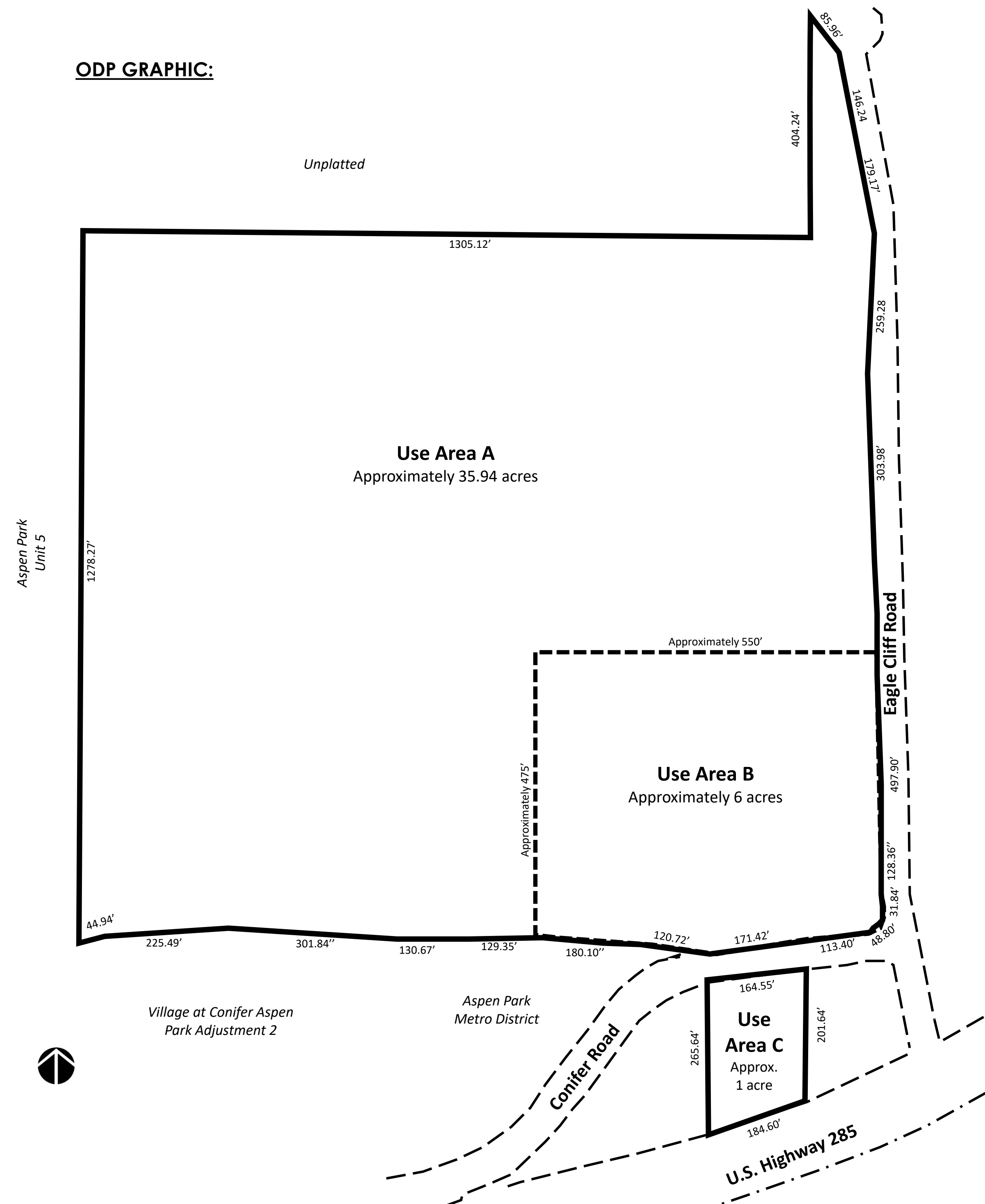


Conceptual Written Restrictions - 285 at Eagle Cliff Amendment 1

Community Meeting – June 26, 2019

ODP GRAPHIC:



WRITTEN RESTRICTIONS:

- Intent**
 - To provide single family residential, tiny home community, commercial, and storage uses.
- Permitted Uses**
 - Use Area A
 - Single Family Detached Residential
 - Use Area B
 - Single Family Detached Residential
 - 28 tiny home recreational vehicle spaces
 - Tiny home sites/slips/spaces for rent for 30-day periods or more.
 - Tiny homes are intended to have a Recreational Vehicle Industry Association (RVIA) certification and be licensed by the Department of Motor Vehicles (no permanent foundations).
 - Clubhouse including gym, office, event space, storage space, or similar services for residents of tiny home community and single-family residents.

WRITTEN RESTRICTIONS (Continued):

- Commercial Uses:
 - Professional, general and medical/dental office
 - Restaurant or tavern including specialty, brew pub, vintners, fast food, no drive-thru
 - Daycare or preschool
 - Repair and service establishments (non-automotive related and inside only)
 - Recreational Facilities (indoor and outdoor)
 - Entertainment Facilities, including but not limited to movie theaters, bowling alleys, skating rinks, pool halls
 - Banks/financial institutions with no drive-through facilities
 - Stores for wholesale and retail sale
 - Use Area C
 - Commercial Uses as allowed in the Neighborhood Level of the Commercial-One (C-1) Zone District.
 - Shops for Custom Work such as electrical, plumbing, air conditioning and similar type shops including contractor storage, no outdoor storage allowed.
 - Warehousing or storage of any commodity, excluding distribution centers.
 - Mini-Storage when meeting the Design Standards in this ODP
- Accessory Uses**
 - Use Area A
 - Private attached garage, private detached garage, mini structure, storage shed
 - Private greenhouse and nursery, noncommercial conservatory for plants and flowers.
 - Private poultry house and pigeon coop with no more than 400 square feet of floor area.
 - Private building or kennel for housing dogs, cats, and similar domestic pets
 - Private stable and/or barn for keeping horses, cattle, sheep, goats or other similar domesticated pets. The total number of animals shall not exceed 4 per 1 acre; except that offspring of an animal may be kept until weaned.
 - Home occupations provided the requirements and conditions of the Board of Adjustment Section or the Home Occupation Section of the Jefferson County Zoning Resolution are met.
 - Accessory Uses per the Accessory Use Section of the Jefferson County Zoning Resolution.
 - Solar arrays.
 - Use Area B
 - Accessory Uses Associated with Single Family Detached Residential
 - Private attached garage, private detached garage, mini structure, storage shed
 - Private greenhouse and nursery, noncommercial conservatory for plants and flowers.
 - Private poultry house and pigeon coop with no more than 400 square feet of floor area.
 - Private building or kennel for housing dogs, cats, and similar domestic pets
 - Private stable and/or barn for keeping horses, cattle, sheep, goats or other similar domesticated pets. The total number of animals shall not exceed 4 per 1 acre; except that offspring of an animal may be kept until weaned.
 - Home occupations provided the requirements and conditions of the Board of Adjustment Section or the Home Occupation Section of the Jefferson County Zoning Resolution are met.
 - Accessory Uses per the Accessory Use Section of the Jefferson County Zoning Resolution.
 - Solar arrays.
 - Tiny Home Community
 - Indoor private storage space constructed as one structure or as part of the clubhouse/community building, not individual mini structures on each tiny home site/space/slip
 - Caretaker residence
 - Clubhouse including gym, office, event space, laundry services, or similar services for residents of both single-family lots and tiny home community.
 - Playground, picnic areas, hiking trails, and pavilion for residents only
 - Community solar arrays
 - Use Area C – Approximately 1 acre
 - Commercial Accessory Uses allowed in the C-1 and C-2 Zone District of the Jefferson County Zoning Resolution.
 - Lot Size**
 - Use Area A
 - 5 acres minimum
 - Use Area B
 - 6 acres minimum for tiny home community
 - Minimum 1,000 square foot pad/slip space per tiny home
 - 5 acres per Single Family Detached Home
 - Multiple buildings permitted on any individual lot
 - Use Area C
 - No minimum or maximum lot size
 - Multiple buildings permitted on any individual lot
 - Building Square Footage/Coverage**
 - Use Area A
 - No minimum or maximum square footage for primary or accessory structures
 - No limit to the number of accessory structures.
 - Use Area B
 - Standard Single-Family Home: No minimum or maximum
 - Tiny Home
 - 400 square feet maximum gross floor area per each tiny home unit
 - Multiple tiny homes allowed on a single lot
 - One tiny home allowed per 1,000 square foot space/slip
 - Clubhouse/Common Building: 10,000 square feet
 - Multiple buildings allowed on a single lot
 - Multi-tenant buildings allowed
 - Use Area C
 - No minimum or maximum building coverage (existing ODP limits to 94,000 square feet, may want to keep this or figure out a new number coinciding with traffic study)
 - Mini-Storage and/or commercial
 - Multi-tenant buildings allowed
 - Multiple buildings allowed on a single lot
 - Setbacks**
 - Use Area A
 - 50' from all property lines
 - Use Area B
 - 30' from property line shared with standard single-family residential uses
 - 25' from Eagle Cliff Right of Way
 - 25' from Conifer Road Right of Way
 - 5' from all other property lines
 - 20' between each tiny home unit space/slip
 - Use Area C
 - 25' from Hwy 285 Right of Way
 - 25' from Conifer Road Right of Way
 - 10' from west and east property lines
 - Building Height**
 - Use Area A: 35' maximum
 - Use Area B: 35' maximum
 - Use Area C: 35' maximum
 - Design Standards**
 - Commercial uses will follow the Jefferson County Design Standards.
 - Mini-Storage uses will comply with the following design standards:
 - No outdoor storage shall be permitted.
 - Mini-storage shall be designed to emulate other allowed commercial uses in the and be in context with the built environment. Specific architectural standards in addition to the standard requirements in the Architecture Section of the Zoning Resolution are:
 - New buildings shall be multi-story, either all storage or a mixture of storage and other uses.
 - Doors to individual storage units may not be visible from abutting public street frontage or residential zone districts.
 - Building colors, trim colors, and doors visible from the outside of the building shall be subdued colors as described in the Architecture Section of the Zoning Resolution.
 - Buildings abutting residential zoning shall feature architecture compatible with the residential character of the abutting neighborhood including, but not limited to materials, colors, roof pitch, and detailing.
 - Tiny Home Community Design Standards
 - 1 parking space for each tiny home unit (may be near tiny home unit or in shared parking lot(s)).
 - No individual outdoor storage or storage sheds near tiny homes
 - Decks less than 36" in height may be constructed next to tiny home space for access to unit and outdoor seating space. Decks may not exceed 200 square feet. No covered decks allowed.
 - Fencing**
 - Use Area A: 6 feet
 - Use Area B:
 - Residential and Tiny Home Community Uses: 6 feet
 - Commercial and Clubhouse Uses: 8 feet
 - Use Area C: 8 feet