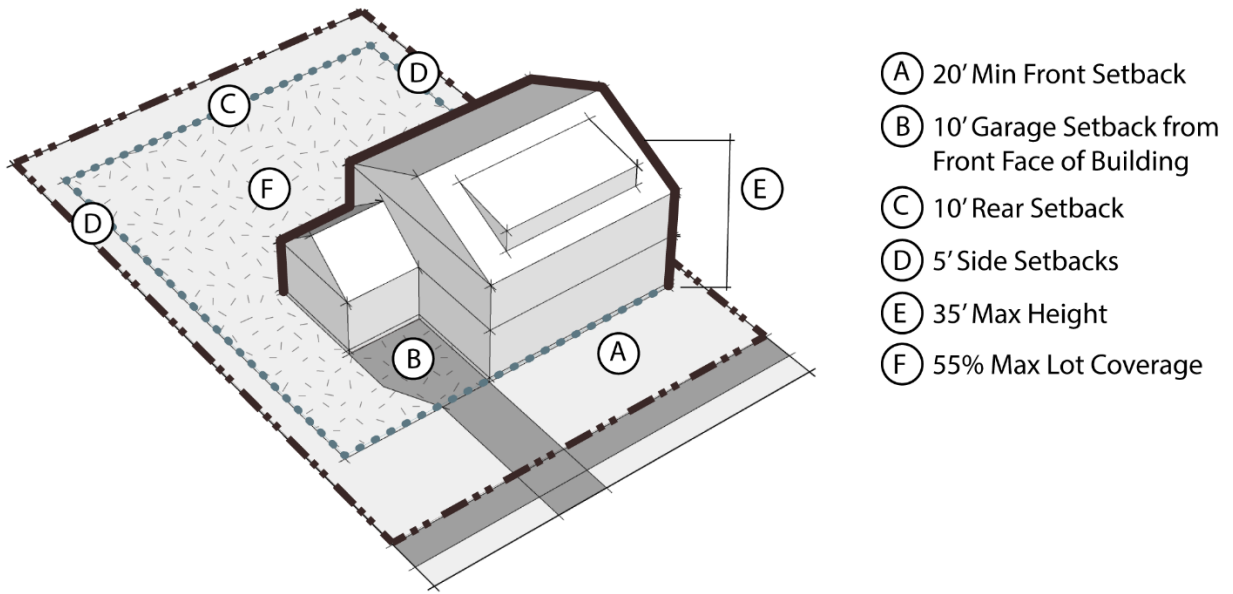


Figure 32. Medium Residential (R1-4800) Zone District Dimensional Standards

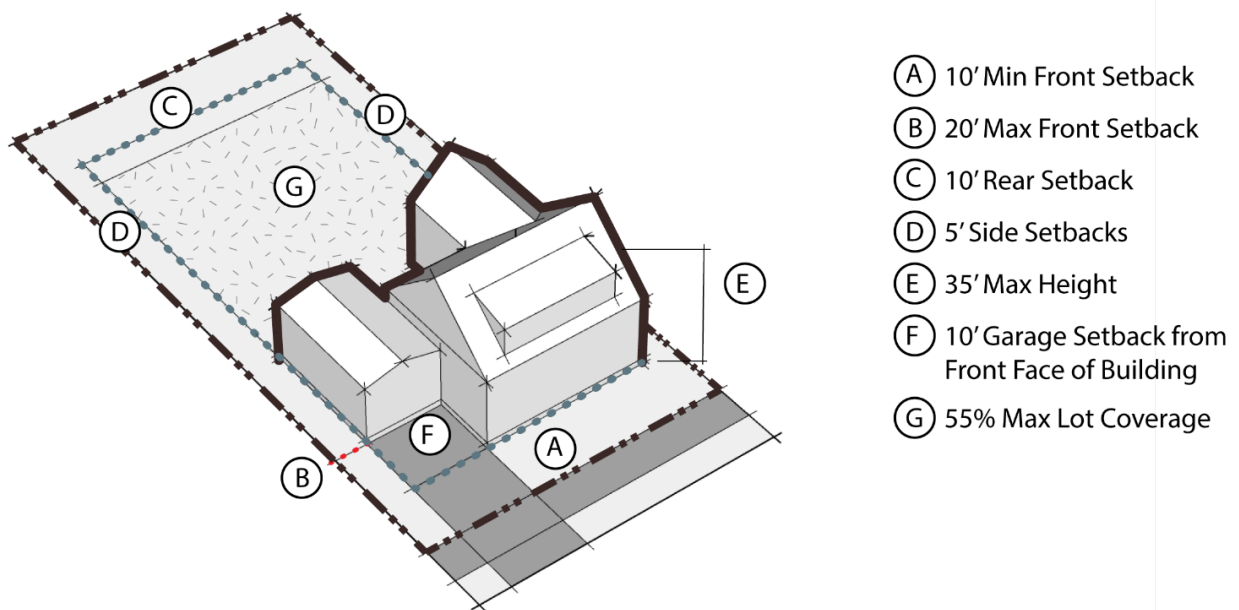


Figure 33. Traditional Neighborhood (R2-2400) Zone District Dimensional Standards

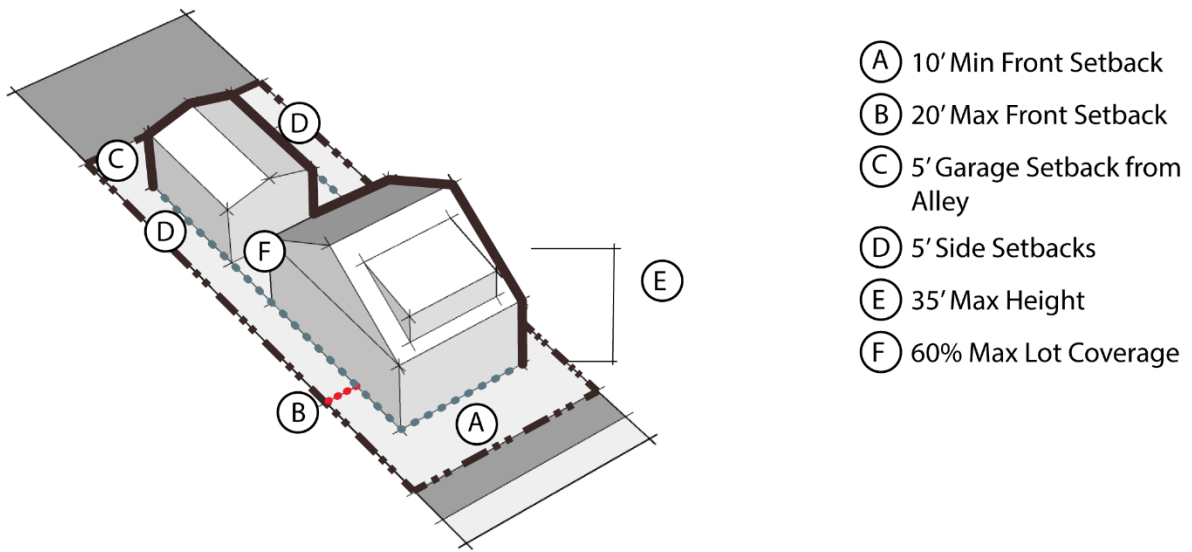


Figure 34. Residential Mixed Use (RMU-1200) Zone District Dimensional Standards

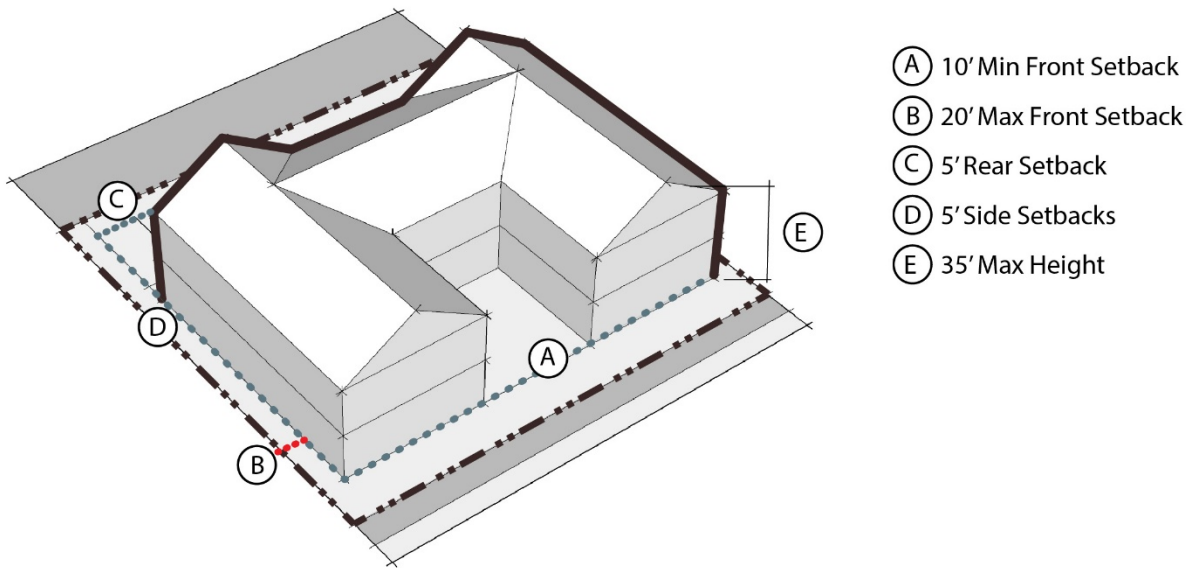
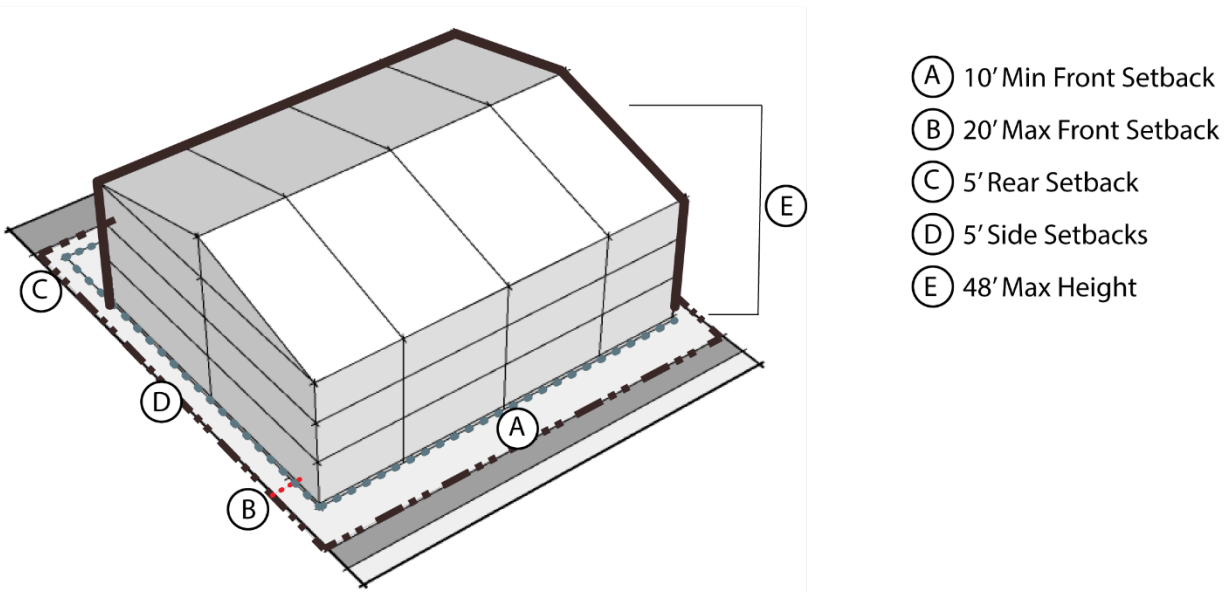


Figure 35. Multifamily (R3-1500) Zone District Dimensional Standards



Dimensional Standards - Nonresidential Zone Districts. Development applications shall comply with the following dimensional and all other provisions in this LDC and other applicable laws. Development standards for the RR district can be found in Section 3.6.

Table 34. Nonresidential Dimensional Standards

STANDARD	CM	M	LW	O
LOT				
Minimum lot frontage (ft.)	15	15	15	None
Maximum lot coverage structures / parking and access (%)	95%	95%	70%	10%
Minimum lot coverage landscape area (%)	0%	0%	20%	None
BUILDING				
Maximum building height (ft.)	50 (1)	50 (1)	50	35
BUILDING SETBACKS				
Minimum setback front (ft.)	0	0	10	10
Minimum garage setback from front face of building (ft)	10	10	10	10
Maximum front setback/build-to-line (ft)	5	5	10	None
Minimum setback side (ft.)	0	0	0	10
Minimum setback rear (ft.)	0	0	0	10
OTHER STANDARDS				
Minimum snow storage (% of parking and access coverage)	15%	15%	15%	15%

NOTES

(1) Building height may be further limited in some areas to comply with provisions of the Avigation Easement with Gunnison County Airport. See Appendix N.

Figure 36. Main Street (CM) Zone District Dimensional Standards

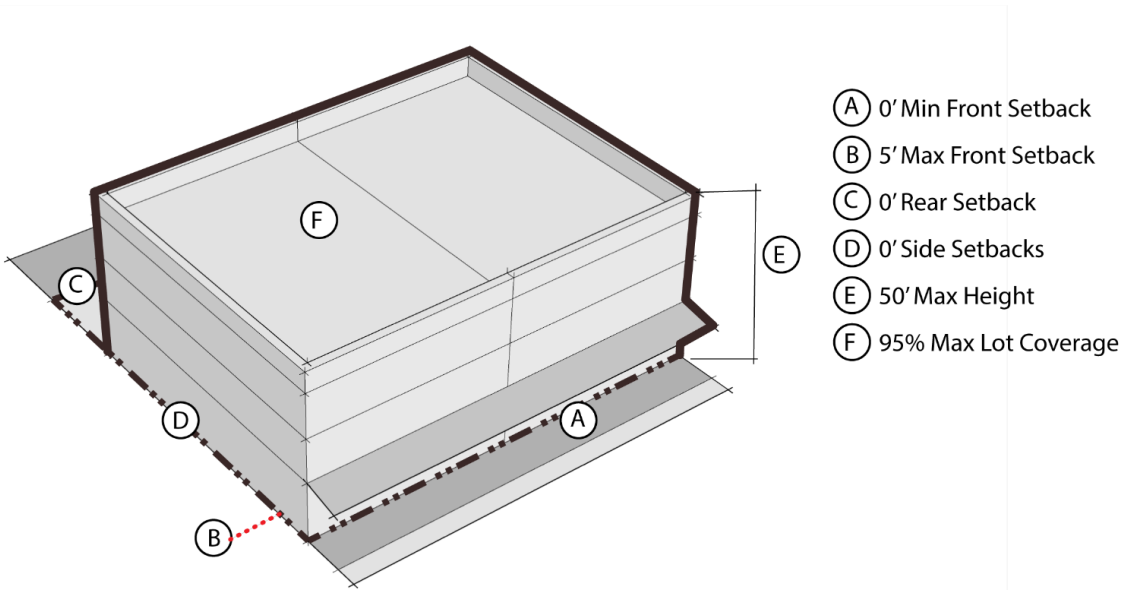
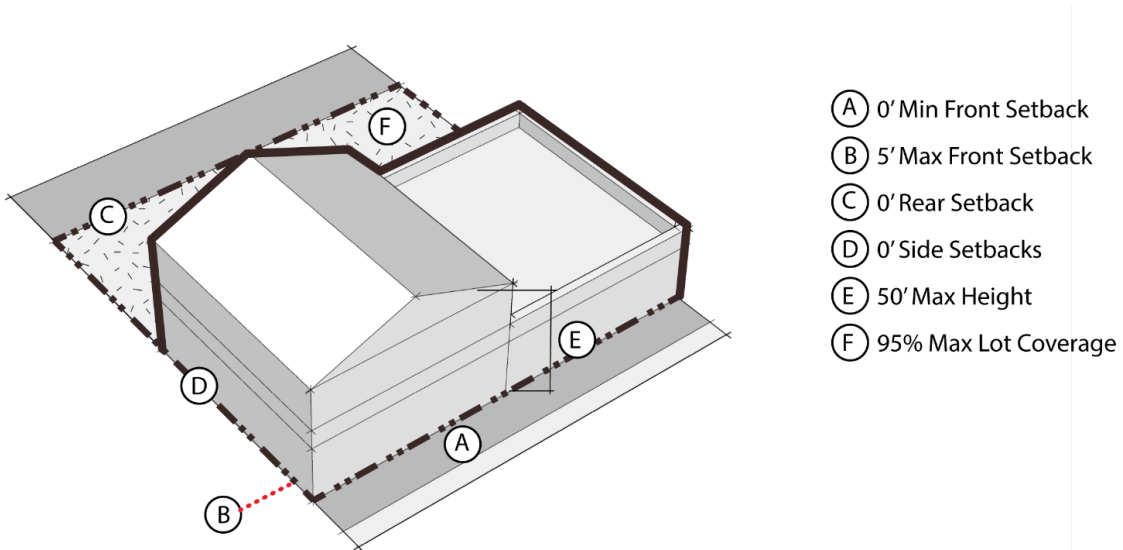


Figure 37. Maker District (M) Zone District Dimensional Standards



3.6. Recreational Resort District Standards

Purpose. Recreational resort uses are allowed in the RR district in order to provide opportunities to enjoy access to outdoor recreation and natural areas in the vicinity of the Gunnison Rising area. The following standards are intended to allow for recreational resort uses while mitigation potential impacts on adjacent land uses and natural areas.

Applicability. The standards of this section apply to all uses in the RR district.

Principle Uses. The RR district is intended to provide space for camping and vacation housing in a natural setting. The principle uses permitted in the RR district are classified into two categories:

- A. Camp Sites/Lots with Cabins.** These sites or lots include a structure intended to be used on a year-round basis for recreational purposes, such as a cabin or tiny home. Structures must meet the International Building Code, as amended by the City of Gunnison pursuant to Title 14 of the Gunnison Municipal Code. Manufactured homes constructed according to the code administered by the U.S. Department of Housing and Urban Development (HUD Code) are not permitted. The structure may or may not include sanitary facilities. Sites may be owned by a commercial operator or by individual users as fee-simple lots.
- B. Camp Sites/Lots for Recreational Vehicles and Tents.** These sites or lots do not include a permanent structure. Users of these sites bring their own tent, pop-up camper, camper van, or Recreational Vehicle (RV). Manufactured homes constructed according to the code administered by the U.S. Department of Housing and Urban Development (HUD Code) are not permitted. Sites may be owned by a commercial operator or by individual users as fee-simple lots.

Accessory Uses. Additional uses are permitted within common areas provided that the facility is intended to support the users of the recreational resort. These accessory uses include:

- C. Clubs operated by and for their members
- D. Community buildings and uses
- E. Game room/video arcade
- F. Indoor amusement and entertainment establishments
- G. Indoor and outdoor eating and drinking establishments
- H. Parks and recreation facilities
- I. Pool or billiard hall
- J. Recreation or athletic club /facilities
- K. Rental, repair and service of light motorized and non-motorized tools and equipment and large appliances

- L. Waste dump station
- M. Satellite or electronic reception devices
- N. Self-service Laundromat
- O. Casita accessory structures on sites or lots.
- P. Storage units on a centralized site.

Dimensional Standards. Development applications shall comply with the following dimensional and all other provisions in the LDC and other applicable laws.

Table 35. RR District Dimensional Standards

STANDARD	Sites/Lots w/ Cabins	Sites/Lots for RVs and Tents – Small ¹	Sites/Lots for RVs and Tents – Large ²	Accessory Uses
SITE OR LOT				
Minimum site/lot size (sq. ft)	2,500	1,200	2,450	4,000
Minimum site/lot frontage (ft.)	25	20	35	20
Minimum site/lot width (ft.)	40	60	70	80
Maximum site/lot coverage structures / parking and open storage is prohibited.	60%	N/A	N/A	70%
Minimum site/lot coverage landscape area (%)	40%	20%	20%	30%
Maximum outside storage area (%)	Not Permitted	Not Permitted	Not Permitted	5%
PERMANENT STRUCTURES				
Maximum height (ft.)	20	N/A	N/A	35
Maximum floor area (sq. ft.)	450	N/A	N/A	N/A
SETBACKS				
Minimum setback front (ft.)	10	10	10	0
Minimum setback side (ft.)	7	7	7	10
Minimum setback rear (ft.)	10	10	10	10
¹ Small sites/lots must be limited to pop-up campers, truck campers, camper vans, tents, and,				
² Large sites/lots are intended for but not limited to cabins, travel trailers, motor homes, motor coach, trailers, and campers.				

- 1. Two hundred square feet per site/lot for the first one hundred sites/lots; and,
- 2. One hundred fifty square feet per site/lot for each site/lot in excess of one hundred site/lots.
- E. Service Building. The RR district shall be provided a centrally located service building and recreational area containing the following: management office, storage areas, sanitary facilities, laundry facilities (two washer/dryer combinations per 50 sites), and recreation facilities.
- F. Refuse Areas. The RR district shall provide an adequate number of animal proof covered trash receptacles located within centralized trash areas. Trash areas

shall be screened from public view by a minimum six foot high enclosure and shall be dispersed throughout the park for ease of accessibility.

- G. All motor vehicles parked on camp sites/lots shall be operable and have current license plates. Removal of wheels from motor vehicles is prohibited.

3.6.3. Operational Standards

- A. **Person in Charge.** The owner or operator of the RR district park shall be on file with the Finance Director/Sales Tax License Administrator, including the name of the person who will be in continuous, responsible charge of the park and who is authorized to act in behalf of the Owner/Operator. Any change in person in charge will be immediately reported to the Community Development Director.
- B. **Office Park Register.** The RR district shall have an office for the person in charge of the park. The Person in Charge shall keep an updated park register.
- C. **Duties of the Operator.** It shall be the duty of the owner, operator or person in charge of the RR district to:
 - 1. Keep at all times a register of all persons staying in the park, which register shall at all times be open to the officers and officials of the City of Gunnison Zoning Code Administrator, or their designee, for review immediately upon request. The register shall record the names and home addresses of all persons staying in the RR District, the date of their arrival, date of their departure, the license number of all recreational vehicles, the make and model of the vehicle and recreation vehicle site on which each is located.
 - 2. Maintain the district in a clean, orderly, litter free and sanitary condition at all times.
 - 3. Allow no more than one recreational vehicle and one tow vehicle on any one site at any one time.
 - 4. Ensure that garbage and trash is properly disposed of in the trash receptacles as required by these regulations. Maintain the trash areas in a neat and sanitary condition at all times.
 - 5. Maintain all landscape areas.
 - 6. Ensure that no operable or inoperable vehicles, recreational vehicles, boats, machinery, equipment or parts thereof are kept or stored.
 - 7. Ensure that no vehicles or equipment are stored within any Special Flood Hazard Area.
 - 8. Ensure that all private roads are maintained for safe travel and provide adequate access for emergency vehicles. Seasonal closure of some portions of the facility shall be permitted so long as necessary vehicular and emergency access is maintained.

- D. The district shall provide a paved parking area(s) for guest vehicles and boat parking. The parking area shall provide guest parking at a ratio of one parking space for each five sites. Boat parking shall be provided at a ratio of one parking space per ten sites/lots; boat parking space shall be a minimum 10 feet x 24 feet in size.
- E. Utility design, installation and maintenance shall be in compliance with the provisions of the *City of Gunnison Municipal Code*. The City will be responsible for the maintenance and operation of primary water trunk lines, sewer mains, large irrigation ditches, primary electrical transmission lines, substations, major electrical transformers, major switch gear and the other primary utility facilities serving the entire RR district. Each lot and/or site will be required to pay a capital investment fee at the time the lot or site is developed. Alternatively, the RR district may be served by privately constructed and maintained infrastructure that connects to public infrastructure.
- F. The RR district shall provide adequate fire protection as required by the *City of Gunnison Municipal Code*.

Sanitary Facilities Standards/Service Building(s). One or more service buildings shall be installed in the district. The number and type of facilities required to be contained in the building shall be as shown in Table 36. The service building(s) shall also meet the following standards:

- G. **Proximity.** Sanitary facilities shall be provided within one or more service buildings and shall be located at a distance not greater than 400 feet from any camp site/lot that does not have sanitary facilities on-site.
- H. **Private Compartments.** Each water closet, bath or shower shall be in a private compartment and shall meet the requirements of the city's plumbing code.
- I. **Sound-Retardant Wall.** A sound-retardant wall shall separate the toilet facilities for each sex when provided in a single building.
- J. **Utility Sink.** A minimum of one utility sink shall also be provided for disposal of liquid wastes and for cleanup and maintenance of the service building.
- K. **Construction.** The service building shall be of permanent construction and be provided with adequate light, heat, and positive ventilation in shower and bathing areas. Interior construction of the service building shall use cleanable, moisture-resistant materials on walls, ceilings, and floors, and use slip-resistant materials on floors.
- L. **Openings Screened.** All windows, doors, or other openings shall be screened to keep out insects.
- M. **Plumbing.** All plumbing shall conform to the most recently adopted version of the International Plumbing Code and the local plumbing code. Hot and cold running water shall be provided in the service building(s).
- N. **Telephones.** At least one public telephone shall be provided at each service building.

Table 36. Sanitary Service Building Facility Requirements

Number of Sites/Lots without Sanitary	Toilets		Urinals		Lavatories		Showers	
	Ind.	Dep.	Ind.	Dep.	Ind.	Dep.	Ind.	Dep.
15	1	1		2	1	2		2
	1	2			1	2		2
16-30	1	2		3	1	3		2
	1	3			1	3		2
31-45	1	3		3	1	4		3
	1	4			1	4		4
46-60	1	4		4	1	5		4
	1	5			1	5		5
61-80	1	4		4	1	5		5
	1	6			1	5		6
81-100*	1	5		5	1	6		6
	1	6			1	6		6

** For development of sites beyond one hundred, use the figures for a 100-site resort, and add the number of fixtures for the appropriate additional increment as shown above.*

WOMEN
MEN

3.6.10. Landscaping

- A. **Landscaped Buffer.** A 50-foot-wide landscaped buffer shall be provided along the north edge of the RR district, adjacent to Highway 50. Buffers along the east and west district boundaries shall be 30 feet wide. These buffers shall meet the following standards:
 - 1. **Tree and Shrub Requirements.** Required landscaping in the buffer areas will consist of a minimum of three trees (minimum 50 percent evergreen) and 20 shrubs (50 percent evergreen) for each 100 lineal feet, and minimum proportional share of trees and shrubs for buffer lengths less than or greater than the 100 lineal foot measurement.
 - 2. **Groundcover.** All ground area within the buffer shall be covered with groundcover, bark, rock, or a combination of these.
- B. **Minimum Landscape Area.** A minimum landscape area shall be provided of not less than 15 percent of the gross area of the resort, not including on-site landscaping for the units, or the buffer. The landscape area may include the recreation area, creeks, ponds, and common landscaped areas.

- C. **Railroad Grade Setback.** Uses and Improvements within the RR district shall be setback 30 feet from the northern or southern edge of the railroad grade. This area shall primarily consist of natural, undisturbed vegetation but may be enhanced with additional landscaping as illustrated and approved on the landscape plan submitted at the time of development review.

3.6.11. Snow Storage. If the RR district includes uses that will be operated during winter months, the following snow storage standards apply.

- A. An area equal to 5 percent of the impervious pavement areas shall be provided for snow storage outside of paved areas necessary for vehicular or pedestrian circulation.
- B. The snow storage area shall be illustrated on the site plan for the use and may be located within landscape areas if care is given to ensure visibility and traffic circulation routes are not negatively impacted.
- C. Snow shall not be stored within required parking spaces, except on an emergency basis, for a period not to exceed 48 hours.
- D. Snow shall be removed for any areas that are occupied or to provide access to any permanent structure requiring fire protection.

3.6.12. Access and Streets

- A. Gated access shall be permitted for the RR district, provided that local fire prevention, police, and any other emergency services agency approve the design to ensure appropriate emergency access
- B. Internal streets shall meet the following standards:
 - 1. **Minimum Width.** The minimum street section width shall be 20 feet and the minimum right-of-way or easement width shall be 40 feet, provided however, that these dimensional standards are in conformance with applicable criteria set forth in the *International Fire Code*, or as it may be amended by the City in the future.
 - 2. **Emergency Vehicle Access.** Access easements shall be granted to the City for the purposes of emergency vehicle access and for the installation, maintenance and repair of public and private utilities.
 - 3. **Private Maintenance.** A private road shall be maintained by the owner(s) of the development in which the road is located.
 - 4. **Standards.** All private roadways shall be engineered and constructed to comply with the City's street and construction standards for paving, grade, and curve radius.
 - 5. **Speed Limits.** All private roads shall be posted with speed limit signs with appropriate speeds, in compliance with the *Manual on Uniform Traffic Control Devices (MUTCD)*.

Avigation Easement. Development, uses and activities within this RR District shall comply with all Avigation Easement Requirements.

3.7. Large Lot Residential District Standards.

3.7.1. Purpose. The purpose of this residential RL district is to provide for a residential neighborhood comprised of detached single-family dwellings on large lots at relative low densities (i.e. 3 to 4 acre lot sizes). Subdivision design and site planning that provides solar access for passive or active solar collection systems are encouraged. Other energy efficient home construction methods are also encouraged.

In order to minimize impacts to the land and adjacent habitat, preservation areas and building envelopes will be provided for all subdivided lots within the RL district. Construction of all improvements will be undertaken in such a way that the integrity of the natural areas is preserved and the home/building are integrated into undisturbed surroundings.

The “Building Envelope” is that portion of each lot within which all construction activity and improvements, to include driveways, must occur. Alterations to the existing landscape will be permitted only within this building envelope and in conformance with the provisions stated herein. During the subdivision process, building envelopes for each lot will be established with recognition of existing wetlands, topographic features, views, water features, and other natural features. Amendments to the building envelopes may be allowed as a Minor Change as long as the change is consistent with the standards set forth in this Section.

The “Preservation Area” is that portion of the lot which lies outside of the building envelope and must remain essentially undisturbed, even during construction. No activity that may denude the natural vegetation or soils is permitted. In the event revegetation of a Preservation Area must occur, only plant species indigenous to the general area of the development may be used. Natural features that should be preserved within this area include steep slopes, ridges and knolls, rock outcrops, wetlands, oxbows, ponds, critical habitat, or other areas as determined through the subdivision process.

3.7.2. Dimensional Standards. Standards for the RL district are not based on traditional dimensional standards. Building envelopes shall be limited to a maximum of 40 percent of the total lot area, and the remaining area will constitute the established Preservation Area. Survey defined building envelopes, established through the subdivision process and with a minimum of two survey ties, will designate the driveway alignment and the improvement area. Activities and improvements in the building envelope include, but are not limited to, manicured lawns, parking, dwelling, accessory structures, buried utilities, and wildland fire defensible space. The following are provisions specifying uses and restrictions associated with the building envelopes and preservation area envelopes.

Table 37. Dimensional Standards of the RL District

Standard	Requirement
Maximum number of lots	4 units
Minimum setback from Highway 50	50 feet
Minimum setback from zone district boundary	25 feet
Maximum building height	35 feet
Maximum building envelope	40% of the lot area
Minimum building envelope landscaping	20% of the envelope

Figure 38. Illustrative Cluster Layout in the RL District



Energy Conservation. All subdivisions shall provide opportunities for solar access that allows for passive, active, or natural heating, cooling, and energy production opportunities to each of the proposed lots, when feasible. Such opportunities may include, but are not limited to:

- A. Siting of structures or building envelopes to take optimum advantage of passive cooling and heating opportunities.
- B. Adjusting building setback lines to promote the optimum spacing of structures to create adequate solar access.

- C. Orienting the longest dimension of each lot within thirty degrees of south, unless the subdivider demonstrates that for certain lots:
1. The lots are large enough to allow proper building orientation and maximum feasible control of solar exposure by the lot owner, regardless of lot orientation.
 2. Buildings will be constructed as part of the subdivision project (common interest communities) and the buildings themselves will be properly oriented for adequate solar exposure;
 3. Topography makes variations from the prescribed orientation desirable to reduce grading or to take advantage of a setting which favors early morning or late afternoon exposure, or where topographical conditions make solar energy infeasible;
 4. The size of the subdivision in relation to surrounding streets and lots precludes desirable lot orientation.
- D. Easements for solar access. In order to provide for the maximum feasible use of solar energy within subdivisions, the City may require establishment of easements for some or all of the lots to protect access to sunlight. Where required, solar access easements:
1. Shall be established on each parcel for the benefit of neighboring parcels within the subdivision.
 2. They shall be recorded concurrent with recordation of the subdivision map.
 3. The burdens and benefits of the solar easement shall be transferable and run with the land to subsequent grantees of the original grantor(s) and grantee(s).
 4. They shall protect solar exposure during the period from ten a.m. to two p.m. Mountain Time Zone on the winter solstice, unless topographical conditions or other overriding design considerations make protection of some other, equivalent time interval more desirable.
 5. The description of the easement shall include:
 - a. A plan and orthographic view of the easement area in relation to lot lines, together with notations on the maximum height of structures or vegetation which may occupy the easement area;
 - b. A written description specifying the easement as a plane limiting the height of structures or vegetation. This plane begins at a line clearly defined in relation to ground elevation and lot line location, and extends upward at a specific angle (altitude) in a specific direction (azimuth);

- c. The restrictions placed on vegetation, structures or other objects which would impair or obstruct passage of sunlight through the easement; and
 - d. Any terms or conditions under which the easement may be revised or terminated.
- E. The establishment of solar easements is not intended to result in reducing allowable densities or the percentage of a lot which may be occupied by structures under zoning in force at the time the easement is established. Such easements will not be required when:
 - 1. A plan for building construction and landscaping is approved in conjunction with the subdivision approval, and the plan will provide an acceptable level of solar exposure, as provided in the energy element of the general plan; or
 - 2. The size and shape of the parcels together with the yard and height restrictions of the zoning regulations will allow subsequent development of each parcel in a way which will not eliminate acceptable solar exposure for neighboring parcels within the subdivision.

4. Community Design Standards

4.1. Residential Design Standards

Purpose. Section 4.1 regulates the placement, orientation, and design of residential buildings. The regulations are intended to provide clear and objective standards that promote land use compatibility and livability, while protecting property values and ensuring predictability in the development process. The following requirements are intended to create a built environment that is conducive to walking; provides natural surveillance of public spaces; addresses the orientation and design of garages; creates a human-scale design and a sense of place that is consistent with the community vision for Gunnison Rising.

Applicability. The standards of Section 4.1 apply to all residential developments in all zones, as specified in Table 41. Buildings with multiple uses that include residential units are subject to the Nonresidential Design Standards of Section 4.2.

Table 41. Applicability of Residential Design Standards

Housing Type	Design Standard							
	Building Orientation	Articulation	Eyes on the Street	Main Entrances	Garages	Detailed Design	Materials	Architectural Variety
Single-Family	X	X	X	X	X	X	X	X
Duplex, Triplex, and Quadplex	X	X	X	X	X	X	X	X
Townhomes	X	X	X	Sec.	Sec.	X	X	X
Multi-Family Developments	X	X	X	Sec. 4.1.14	Sec. 4.1.14	X	X	X
Cottage Cluster and Compact	LDC Sec. 3	X	X	LDC Sec. 3	LDC Sec. 3	X	X	X
Live-Work Dwellings	See Sec. 4.2 (Nonresidential Design Standards)							
Upper Story	See Sec. 4.2 (Nonresidential Design Standards)							
Accessory Dwelling	See Section 5.1 (Special Use Standards)							

- A. Exceptions.
- A. The City may allow exceptions to a design standard in Section 4.1 without the need to obtain a variance in accordance with Section 8 of the LDC. For each standard for which a design exception is sought, the applicant must demonstrate that at least one of the following circumstances is met:
 1. The physical characteristics of the site or existing structure (e.g., steep slopes, wetlands, other bodies of water, trees or other significant natural

features of the site, buildings or other existing development, utility lines and easements, etc.) make compliance with the standard impractical; or

2. The alternative design better complies with the following:
 - a. The purpose of the residential design standards as described in Section 4.1.1; and
 - b. The intent of the standard for which the exception is being sought, as described in the sections below.
- B. Requests for a design exception are subject to review by the Planning and Zoning Commission and a public hearing in accordance with Section 6 of the LDC. The exception request may be considered as part of a development application.

4.1.2. Building Orientation.

- A. **Intent.** The intent of this standard is to promote a comfortable and interesting pedestrian environment by creating visually interesting street frontages and a sense of enclosure on a street when experienced as a pedestrian.
- B. **Standards.**
 1. **Maximum Front Setback/Build-to Line.** Where a new building is proposed in a zone that requires a build-to line, per Section 3.5 or 3.6, at least 50% of the width of the building must be set back no further than the maximum front setback/build-to-line.
 2. **Limitation on Parking Between Building and Street.** Off-street parking is not allowed between a building and the street to which it is oriented, except in a driveway that leads to a garage.

Articulation.

- C. **Intent.** The intent of this standard is to promote visually interesting building facades by prohibiting large expanses of blank walls facing the street.
- D. **Standards.** All buildings shall incorporate design elements that break up all street-facing façades into smaller planes, as follows.
 1. For buildings with 25-50 ft of street frontage, a minimum of 2 of the following elements shall be provided along the street-facing façades.
 - a. A porch at least 6 ft deep.
 - b. A balcony that is at least 3 ft deep and is accessible from an interior room.
 - c. A bay window that extends at least 2 ft wide and 1 ft deep.
 - d. A section of the façade that is recessed by at least 2 ft deep and 6 ft long.

- e. A dormer that is at least 4 feet wide.
2. For buildings with over 50 ft of street frontage, at least 1 element in Section 4.1.5.B.1 above shall be provided for every 25 ft of street frontage. Elements shall be distributed along the length of the façade so that there are no more than 25 ft between 2 elements.
3. For buildings with less than 25 ft of street frontage, the building articulation standard is not applicable.

Eyes on the Street.

- E. **Intent.** The intent of this standard is to support natural surveillance of public spaces and an interesting environment for pedestrians.
- F. **Standards.** At least 15% of the area of each street-facing façade must be windows or entrance doors.
 1. Windows used to meet this standard must be transparent and allow views from the building to the street. Glass blocks and privacy windows in bathrooms do not meet this standard.
 2. Window area in garages does not count toward meeting this standard.
 3. Window area is considered the entire area within the outer window frame, including any interior window grid.
 4. Doors used to meet this standard must face the street or be at an angle of no greater than 45 degrees from the street.
 5. **Porch Height.** It has been found that porch floor height significantly affects the usage of a porch. If the porch is too low the occupants do not feel safe and will avoid using the porch and even keep their window blinds closed; both of which preclude Eyes on the Street. Therefore, the porch floor height and first floor elevation shall comply with the Porch Floor Height illustration (Figure 41) as modified by the Porch Railing Adjustment Factor illustration (Figure 42)

Figure 41. Porch Floor Height

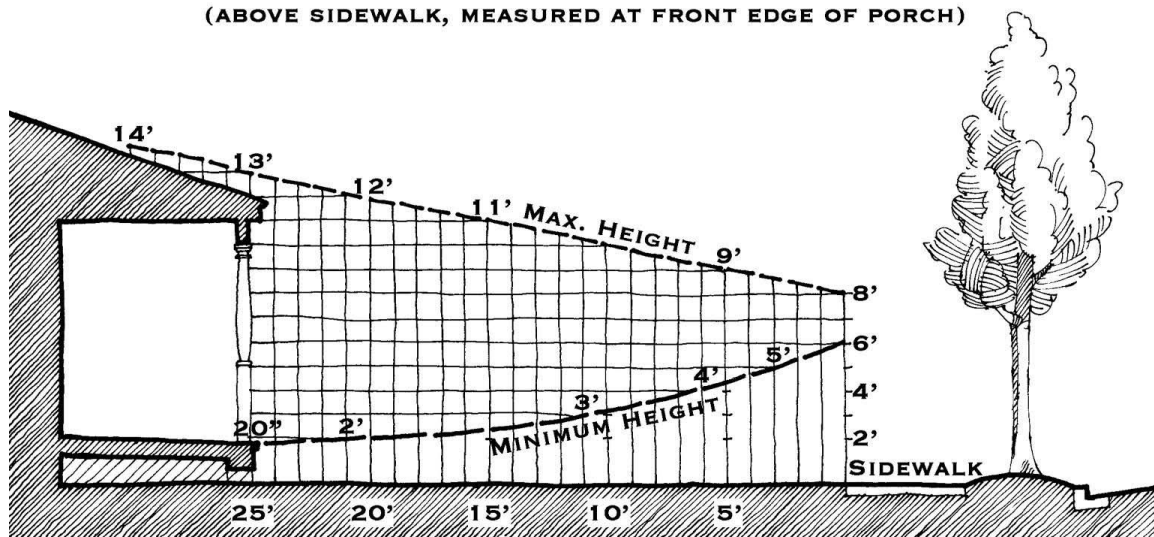
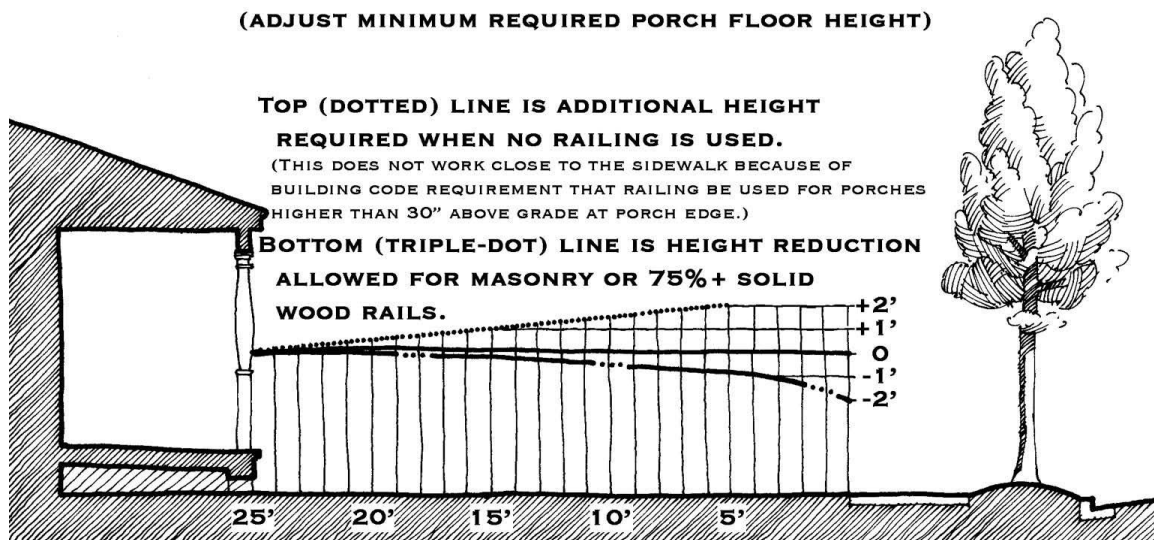


Figure 42. Porch Railing Adjustment Factors



Main Entrance.

- G. **Intent.** The intent of this standard is to promote a neighborly environment which encourages interaction between residents and to support natural surveillance of public spaces.
- H. **Standards.** At least 1 main entrance must meet all of the following standards.
 1. Be set back no further than the applicable maximum front setback/build-to line
 2. Be no further than 8 ft behind the longest street-facing wall of the building.

3. Face the street, be at an angle of up to 45 degrees from the street, or open onto a porch. If the entrance opens up onto a porch, the porch must meet all of these additional standards.
 - a. Be at least 25 sq ft in area with a minimum 6-ft depth.
 - b. Have at least 1 porch entry facing the street.
 - c. Have a roof that is no more than 12 ft above the floor of the porch.
 - d. Have a roof that covers at least 30% of the porch area.
4. If multiple entrances to a duplex, triplex, or fourplex face the street, then at least one entrance that faces the street must meet the standards of this section.

4.1.3. Garages and Driveways.

- A. **Intent.** The intent of these standards is to create a safe, comfortable, and interesting pedestrian environment by reducing the visual monotony of garages and minimizing the number of curb cuts and driveways that cross the sidewalk.
- B. **Standards.**
 1. **Alleys and Shared Drives.** Where a building abuts a rear or side alley, or a shared driveway, the garage or carport opening(s) shall orient to the alley or shared drive, as applicable, and not a street.
 2. **Setback for Garage Opening Facing Street.** No garage or carport opening shall be placed closer than 10 feet behind the front face of the building.
 3. **Width of Garage Openings Facing Street.** Where one or more garage openings face a street, the total width of all garage openings on that building elevation shall not exceed 40 percent of the width of that elevation. A garage opening is considered to be facing a street where the opening is parallel to, or within 45 degrees of, the street right-of-way line.
 4. **Three-Car and Wider Garages.** Where three or more contiguous garage parking bays are proposed facing the same street, the garage opening closest to a side property line shall be recessed at least two feet behind the adjacent opening(s) to break up the street-facing elevation and diminish the appearance of the garage from the street. Side-loaded garages, i.e., where the garage openings are turned away from the street, are exempt from this requirement.

Detailed Design.

- C. **Intent.** The intent of this standard is to encourage detailed, high-quality, and visually interesting building facades.

- D. **Standards.** Designs shall incorporate not fewer than 6 architectural features per street-facing elevation from 1-10 below. Applicants are encouraged to use those elements that best suit the proposed building style and design.
1. Covered front porch: not less than 6 ft in depth and not less than 30 percent of the width of dwelling, excluding the landing for dwelling entrance.
 2. Dormers: not less than 4 feet wide and must be a functional part of the structure, for example, providing light into a living space.
 3. Recessed entrance: not less than 3 ft deep.
 4. Window trim: minimum 3.5-inch width (all elevations).
 5. Window recesses, in all windows, of at least 3 inches as measured horizontally from the face of the building façade.
 6. Eaves: overhang of not less than 12 inches.
 7. Bay window: projects from front elevation by 12 inches.
 8. Balcony: one per dwelling unit facing street.
 9. Decorative top: e.g., cornice or pediment with flat roof or brackets with pitched roof.
 10. Other: feature not listed but providing visual relief or contextually appropriate design similar to options A-I, as approved by the City.

Roof Forms.

- E. **Intent.** The intent of this standard is to ensure that the design, massing, and scale of buildings in residential zones are compatible with single-family detached houses.
- F. **Standard.** All buildings in the R1-9600, R1-4800, R2-2400, and RMU-1200 zones must have a sloped roof with a minimum pitch of 6/12.

4.1.4. Materials.

- A. **Intent.** The intent of this standard is to encourage the use of durable, visually attractive exterior materials and to prohibit or discourage the use of materials which are likely to degrade significantly over time or that present a plain and monotonous appearance or texture.
- B. **Standards.**
1. **Permitted Materials.** The following materials are approved for use on exterior walls and trims:
 - a. Wood (treated with semi-transparent or solid body stains or paints), and the use of lap cement-based siding and board &

batten materials are approved. In most cases, siding applications which involve a mix of directions (horizontal, diagonal, and vertical) are discouraged.

- b. Brick, natural and cultured stone.
- c. Split-face and ground-face masonry block units.
- d. Stucco and synthetic stucco.
- e. Other, similar quality, durable products.

2. Prohibited Finish Materials and Conditions. The following materials are prohibited for use on exterior walls and trims:

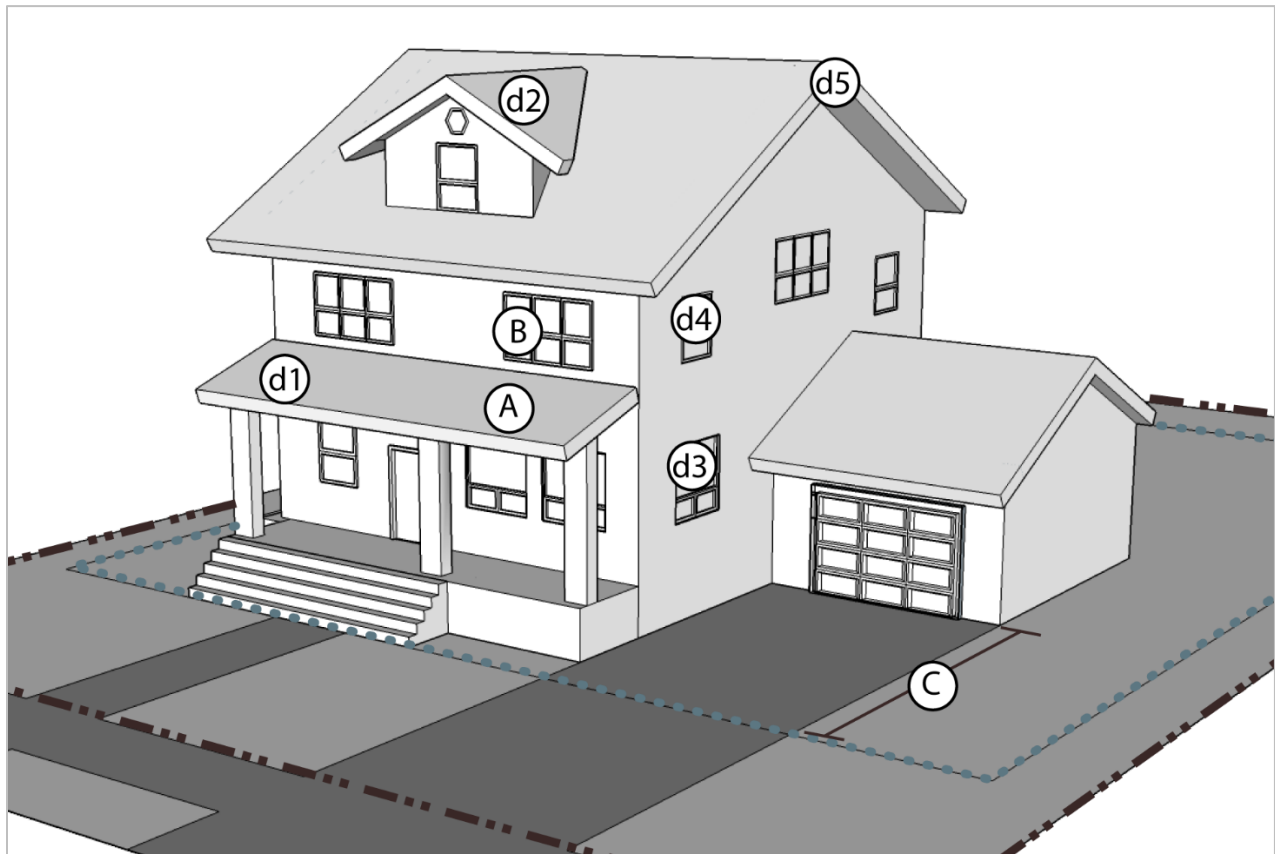
- a. Exposed plain concrete (8" maximum exposure at foundation)
- b. Plain concrete block
- c. Unarticulated panel siding (e.g., T-1-11, plain plywood, sheet press board)
- d. Seams on sheet (plywood or pressboard type) products
- e. SPF trim larger than 8" and SPF at fascias or bargeboards
- f. Roof sheathing less than 7/16" thick
- g. Certainteed shingle like products
- h. Factory mulled vinyl windows
- i. Other similar quality, non-durable products

Architectural Variety.

- C. **Intent.** The intent of this standard is to promote integration of a variety of architectural styles and house plans in order to create visual interest and discourage monotony.
- D. **Standard.** No two directly adjacent or opposite buildings may possess the same front or street-facing elevation. This standard is met when front or street-facing elevations differ from one another by no fewer than 3 of the elements listed in 1-7 below. Where facades repeat on the same block face, they must have at least 3 intervening lots between them that meet the above standard.
 - 1. **Materials.** The plans specify different exterior cladding materials, a different combination of materials, or different dimensions, spacing, or arrangement of the same materials. Materials used on the front facade must turn the corner and extend at least 2 feet deep onto the side elevations.

2. **Articulation.** The plans have different offsets, recesses, or projections; or the front building elevations break in different places. For example, a plan that has a stoop entry (recess) varies from one that has an entry under a front porch (projection). For this criterion to apply, a recess must have a minimum depth of four feet and a projection or offset must be at least four feet in depth.
3. **Variation in Roof Elevation.** The plans have different roof forms (e.g., gable versus gambrel or hip), different roof height (by at least 10 percent), different orientation (e.g., front-facing versus side-facing gable), or different roof projections (e.g., with and without dormer or shed, or different type of dormer or shed).
4. **Entry or Porch.** The plans have different configuration or detailing of the front porch or covered entrance.
5. **Fenestration.** The plans have different placement, shape, or orientation of windows or different placement of doors.
6. **Height.** The elevation of the primary roofline (along the axis of the longest roofline) changes by not less than 4 feet from building to building, or from dwelling unit to dwelling unit (e.g., townhome units), as applicable. Changes in grade of 8 feet or more from one lot to the adjacent lot are counted toward change in height for purposes of evaluating facade variation.
7. **Color Palette.** Complementary variation in color palette.

Figure 43. Illustration of Selected Residential Design Standards



Key	
A	Articulation: One articulating element for every 25 feet of street frontage.
B	Eyes on the Street: Minimum 15% of front façade area must be windows.
C	Garages: Orient to alley if available. Must be set back 10 feet from front façade. Maximum width of garage opening is 40% of width of entire front façade.
D	Detailed Design: Minimum of 6 detailed design elements per street-facing elevation. Illustrated examples include:
d1	Covered front porch, no less than 6 feet deep.
d2	Dormer, no less than 4 feet wide.
d3	Window trim, on all windows, no less than 3.5 inches wide.
d4	Recessed windows, on all windows, no less than 3 inches deep.
d5	Eaves, no less than 12 inches deep.

4.1.13. Additional Standards for Townhomes

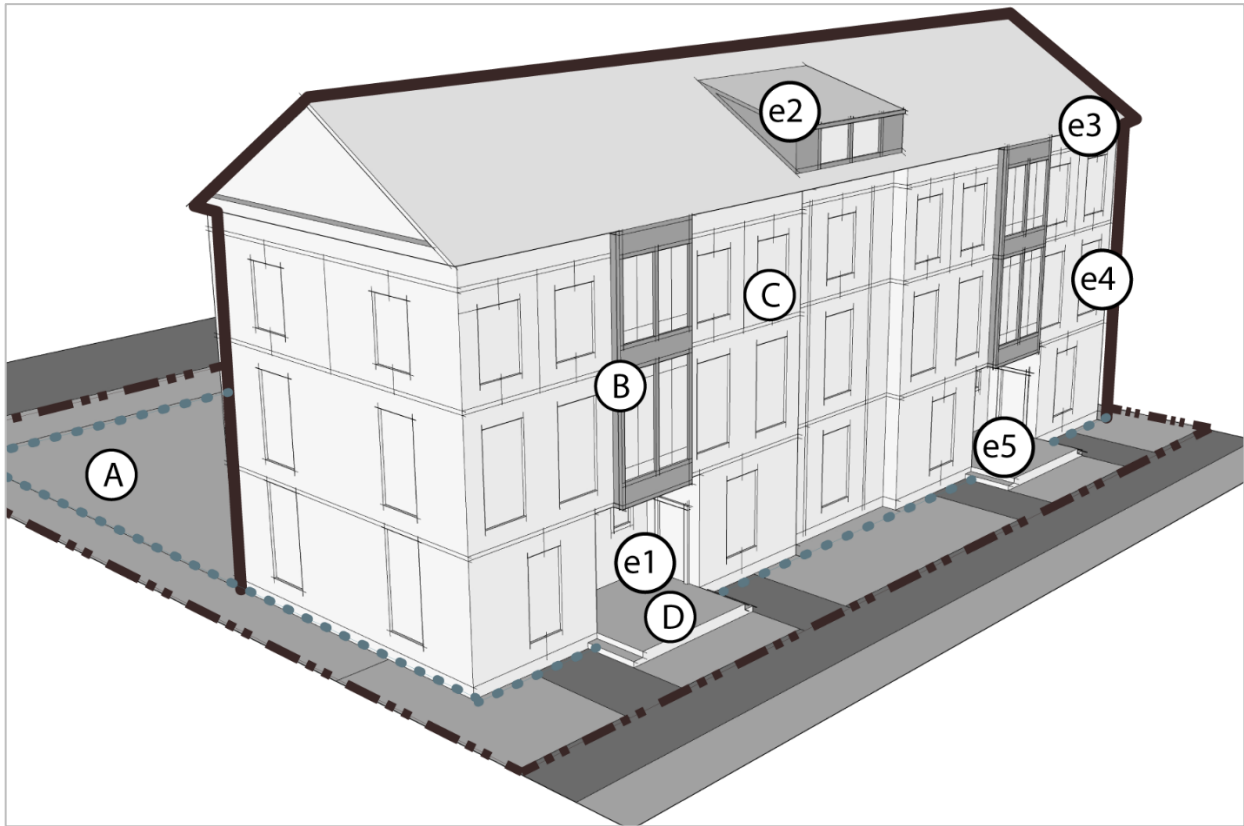
- A. Intent.** The intent of these standards is to encourage townhome developments that are compatible in scale with other lower density housing and provide a safe, comfortable, and interesting street frontage for pedestrians.
- B. Standards.**
1. **Maximum Building Width.** Each building shall contain not more than 8 consecutively attached townhomes and not exceed an overall length or width of 120 feet.
 2. **Main Entrance.** The primary entrance of each townhouse shall orient to a street or an interior courtyard that is not less than 24 feet in width.
 3. **Transition from Public Realm.** Townhouses shall include an area of transition between the public realm of the right-of-way or interior courtyard and the entry to the private dwelling. The entry may be either vertical or horizontal, as described below.
 - a. **Vertical Transition (Stoop).** A vertical transition shall be an uncovered flight of stairs that leads to the front door or front porch of the dwelling. The stairs must rise at least 3 ft, and not more than 8 ft, from grade. The flight of stairs may encroach into the required front yard.
 - b. **Horizontal Transition (Porch).** A horizontal transition shall be a covered porch with a depth of at least 6 ft. The porch may encroach into the required front yard, but it shall be at least 5 ft from the front lot line.
 4. **Driveway Access and Parking.**
 - a. **Alley Access (Rear-Loaded).** Where the subject site is served by an existing or planned alley, vehicle access shall be from the alley and all garage entrances shall orient to the alley.
 - b. **Consolidated Access (Rear-Loaded).** Where alley access is not feasible and the subject site includes 4 or more consecutively attached townhomes or is located on a corner lot, then vehicle access shall be from a single driveway that connects to the rear of the building and all garage entrances shall orient to the rear access driveway.
 - c. **Shared Access (Front-Loaded).** Where alley access or consolidated access is not possible, driveway access to the front of the townhomes is permitted if the following standards are met:
 - Development of 2 or 3 townhouses has at least 1 shared access between the lots, and development of 4 rowhouses has 2 shared accesses.

- Parking and maneuvering areas do not exceed 10 ft wide on any lot.
- The garage width does not exceed 10 ft, as measured from the inside of the garage door frame.

4.1.14. Additional Standards for Multifamily Developments

- A. Intent.** The intent of these standards is to encourage multifamily developments that provide a safe, comfortable, and interesting street frontage for pedestrians.
- B. Standards.**
- 1. Main Entrances.**
 - a. The primary building entry, or entries, for ground-floor units shall orient to a street or an interior courtyard that is not less than 24 feet in width. Secondary entries may face parking lots or other interior site areas.
 - b. Building entrances shall be emphasized through the use of features or elements such as recesses, projections, corner entries, or landscape treatments.
 - 2. Driveway Access and Parking.**
 - a. On-site surface parking areas, garages, and vehicle maneuvering areas shall not be located directly between the façade of a primary building(s) and an abutting street right-of-way.
 - b. Parking located to the side of a dwelling structure shall be limited to 50% of the linear frontage of that side. Drive aisles without adjacent parking spaces do not count as parking areas for purposes of this standard.
 - c. All garages that are part of the same structure that contains dwelling units shall be located at least 10 ft behind the front building façade.
 - 3. Screening.** Screening of service areas, loading areas, mechanical equipment, utilities, and trash receptacles is required in accordance with LDC Section 4.

Figure 44. Illustration of Selected Residential Design Standards – Townhomes and Multi-Family



Key	
A	Building Orientation: Off-street parking not permitted between building and the street.
B	Articulation: One articulating element for every 25 feet of street frontage.
C	Eyes on the Street: Minimum 15% of front façade area must be windows.
D	Transition from the Public Realm: For ground floor residential units, porch or stoop required to create transition between public realm of street and private real of dwelling.
E	Detailed Design: Minimum of 6 detailed design elements per street-facing elevation. Illustrated examples include:
e1	Covered front porch, no less than 6 feet deep.
e2	Dormer, no less than 4 feet wide.
e3	Eaves, no less than 12 inches deep.
e4	Recessed windows, on all windows, no less than 3 inches deep.
e5	Recessed entrance, at least 3 feet deep

4.2. Nonresidential Design Standards

Purpose. The following requirements apply nonresidential development, including individual buildings and developments with multiple buildings such as shopping centers, office complexes, mixed-use developments, and institutional campuses. The standards are intended to create and maintain a built environment that is conducive to pedestrian accessibility, reducing dependency on the automobile for short trips, while providing civic space for employees and customers, supporting natural surveillance of public spaces, and creating human-scale design. The standards require buildings placed close to streets, with storefront windows (where applicable), with large building walls divided into smaller planes, and with architectural detailing

Applicability. The standards of this section apply to all non-residential development in all residential zone districts and the CM, M, and EC zone districts.

A. Exceptions.

A. The City may allow exceptions to design standards in Section 4.2 without the need to obtain a variance in accordance with Section 8 of the LDC. For each standard for which a design exception is sought, the applicant must demonstrate that at least one of the following circumstances is met:

1. The physical characteristics of the site or existing structure (e.g., steep slopes, wetlands, other bodies of water, trees or other significant natural features of the site, buildings or other existing development, utility lines and easements, etc.) make compliance with the standard impractical; or
2. The alternative design better complies with the following:
 - a. The purpose of the nonresidential design standards as described in Section 4.2.1; and
 - b. The intent of the standard for which the exception is being sought, as described in the sections below.

B. Requests for a design exception are subject to review by the Planning and Zoning Commission and a public hearing in accordance with Section 6 of the LDC. The exception request may be considered as part of a development application.

4.2.2. Building Orientation – Maximum Setback/Build-to Line.

A. **Intent.** The intent of this standard is to promote a comfortable and interesting pedestrian environment by creating visually interesting street frontages and a sense of enclosure on a street when experienced as a pedestrian.

B. **Standards.** Where a new building is proposed in a zone that requires a build-to line, per Section 3.5 or 3.6, the following standards must be met.

1. **M and LW District.** At least 50 percent of the abutting street frontage has a building placed no farther from at least one street property line than the build-to line in Table 3-4.

2. **CM District.** At least 75 percent of the abutting street frontage shall have a building placed no farther from at least one street property line than the build-to line in Table 3-4.
3. **Corner Lots.** On corner lots, the maximum setback only applies to the street property line which abuts the higher classification street. If the lot abuts two streets of the same classification, then the applicant may select which street property line the maximum setback applies to.
4. **Exceptions.** The City may waive the build-to line standard where it finds that one or more of the conditions in subsections (a)-(g) occurs.
 - a. A proposed building is adjacent to a single-family dwelling, and an increased setback promotes compatibility with the adjacent dwelling.
 - b. Major Event Entertainment and Commercial Parking uses are excepted from this standard.
 - c. The standards of the roadway authority preclude development at the build-to line.
 - d. The applicant proposes extending an adjacent sidewalk or plaza for public use, or some other pedestrian amenity is proposed to be placed between the building and public right-of-way.
 - e. The build-to line may be increased to provide a private open space (e.g., landscaped forecourt), between a residential use in a mixed-use development (e.g., live-work building with ground floor residence) and a front or street property line.
 - f. A significant tree or other environmental feature precludes strict adherence to the standard and will be retained and incorporated in the design of the project.
 - g. A public utility easement or similar restricting legal condition that is outside the applicant's control makes conformance with the build-to line impracticable. In this case, the building shall instead be placed as close to the street as possible given the legal constraint, and pedestrian amenities (e.g., plaza, courtyard, landscaping, outdoor seating area, etc.) shall be provided within the street setback in said location.
 - h. An expansion is proposed on an existing building that was lawfully created but does not conform to the above standard, and the building addition moves in the direction of compliance where practicable.

4.2.3. Entrances

- A. **Intent.** The intent of this standard is to encourage building entrances that are easy to identify and access for pedestrians arriving from the street and to support natural surveillance of public spaces.
- B. **Standards.**
 - 1. **Orientation to the Street.** Except as provided below, all buildings shall have at least one primary entrance (i.e., tenant entrance, lobby entrance, breezeway entrance, or courtyard entrance) facing an abutting street (i.e., within 45 degrees of the street property line); or if the building entrance must be turned more than 45 degrees from the street (i.e., front door is on a side or rear elevation) due to the configuration of the site or similar constraints, a pedestrian walkway must connect the primary entrance to the sidewalk.
 - 2. **Pedestrian-Friendly.** Ground level entrances oriented to a street shall be at least partly transparent for natural surveillance and to encourage an inviting and successful business environment. This standard may be met by providing a door with a window(s), a transom window above the door, or sidelights beside the door.
 - 3. **Corners.** Buildings on corner lots are encouraged to have corner entrances. Where a corner entrance is not provided, the building plan shall provide an architectural element or detailing (e.g., tower, beveled corner, art, special trim, etc.) that accentuates the corner location.

Ground Floor Height.

- C. **Intent.** The intent of this standard is to promote building designs which maximize the visibility of ground floor spaces to passing pedestrians, emphasize the importance of the ground floor in providing access to services and amenities, and encourage active commercial uses on the ground floor.
- D. **Standard.** For ground floor commercial space in new buildings, the distance from the finished floor to the bottom of the ceiling structure above must be at least 12 feet. For ground floor area associated with a residential use, the minimum height is 10 feet. The bottom of the structure includes supporting beams.

4.2.4. Windows

- A. **Intent.** The intent of this standard is to create an interesting environment for pedestrians by opening up the ground floors of buildings for views into activity and merchandise. The intent of the standard is also to support natural surveillance of public spaces.
- B. **Standards.**
 - 1. **Street-Facing Windows.** The ground floor, street-facing elevation(s) of all buildings shall comprise at least 60 percent transparent windows,

measured as a section extending the width of the street-facing elevation between the building base (or 30 inches above the sidewalk grade, whichever is less) and a plane 72 inches above the sidewalk grade.

2. **Side and Rear Elevation Windows.** All side and rear elevations, except for zero-lot line or common wall elevations, where windows are not required, shall provide not less than 30 percent transparency.
3. **Buildings Not Adjacent to a Street.** Buildings that are not adjacent to a street, such as those that are setback behind another building and those that are oriented to a civic space (e.g., internal plaza or court), shall meet the 60 percent transparency standard on all elevations abutting civic spaces(s) and on elevations containing a primary entrance.
4. **Window Trim.** At a minimum, windows shall contain trim, reveals, recesses, or similar detailing of not less than three inches in width or depth as applicable. The use of decorative detailing and ornamentation around windows (e.g., corbels, medallions, pediments, or similar features) is encouraged.

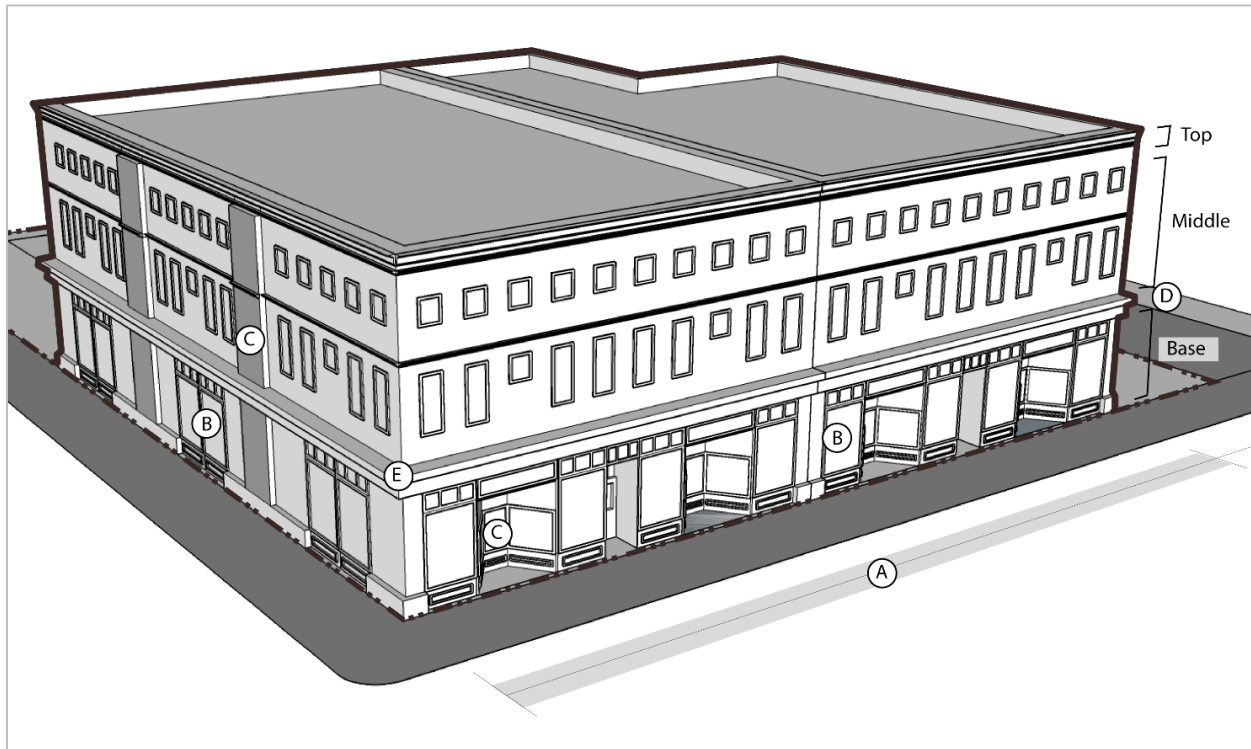
4.2.5. Articulation and Detailing

- A. **Intent.** The intent of this standard is to promote visually interesting building facades by prohibiting large expanses of blank walls facing the street and requiring building facades to be divided into smaller planes.
- B. **Standards.**
 1. **Articulation.** All building elevations that orient to a street or civic space must have breaks in the wall plane (articulation) of not less than one break for every 30 feet of building length or width, as applicable, as follows:
 - a. A “break” for the purposes of this subsection is a change in wall plane of not less than 6 inches in depth. Breaks may include but are not limited to an offset, recess, window reveal, pilaster, frieze, pediment, cornice, parapet, gable, dormer, eave, coursing, canopy, awning, column, building base, balcony, permanent awning or canopy, marquee, or
 - b. Changes in paint color and features that are not designed as permanent architectural elements, such as display cabinets, window boxes, retractable and similar mounted awnings or canopies, and other similar features, do not meet the 6-inch break-in-wall-plane standard.
 - c. Building elevations that do not orient to a street or civic space need not comply with the 6-inch break-in-wall-plane standard but should complement the overall building design.
 2. **Base-Middle-Top Design.** Elevations should incorporate changes in material that define a building’s base, middle, and top, as applicable,

and create visual interest and relief. Side and rear elevations that do not face a street, public parking area, pedestrian access way, or plaza may utilize changes in texture and/or color of materials, provided that the design is consistent with the overall composition of the building.

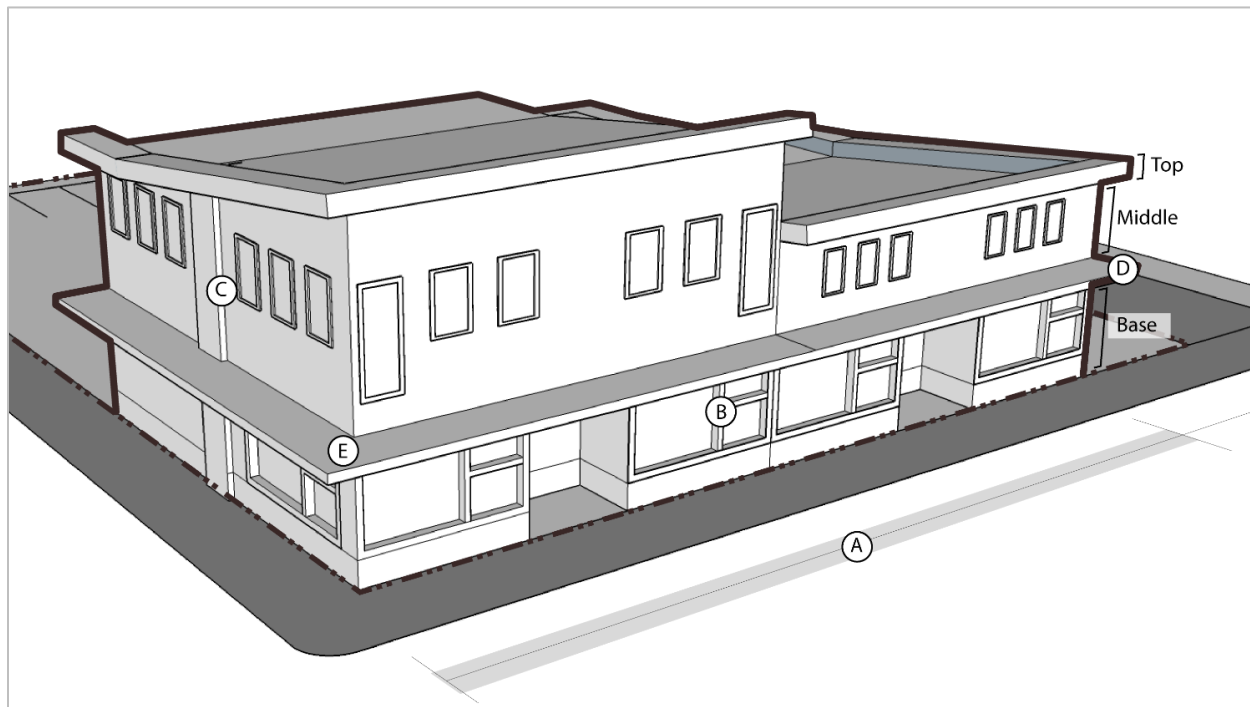
3. **Horizontal Lines.** New buildings and exterior remodels shall generally follow the prominent horizontal lines existing on adjacent buildings at similar levels along the street frontage. Examples of such horizontal lines include but are not limited to: the base below a series of storefront windows, an awning or canopy line, a belt course between building stories, a cornice, or a parapet line. Where existing adjacent buildings do not meet the City's current building design standards, a new building may establish new horizontal lines.
4. **Ground Floor and Upper Floor Division.** A clear visual division shall be maintained between the ground level floor and upper floors, for example, by using a belt course, transom, awning, canopy, or similar division.

Figure 45. Illustration of Selected Nonresidential Design Standards – CM District



Key	
A	Building Orientation: At least 75 percent of the abutting street frontage shall have a building placed no farther setback than the build-to line of 5 feet.
B	Windows: Street-facing ground floor elevation(s) must have 60 percent transparent windows. Side and rear-facing elevations must have 30 percent transparent windows.
C	Articulation: Articulating element required every 30 feet of building width, no less than 6 inches deep.
D	Base-Middle-Top Design: Changes in material that define a building’s base, middle, and top—and create visual interest and relief—are required.
E	Ground Floor Height and Division: Minimum ground floor height of 10 feet for residential and 12 feet for commercial uses. A clear visual division must be created between the ground level and upper floors.

Figure 46. Illustration of Selected Nonresidential Design Standards – M and LW District



Key

A	Building Orientation: At least 50 percent of the abutting street frontage shall have a building placed no farther setback than the build-to line.
B	Windows: Street-facing ground floor elevation(s) must have 60 percent transparent windows. Side and rear-facing elevations must have 30 percent transparent windows.
C	Articulation: Articulating element required every 30 feet of building width, no less than 6 inches deep.
D	Base-Middle-Top Design: Changes in material that define a building's base, middle, and top—and create visual interest and relief—are required.
E	Ground Floor Height and Division: Minimum ground floor height of 10 feet for residential and 12 feet for commercial uses. A clear visual division must be created between the ground level and upper floors.

4.3. Landscaping, Buffers, Screening, and Outdoor Lighting

Purpose. Section 4.3 contains standards for landscaping, buffering, and screening. The standards are intended to reduce development impacts (e.g., glare, noise, and visual impacts) on adjacent uses; minimize erosion; slow the rate of surface water runoff, thereby reducing infrastructure costs; buffer pedestrians from vehicle maneuvering areas; cool buildings and parking lots in summer months with shade; and enhance the appearance of the area.

Applicability. The standards of Section 4.3 apply to all proposed development in the Gunnison Rising PUD. Additional standards of the LDC also apply to all proposed development, as identified in Section 4.3.6.

Minimum Landscape Area Standards. Minimum landscaped area standards vary by zone district and are specified in Section 3.5 and 3.6.

4.3.1. Minimum Planting Standards.

- A. **General Landscape Standard.** All portions of a lot not otherwise developed with buildings, accessory structures, vehicle circulation areas, pedestrian plazas or patios, or parking areas shall be landscaped.
- B. **Minimum Live Ground Cover.** All landscape areas, whether required or not, that are not planted with trees and shrubs or covered with allowable non-plant material, shall have ground cover plants that are sized and spaced to achieve plant coverage of not less than 60 percent at maturity.
- C. **Maximum Non-Plant Ground Cover.** Bark dust, chips, aggregate, or other non-plant ground covers may be used, but shall cover not more than 40 percent of any landscape area. Non-plant ground covers cannot be a substitute for required ground cover plants.
- D. **Minimum Tree and Shrub Requirements.** The minimum number of trees and shrubs shall be provided per required landscaped area in zone districts according to Table 4-2.

Table 42. Minimum Tree and Shrub Requirements

Zone District	Number of Trees and Shrubs per Required Landscape Area
Low Residential (R1-9800)	1 tree and 2 shrubs per 1,500 sq. ft.
Medium Residential (R2-4800)	1 tree and 2 shrubs per 1,500 sq. ft.
Traditional Neighborhood (R2-2400)	1 tree and 2 shrubs per 1,200 sq. ft.
Residential Mixed Use (RMU-1200)	1 tree and 2 shrubs per 1,200 sq. ft.
Multi-Family Residential (R3-1500)	1 tree and 2 shrubs per 1,500 sq. ft.
Main Street District	N/A
Maker District	N/A
Live-Work District	1 tree and 2 shrubs per 1,000 sq. ft.
Recreation and Camping District	1 tree and 2 shrubs per 1,000 sq. ft.

and south side of Highway 50. The buffer shall meet the following standards:
 Location and Width. The preferred location for the landscaped buffer on the north side is within the right-of-way of Highway 50, with the approval of CDOT. The buffer area shall be measured from the edge of asphalt toward the property boundary. If the buffer cannot be installed in the right-of-way on the north side, it must be planted on private sites along the highway frontage with a minimum width of 20 feet.
Tree and Shrub Requirements. Required landscaping in the buffer will consist of a minimum of four trees (minimum 50 percent evergreen) and 20 shrubs (75 percent evergreen) for each 100 lineal feet, and minimum proportional share of landscaping for buffer lengths less than 100 feet and greater than 100 feet measurement. Tree and shrub sizes shall comply with the provisions stated in LDC Section 4.

- G. **Groundcover.** All ground area within the buffer shall be covered with groundcover, bark, rock, or a combination of these.
- H. **CM and LW District Exemption.** Any area within the CM and LW district is exempt from this general buffer requirement; however, a minimum 10 foot setback from Highway 50 is required in the LW District and the maximum front setback does not apply to the lot frontage on the highway.

4.3.2. Outdoor Lighting

- A. All proposed developments must comply with the outdoor lighting requirements of the LDC Section 4.9.
- B. All outdoor lighting fixtures in areas within the Avigation Easement with Gunnison County Airport must be full cutoff fixtures in order to direct light downward and minimize the amount of light spillage into the night sky.

Additional LDC Standards. Proposed developments are subject to the following additional landscaping, buffering, and screening standards of the LDC Section 4:

- C. General Landscaping Design Standards and Guidelines
- D. Approval of Landscaping and Buffering Plan
- E. Parking Lot Landscaping
- F. Fences and Walls
- G. Screening
- H. Maintenance Requirements
- I. Outdoor Display and Storage

4.4. Off-Street Parking

Purpose. Section 4.4 contains requirements for automobile and bicycle parking. The code is intended to be flexible in requiring adequate parking, rather than a minimum number of parking spaces, for each use. The code also encourages non-motorized transportation by requiring bicycle parking for some uses.

Applicability. The regulations of this section apply to all parking areas in all zones, at all times, whether parking is required by this Code or put in for the convenience of property owners or users.

Vehicle Parking. Table 43 establishes the minimum number of off-street vehicle parking spaces to be provided for the use categories described in this code.

Table 43. Off-Street Parking Requirements

Use Categories	Specific Uses	Minimum Spaces Required
Residential Use Categories		
Household Living	Accessory dwelling unit	None
	Duplex dwellings	1.0 per dwelling unit
	Manufactured homes	1.0 per dwelling unit
	Multi-family dwellings	0.75 per dwelling unit
	Single-family dwellings	1.0 per dwelling unit
	Townhouses	1.0 per dwelling unit
	Cottage cluster	1.0 per dwelling unit
	Compact neighborhood	0.75 per dwelling unit
	Upper story residential	0.75 per dwelling unit (exempt in CM and M zones)
Zero lot line dwellings	1.0 per dwelling unit	
Congregate Living	Assisted Living homes	1.0 per bed
	Nursing home	1.0 per employee, plus 1 visitor space per 2 beds
	Rooming and boarding houses, dormitories, fraternities or sororities	1.0 per employee, plus 1 visitor space per 4 beds
Public, Civic and Institutional Use Categories		
Educational Facilities	Elementary and Middle Schools	1.0 per classroom + 1.0 per 300 sq.ft. of office area + 1.0 per 5 seats in any auditorium assembly
	All Other Schools	1.0 per classroom + 1.0 per 300 sq.ft. of office area + 1.0 per 5 seats in any auditorium assembly
Day Care	Daycare homes, schools, and centers	1.0 per non-resident employee
Medical	Hospitals	1.0 per 2 beds + 1.0 per employee per day shift

Use Categories	Specific Uses	Minimum Spaces Required
Residential Use Categories		
Accommodation, Retail, Service - Commercial Use Categories		
Accommodations	Hotels and Motels	1.0 per guest room +1 space per 3 employees and 75% of parking required for other associated or accessory uses (restaurants, offices, meeting spaces)
	Hostels	1.0 per 2 beds
	Bed and Breakfasts	1.0 space per guest room
Commercial	Assembly Areas (Exhibit Rooms, Gyms, Community Centers, Theaters, Church, Assembly Hall) Professional Offices, Government Offices, Personal Services, Small / Specialty Retail, Church, Bicycle Repair; Restaurants, Bars/Tavern's, Large Retail, Coffee Shop, Convenience Store	1.0 space per 1000 sq. ft.
Manufacturing and Production	Manufacture or assembly of machinery, equipment, instruments, Contractor Shop, Greenhouse / Nursery	1.0 space per 1000 sq. ft.
Vehicle Repair Services	Auto Body Shops, Vehicle Repair, Service Stations	2.0 per service bay
Industrial and Wholesale	Warehousing and Storage, Outdoor Storage, Wholesale and Distribution	1.0 per 3000 sq. ft.

4.4.4. Reductions to Minimum Vehicle Parking Requirements. The off-street parking standards of Table 43 may be reduced for sites with one or more of the following features:

- A. Site has a bus stop with transit service located adjacent to it, and the site's frontage is improved with a bus stop waiting shelter, consistent with the standards of the applicable transit service provider: Allow up to a 20 percent reduction to the standard number of automobile parking spaces;
- B. Site has dedicated parking spaces for carpool or vanpool vehicles: Allow up to a 10 percent reduction to the standard number of automobile parking spaces;
- C. Site has more than the minimum number of required bicycle parking spaces: Allow a reduction of one vehicle space for every bicycle parking space, up to a maximum 20 percent reduction to the number of vehicle parking spaces.
- D. The amount of off-street parking required may be reduced by one off-street parking space for every on-street parking space abutting the development subject to approval by the Community Development Director.

4.4.5. Bicycle Parking.

- A. **Number of Spaces Required.** The required minimum number of bicycle parking spaces for each use category is shown in Table 44. No bicycle parking is required for uses not listed. The required minimum number of bicycle parking spaces is based on the primary uses on a site. When there are two or more separate primary uses on a site, the required bicycle parking for the site is the sum of the required parking for the individual primary uses.

Table 44. Bicycle Parking Requirements

Use Category	Minimum Number of Spaces
Household Living – Multifamily Dwelling	1.5 per dwelling unit
Congregate Living	1 per 4 bedrooms
Educational Facilities	2 spaces per classroom
Day Care	1 per 4,000 sq. ft. of net building area
Parks	2 spaces
Medical	1 per 6,000 sq. ft. of net building area
Accommodations	4 spaces
Commercial	1 per 4,000 sq. ft. of net building area
Manufacturing and Production	1 per 10,000 sq. ft. of net building area
Industrial and Wholesale	1 per 15,000 sq. ft. of net building area

- B. **Design.** Bicycle parking shall consist of staple-design steel racks or other City-approved racks, lockers, or storage lids providing a safe and secure means of storing a bicycle.

Additional LDC Standards. All standards of LDC Section 4 related to parking and loading areas apply to development in the Gunnison Rising PUD, except for minimum off-street parking space standards.

4.5. Parks, Open Space, and Trails.

Purpose. The purpose of these standards is to ensure the development of parks, open space, playgrounds and trails in order to contribute to a livable, attractive, and healthy community. The standards are intended to require parks in close proximity to all residents, supporting walkable neighborhoods, and to provide for a wide range of recreational opportunities.

4.5.1. Applicability. The regulations of this section apply to all development in all zones.

Pocket Park.

- A. **Proximity.** All residential lots must be located within 800 feet from a pocket park.

- B. **Size.** A pocket park must be of a minimum size of 2,500 square feet and a maximum size of 1 acre.
- C. **Minimum Standards.** A pocket park must include a facility for active recreation or interactive play, benches, and trash receptacles. Trees must be planted to shade at least 15 percent of the park.
- D. **Ownership and Maintenance.** Pocket parks may be dedicated to the City of Gunnison for public ownership and maintenance or owned and maintained by a private Homeowners Association. In all cases, pocket parks must be open to public access.

4.5.2. Community Parks.

- A. **Proximity.** All residential lots must be located within 1/2 mile radius from a community park.
- B. **Size.** A community park must be of a minimum size of 1 acre. Community parks may be lineal and follow natural corridors or trails.
- C. **Minimum Standards.** A community park must include facilities for active recreation, picnic facilities, benches, trash receptacles, and restrooms. Trees must be planted to shade at least 15 percent of the park.
- D. **Ownership and Maintenance.** Community parks may be dedicated to the City of Gunnison for public ownership and maintenance or owned and maintained by a private Homeowners Association. In all cases, community parks must be open to public access.

4.5.3. Trails.

- A. **Trail Network.** The PUD area must be developed with a system of trails that generally travel both north-south and east-west. The Open Space and Trails Plan (Appendix F) illustrates one possible trail network but other trail alignments will be accepted should they meet the standards of this section.
 - 1. North-south trails must connect from the southern boundary of the PUD to the Contour Trail.
 - 2. East-west trails must connect from the east boundary of the PUD to the west boundary the PUD.
- B. **Spacing.** Trails must be spaced no further than 1,500 feet apart. Exceptions to this spacing standard are allowed for short sections of trail alignments which are modified to link to a destination or respond to topography.
- C. **Design.** Trails may be designed as an off-street connection or integrated into the design of the street.
 - 1. Off-street trails must meet the standards of LDC Section 4.
 - 2. If a trail connection is proposed to be integrated with a Gateway street, or Georgia Avenue, the street must include either a 10 foot wide multi-

use path or a 10-foot wide sidewalk and dedicated bike facility as illustrated in Appendix E. Street Network Plan and Cross-Sections.

4.6. Street Design

Purpose. The standards of this section are intended: to provide for streets of suitable location, width, and design to accommodate expected vehicle, pedestrian, and bicycle traffic; to afford satisfactory access to law enforcement, fire protection, sanitation, and road maintenance equipment; and to provide a convenient and accessible network of streets.

Applicability. The regulations of this section apply to all development in all zones.

4.6.1. General Standards.

- A. All development must conform to roadway locations and classifications generally described in Appendix E (Street Network Plan and Cross Sections).
- B. Roadways shall be provided at the time needed to serve development activities and shall be installed to satisfy all the necessary access required for emergency services or other relevant building, development, and subdivision codes.

Street Spacing. In order to promote efficient vehicular and pedestrian circulation, subdivisions and site developments shall be served by an interconnected street network, pursuant to the standards in subsections (A) through (C) below. Distances are measured from the edge of street rights-of-way. Where a street connection cannot be made due to physical site constraints, approach spacing requirements, access management requirements, or similar restrictions; where practicable, a pedestrian access way connection shall be provided.

- C. **Highway 50.** Access from US Highway 50 shall be governed by the Highway 50 Access Control Study, as approved by the Colorado Department of Transportation (CDOT) in November 2013 and as amended with the approval of the City, County and CDOT in 2021, and by any adjustments to the Access Control Study that are approved under this PUD pursuant to Appendix E (Street Network Plan and Cross Sections).
- D. **Hartman Avenue.** A special street cross-section is proposed for Hartman Avenue. There are no minimum or maximum spacing standards for this unique street type.
- E. **Gateway/Collector Streets.** A network of Gateway streets are proposed in the Street Network Plan. Gateway street spacing must be generally consistent with this plan. Minimum spacing between gateway/collector streets is 800 feet. Maximum spacing between gateway/collector streets is 2,000 feet.
- F. **Local Streets.** A network of local streets is proposed in the Street Network Plan. Local street spacing must be generally consistent with this plan. Minimum spacing between local streets is 230 feet. Maximum spacing between local streets is 600 feet.

- G. Alleys.** Alleys are required for all developments south of the Canal Trail. Exceptions to this standard are permitted where the applicant can demonstrate that the alley is infeasible due to existing conditions or development patterns.

Connectivity. The street system of a proposed subdivision shall be designed to connect to existing, proposed, and planned streets adjacent to the subdivision. Wherever a proposed development abuts unplatted land or a future development phase, street stubs shall be provided to allow access to future abutting subdivisions and to logically extend the street system into the surrounding area. Street ends shall contain turnarounds constructed to Uniform Fire Code standards, as the City deems applicable, and shall be designed to facilitate future extension in terms of grading, width, and temporary barricades.

Future Street Plan. Where a subdivision is proposed adjacent to other developable land, a future street plan shall be filed by the applicant in conjunction with an application for a subdivision in order to facilitate orderly development of the street system. The plan shall show the pattern of existing and proposed future streets from the boundaries of the proposed land division and shall include other divisible parcels within 600 feet surrounding and adjacent to the proposed subdivision. The street plan is not binding but is intended to show potential future street extensions with future development. The plan must demonstrate that the proposed development does not preclude future street connections to adjacent development land.

4.6.2. Street Cross-Sections. The width and design of streets must generally conform to the cross-section standards defined in Appendix E (Street Network Plan and Cross Sections).

- A. The Public Works Director may approve alternative designs for the location, width, and surface material of any street elements between the outside edge of the travel lane and the edge of the public right-of-way to respond to adjacent land use context and the phase of development. All alternative designs must continue to meet the following requirements:
1. On segments of Gateway Streets between Highway 50 and Georgia Avenue, the width of all travel lanes shall be 11 feet.
 2. Georgia Avenue in a commercial context shall have travel lanes of 11 feet.
 3. A 6-foot wide zone must be made available for snow storage. This zone may be available for other uses so long as they do not preclude using the area for snow storage.
 4. Accommodations must be made for safe and comfortable use of the street by bicyclists and pedestrians.
- B. The Public Works Director may approve other minor exceptions to these standards when necessary to respond to topography, safety concerns, storm drainage needs, utility needs, emergency access needs, or other considerations.

4.6.3. **Additional Standards.** Streets must conform to all standards of LDC Section 4 except for any standards concerning street cross-section, right-of-way width, street grades, intersection detailing, and any design exceptions approved by the Public Works Director in accordance with Section 4.6.7

4.7. Signs

Purpose. The objective of this section is to create the framework for a comprehensive and balanced system of signage control and thereby to provide an attractive and effective balance between signage and the environment. The regulation of signs shall be based upon the following principles:

- A. Signs help to provide a positive economic climate for business and industry by encouraging better communication with the public and providing information to the traveling public.
- B. Signs must provide easy and legible identification.
- C. Signs must be compatible with adjacent buildings and uses.
- D. Signs must be visually pleasing and of high-quality design.

General Standards. All signs in Gunnison Rising shall adhere to the following regulations. Any signage not provided for in the following shall be deemed prohibited.

- E. Wall signs shall be located on a building elevation/façade, in accordance with location restrictions contained within the LDC Sign Standards, as they currently exist, and as they may be amended in the future.
- F. All signs erected, maintained, constructed, relocated, modified, or altered in any way must obtain a Sign Permit from the City of Gunnison.
- G. Freestanding Signs within 400 feet of the Highway 50 right-of-way shall be permitted pursuant to Sections 4.7.3 and 4.7.4 below.
- H. Wall Signs within 400 feet of the Highway 50 Right-of-Way (ROW) shall be restricted pursuant to Section 4.7.5 below.
- I. All other signs shall comply with the requirements of the Gunnison Municipal Code as it currently exists or as may be amended.

Freestanding Signs Adjacent to Highway 50. In addition to signs which may be permitted by the Gunnison Municipal Code, the following type and number of freestanding signs are permitted on properties within 400 feet of the Highway 50 right-of-way:

Table 45. Multi-Tenant Freestanding Sign Regulations

Type	Location	Max. # Of Signs Per Zoning District	Maximum Height	Maximum Sign Area	Maximum Number of Tenants Listed on Sign

Multi-Tenant Commercial Center Signs	Main Street District (CM)	Three	25 feet	100 square feet maximum aggregate; up to 50% of sign area may be allocated to primary tenant and logo areas	Ten
Multi-Tenant Business Park Signs	Maker District (M)	Two	25 feet	100 square feet maximum aggregate; up to 50% of sign area may be allocated to major tenant and logo areas	Ten

Table 46. Low-Profile Freestanding Sign Regulations

Type	Location	Max. # Of Signs Per Zoning District	Maximum Height	Maximum Sign Area
Residential Subdivision Entrance Signs	Residential Districts	None	6 feet	50 square feet maximum
RV Resort Identification Signs	Recreational Resort (RR)	Two	6 feet	50 square feet maximum
Government Office Identification Signs	Maker District (M)	Three	6 feet	50 square feet maximum

4.7.1. Additional Freestanding Sign Requirements.

- A. **Location.** No Freestanding Sign shall be located within the buffer area established adjacent to Highway 50. All Freestanding Signs must maintain a minimum setback of at least eight (8) feet from any public right-of-way. Signs greater than six (6) feet tall (including sign area and sign structure) shall conform to the building setbacks of the zoning district in which the parcel is located.
- B. **Illumination.** Freestanding Signs may be internally illuminated or illuminated via spot lighting or similar external forms. Internally illuminated signs shall have an opaque background with only letters and logo illuminated. The illumination of signs is permitted, provided that the full-cutoff fixture requirements and luminaire standards meet the requirements of other exterior lighting.
- C. **Materials.** All materials of any Freestanding Sign shall be compatible and harmonious with the materials of the building, center, or subdivision identified by the sign.
- D. **Colors.** All colors of any Freestanding Sign shall be compatible and harmonious with the color(s) of the building, center, or subdivision identified by the sign. Furthermore, text on a Freestanding Sign is limited to three (3) colors.
- E. **Items of Information.** The items of information on a Freestanding Sign shall be limited to the name of the subdivision, business(es) or business center, address,

telephone number, and/or business/center/subdivision logo. Please refer to the sketches below for illustrations of the two types of freestanding signs described in the tables above.

Wall Sign Requirements. Wall signs shall be allowed within Gunnison Rising to advertise businesses and services within the CM District with the additional restrictions set forth in sections A-F listed below.

- F. **Location.** Only buildings with wall plane elevations that directly abut the Highway 50 ROW may utilize Highway frontage in calculating allowable sign area; off-premises signs are prohibited, except for those permitted by the free-standing sign standards established herein.
- G. **Size.** The size of wall signs facing the Highway 50 ROW shall be no larger than 100 square feet or equal to the allowed sign area calculated based on the store front dimension, whichever is most restrictive.
- H. **Illumination.** Wall signs may be internally illuminated. Internally illuminated signs shall have an opaque background with only letters and logo illuminated.
- I. **Materials.** All materials of any sign shall be compatible and harmonious with the materials of the building, center, or subdivision identified by the sign.
- J. **Items of Information.** The items of information on a wall sign shall be limited to the name, business(es), address, telephone number, and/or business logo.

Figure 47. Multi-Tenant Freestanding Sign Illustration

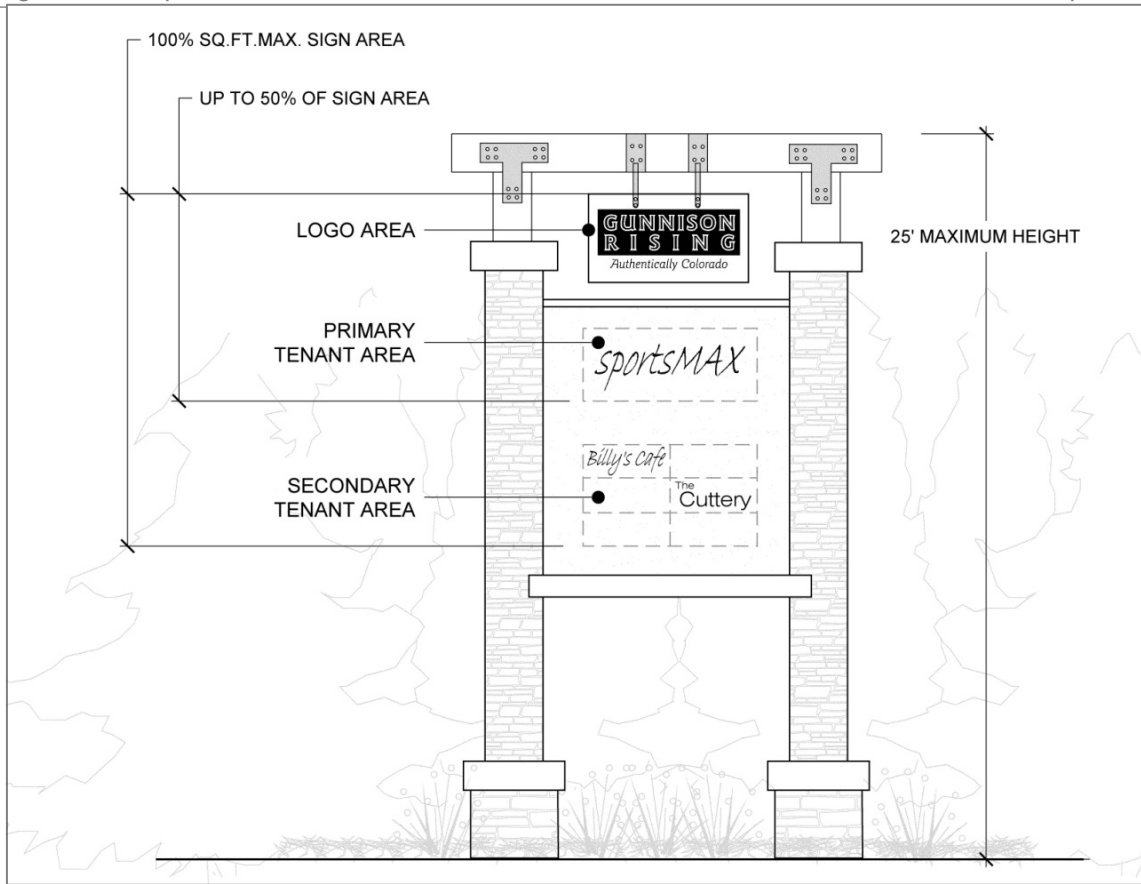
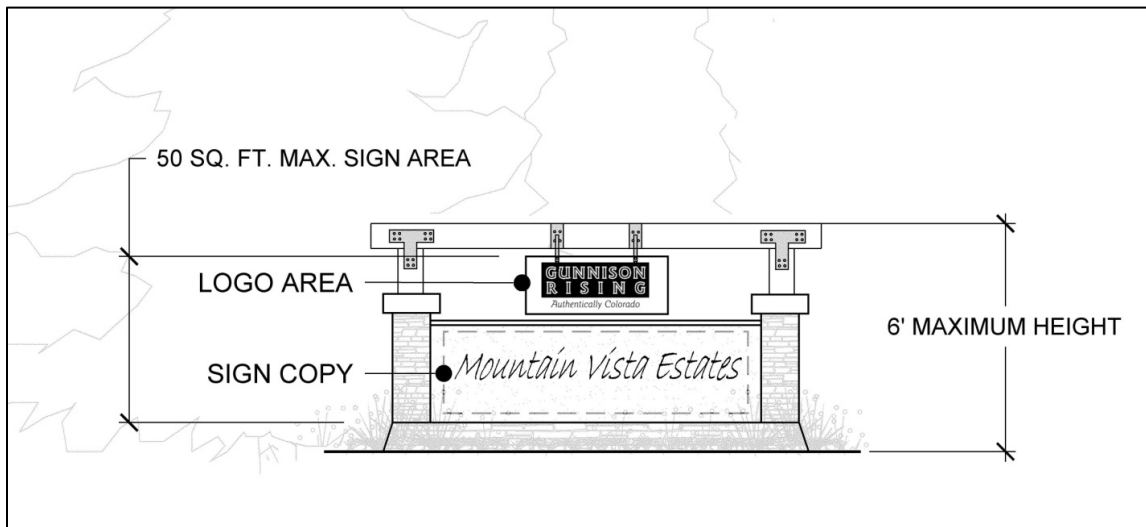


Figure 48. Low-Profile Freestanding Sign Illustration



5. Special Use Standards

5.1. Accessory Dwelling Units.

Purpose. Accessory Dwelling Units (ADUs) are allowed in order to:

- A. Create new housing units while respecting the look and scale of single-family development;
- B. Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services; and
- C. Provide a broader range of accessible and more affordable housing.

Applicability. The standards of this section apply to all ADUs proposed in all zones.

One Unit. A maximum of one ADU is allowed per legal single-family dwelling or duplex. The unit may be a detached building, in a portion of a detached accessory building (e.g., above a garage or workshop), or a unit attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor)

5.1.2. Floor Area.

- A. A detached ADU shall not exceed 900 square feet of floor area.
- B. An attached or interior ADU shall not exceed 900 square feet of floor area. However, ADUs that result from the conversion of a level or floor (e.g., basement, attic, or second story) of the primary dwelling may occupy the entire level or floor, even if the floor area of the ADU would exceed 900 square feet.

Other Development Standards. ADU shall meet all other development standards (e.g., height, setbacks, lot coverage, etc.) for buildings in the zoning district, except that:

- C. The maximum height of a detached ADU is 25 feet.
- D. No off-street parking is required for an ADU.
- E. ADUs are not included in minimum lot size calculations.

5.2. Live-Work Dwellings.

5.2.1. Purpose. Live-Work Dwellings are encouraged in certain zone districts in the PUD to create opportunities for needed housing types and to encourage small business formation and entrepreneurial activity.

5.2.2. Definition. A dwelling unit that contains a commercial component. It is a fee simple unit on its own lot with the commercial component permitted anywhere in the building. Walk-in trade, customer visits, and employees that live off-premises are permitted in live-work dwellings.

Large Scale Retail Developments. Retail uses in structures with more than 50,000 gross square feet, including single or multi-building developments with more than 50,000 square feet in any one structure, are subject to the standards of LDC Section 4.

5.3. Drive-Ins and Drive-Throughs.

Purpose. Where drive-up or drive-through uses and facilities are allowed, they shall conform to all of the following standards, which are intended to calm traffic, provide for adequate vehicle queuing space, prevent automobile turning movement conflicts, and provide for pedestrian comfort and safety.

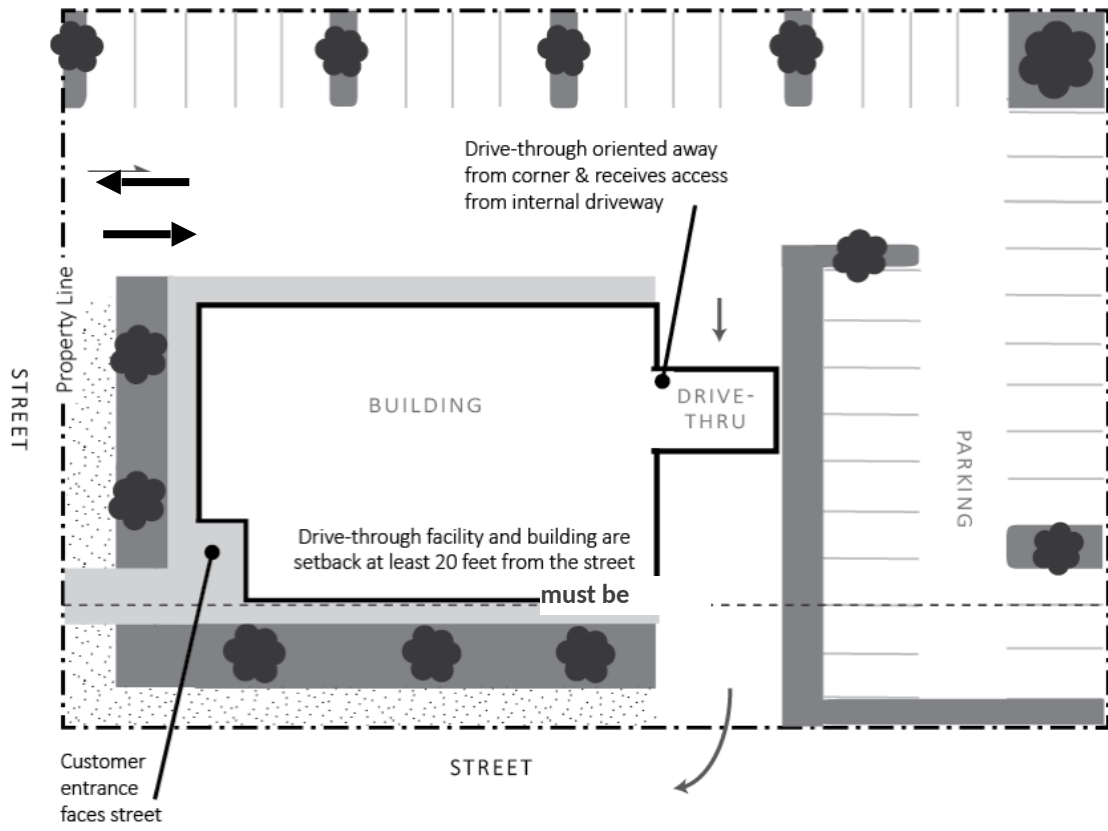
Standards. Drive-up and drive-through facilities (i.e., driveway queuing areas, customer service windows, teller machines, kiosks, drop-boxes, or similar facilities) shall meet all of the following standards:

- A. The drive-up or drive-through facility shall orient to and receive access from a driveway that is internal to the development and not a street, as generally illustrated in Figure 51.
- B. The drive-up or drive-through facility shall not be oriented to street corner.
- C. The drive-up or drive-through facility shall not be located within 20 feet of a street right-of-way.
- D. Drive-up and drive-through queuing areas shall be designed so that vehicles will not obstruct any street, fire lane, walkway, bike lane, or sidewalk.

Additional LDC Standards. Drive-ins and drive-throughs are also subject to the standards of LDC Section 4.

Marijuana Establishments. In addition to the standards of LDC Section 3, marijuana establishments shall not be located within 1000 feet of the Government Campus area in the M district, as identified on the Conceptual Plan (Figure 1-2). The measure is established as a straight line drawn between any points of the respective property boundaries.

Figure 51. Drive-Through Design Standards



6. Floodplains, Wetlands, Habitat, and Cultural Resources

Purpose. This Chapter addresses floodplain, wetlands, and habitat and wildlife standards necessary to fulfill the intents of the Gunnison Rising PUD. The purpose of this Chapter is to establish specific regulations considered to be more restrictive than those found in the *Gunnison Municipal Code*.

Flood Damage and Prevention. No development shall occur within Special Flood Hazard Areas as designated by the Flood Insurance Rate Map (FIRM), or Letter of Map Revision that may be approved by the Federal Emergency Management Agency (FEMA) and the City, unless the development is allowed by the provisions stated in this Section 6.2 and related sub-sections, and is determined to be in compliance with the *City of Gunnison Flood Damage Prevention Regulations*.

Basis for Establishing Special Flood Hazard Areas. Special Flood Hazard Areas identified by FEMA in the latest FEMA FIRM, as amended.

Development in the Floodway or Increase to the Base Flood Elevation. Any proposed development in the Floodway or development that is determined to increase the Base Flood Elevation is prohibited.

Land Use Prohibitions. Within all zoning districts south of Highway 50, development within Special Flood Hazard Areas including but not limited to; industrial buildings, residential dwellings, manufactured housing units, recreation vehicle park spaces, or other occupied buildings as classified by the *International Building Code*, or the storage of equipment or materials, shall be prohibited, unless exempted through the provisions stated in sub-section 6.2.4 below.

Permitted Activity and Development. Permitted activity and development within the designated Special Flood Hazard Areas shall comply with City of Gunnison Flood Damage Prevention Regulations.

Wetland Setback Standards. No grading, grubbing, construction, improvement or development shall occur within 100 feet of any designated wetland either within the PUD boundary or adjacent to the PUD boundary unless it is permitted by the provisions stated herein.

Designated Wetland and Buffer Boundary. For the purpose of defining existing wetland boundaries found within and adjacent to the PUD boundary, the map provided in Appendix M of these development standards shall be used. This map is based on the AutoCAD files depicting wetland delineations generated for the Garfield Investments and Wilson Property and verified by the Army Corps of Engineers, July 13, 2000 (ACOE Assigned Number 199975250). Revisions to this map data source may be granted as a Minor PUD Change, if such wetland map changes are approved by a wetland delineation verification provided by the Army Corps of Engineers.

Additional Subdivision Submittal Requirements. Applications for Sketch Plan, Preliminary Plan and Final Subdivision within the M district and RR district shall be required to delineate a 100-foot buffer from the existing wetlands found within and adjacent to the PUD boundary. Any 100-foot wetland buffer shall be illustrated on the approved subdivision plats and development restrictions pursuant to Section 6.3 shall be noted.

Permitted Activities within 100 feet of Designated Wetlands shall be limited to the following:

- A. Normal and customary agricultural and ranching activities, including ditch maintenance;
- B. Development or maintenance of existing or approved urban and rural stormwater drainage facilities constructed in accordance with approved stormwater drainage plans;
- C. Maintenance and repair of flood control structures and activities in response to a flood emergency;
- D. Wetland and wildlife habitat restoration, creation and/or enhancement that improve the wetland's function if the activity proposed is approved by the Community Development Director;
- E. Proposed essential services to include public road and bridge development across wetlands and buffer areas, public trails, or the extension and maintenance of buried public utilities and overhead power lines; and public utilities as long as the following directives are met:
 1. no practical alternative exists;
 2. crossings shall minimize impact to the wetland and provide mitigation for unavoidable impacts through restoration, enhancement or replacement;
 3. crossings shall minimize the overall wetland hydrology impacts to the maximum extent feasible;
 4. crossings shall not reduce flood storage capacity provided by the wetland to maximum extent feasible; and,
 5. crossings shall minimize negative impact of wildlife habitat to the maximum extent feasible, and,
 6. Normal maintenance or reconstruction of the existing facilities located within the Commercial Western Pavilion district as allowed by these PUD Development Standards.

Wetland Exemptions. Appendix M, of these PUD Development Standards identifies two isolated wetlands that may preclude the orderly development as contemplated by these PUD Development standards. In regard to these specific wetlands, labeled *Wetland Exemption 1* and *Wetland Exemption 2*, the 100-foot wetland buffer provisions defined herein shall not apply. Additionally, any areas north of the Southern-Pacific Railroad are

exempt from the wetland buffer provisions. Any dredging, filling or other activity regulated by Section 404 of the *Clean Water Act* shall apply.

6.2. Habitat and Wildlife Management

General. All provisions of the Chapter 5.40 (Animals), and contained in the *Gunnison Municipal Code*, as it may be amended, shall apply to the Gunnison Rising PUD. If there is a conflict with the *Gunnison Municipal Code* provisions and the additional criteria established herein the more restrictive provisions shall apply.

Habitat Compatibility. The Gunnison Rising PUD area is subject to the terms, conditions, and restrictions as set forth in the Low Effect Habitat Conservation Plan for Gunnison Sage-grouse on the Gunnison Rising Annexation, City of Gunnison, Colorado as referenced in Appendix Q.

6.2.1. Protection of Wildlife. Care shall be taken to minimize human and wildlife conflict. Protective Covenants shall be established for each subdivision or site specific development plan which will refer owners and occupants to the City of Gunnison Municipal Code requirement for animal control and the requirements of the Gunnison Rising PUD and/or additional development specific requirements regarding landscaping (replacement of native vegetation, noxious weed control, etc.) and wildlife-friendly fencing, in order to minimize human and wildlife conflicts.

6.2.2. Threatened/Endangered Species and Species of Concern. Due to the listing of Gunnison Sage-grouse as a Threatened Species in 2013 a Habitat Conservation Plan and Incidental Take Permit administered and held by the City will cover activities related to the development and buildout of Gunnison Rising.

6.2.3. Trails and Recreation Management. The City will have explicit authority regarding future trail management on designated public open space within the Gunnison Rising PUD and the adjacent Contour Trail. In this regard, the City will coordinate with the Colorado Division of Wildlife, Bureau of Land Management, Gunnison County and the Gunnison County Sage Grouse Strategic Committee regarding temporary trail closures and limiting recreation activity that may have a negative impact upon the Gunnison Sage Grouse. The City may impose certain seasonal trail closures or limit use, to include the Contour Trail. Closures and/or limited use periods for the Contour Trail will include the periods between March 15th and May 15th of each calendar year, which may be subject to modification by the City Manager.

6.3. Cultural Resource Management

Protection of Cultural Resources. Development is prohibited within areas designated for avoidance or preservation due to the presence of sites with historic or prehistoric significance, as identified in the Class I and Class III Cultural Resource Inventory of the Gunnison Rising Project, Gunnison County, Colorado prepared by SWCA Environmental Consultants dated January 2009, or as it may be amended in the future, and approved by the U.S. Fish and Wildlife Service (FWS) and Colorado State Historic Preservation Office (SHPO). Development is permitted in these areas following an archaeological investigation of the subject area and completion of all associated actions that are required by FWS and SHPO for protection and preservation of cultural resources. If any proposed application does not contain a documented site as mentioned above, no further archeological work shall be required.