

# **Title 9 – Land Management Code**

## **Chapter 12**

### **DESIGN STANDARDS FOR CONSTRUCTION AND DEVELOPMENT**

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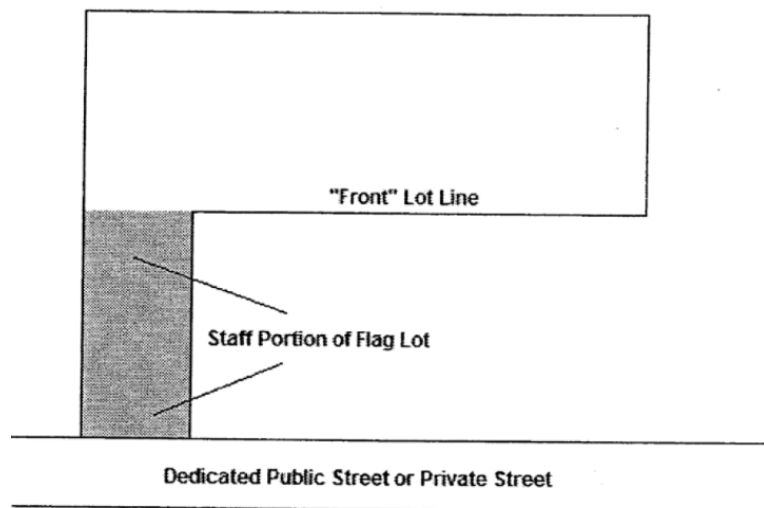
#### **9-12-1: PURPOSE:**

To enhance our mountain community, the regulations hereinafter set forth in this chapter qualify or supplement, as the case may be, the regulations appearing elsewhere in this title. (ord. 08-016, 8-12-2008)

#### **9-12-2: LOT STANDARDS:**

- A. **Minimum Area, Dimensions:** The minimum area and dimensions of all lots shall conform to the requirements of the zone district in which the lot is located.
- B. **Frontage:** Except as otherwise provided herein, all lots or parcels created by subdivision shall have frontage upon a dedicated street improved to standards hereinafter required. Land designated as public right of way shall be separate and distinct from lots adjoining such right of way and shall not be included in the area of such lots.
- C. **Developable Lots:** All subdivisions shall result in the creation of lots which are developable and capable of being built upon. A subdivision shall not create lots and no building permit shall be issued for any lots that would make building or access impractical due to size, shape, steepness of terrain, location of watercourses, problems of sewerage or driveway grades, or other physical conditions, except where such lots are suitable and dedicated for a common open space, private utility, or public purpose.
- D. **Side Lines:** The side lines of all lots, so far as possible, shall be at right angles to each street on which the lot faces, or approximately radial to the center of curvatures. Exceptions may be made to this requirement for considerations such as solar orientation, grades, line of site or other traffic safety issues.
- E. **Corner Lots:** Corner lots for residential use shall be platted wider than interior lots in order to permit conformance with the required front setback requirements along all streets bordering such lots.
- F. **Lot Lines:** A Town or zoning district boundary line shall not divide a parcel or lot. Lot lines shall be made along such boundary lines. Zoning boundaries shall generally follow the lot lines and centerline of the public right of way. (amd. ord. 24-014, 10-8-24)
- G. **Lot Numbers:** Lot numbers shall begin with the number "1" and shall continue consecutively through the subdivision with no omissions or duplications; no block designations shall be used. Phased subdivisions shall maintain continuous numbering throughout all phases.
- H. **Number Of Dwelling Units Permitted:** The number of dwelling units shall be in compliance with [chapter 7](#) of this title.

- I. **Area Of Lot:** The area within a lot shall not be considered as providing a yard or open space for any other building or lot.
- J. **Minimum Area Maintained:** No area needed to meet the minimum width, yard area, coverage, parking, or other requirements of this title for a lot or building may be sold or leased away from such lot or building for the purpose of installing any kind of structure.
- K. **Contiguous Lots:** Except as otherwise provided in this title, all lots shall be contiguous. (amd. ord. 24-014, 10-8-24)
- L. **Frontage On Private Streets:** Lots with frontage on private streets shall only be allowed by conditional use within a planned unit development with an approved master development plan and subject to all applicable requirements of this title and other applicable ordinances. (ord. 08-016, 8-12-2008)
- M. **Flag Lots:** A Flag Lot shall be comprised of a staff (narrow) portion that is contiguous with a flag (wide) portion as shown below:



1. Creation of a flag lot should not foreclose the possibility of future development of other large interior parcels that are not developable unless a street is extended to them across other adjacent properties.
2. The Staff Portion of the Flag Lot shall:
  - a. front on a dedicated public street or private street.
  - b. be a minimum width of 20 feet.

- c. be a maximum of 150 feet in length. If longer, a wider access could be required for emergency vehicles according to the specifications of the fire marshal.
- d. be improved with a compacted gravel or other all-weather surface. The driving surface shall be well maintained and shall be readily passable by a standard passenger car and standard emergency vehicle. It shall be constructed to the minimum standards specified by the Town Construction Standards.
- e. have no Town maintenance responsibility.
- f. have no building or structure located within the Staff portion of a flag lot. All buildings shall be located on the flag portion of the lot and no more than two-hundred and fifty feet (250') from a fire hydrant. If a fire hydrant is located in the staff portion of the flag lot, then the width of the staff will be increased to a minimum width of thirty feet (30'). The water line for the Fire Hydrant will have a shut-off valve at the street and the Fire Hydrant would be private and the responsibility of the homeowners to maintain and test on a regular basis.
- g. Require installation of curb, gutter, and other drainage control measures in the Staff portion of a flag lot to prevent runoff from entering neighboring properties if the Town determines it is necessary.
- h. Only service one flag lot and the maximum slope for the Staff portion of the flag lot will be 12%.

3. The Flag Portion of the Flag Lot:

- a. shall conform to the minimum lot size requirement of the zone in which the lot is located. The front yard, for purposes of determining setbacks, of a flag lot shall be on the side of the flag portion which connects to the Staff (see diagram). Yard setbacks shall conform to the setback requirements of the zone in which the flag lot is located. No part of the Staff portion of the lot shall be used to meet any setback requirement.

4. Flag Lot Additional Requirements:

- a. Clear address signage shall be installed and maintained at the street by the owner, including notice that the driveway is a private right-of-way.
- b. During the construction of the home, no building materials, dumpsters, toilets, or parking will be allowed on the staff portion of the lot so as to keep it clear for emergency vehicles.
- c. Public services, such as garbage collection, water and sewer, will be at the dedicated street only.

### 9-12-3: DEVELOPMENT DESIGN AND LAYOUT:

- A. **Hazardous Site Conditions Avoided:** The design of the development shall avoid or fully mitigate hazardous site conditions (unstable slopes, geologic faults, seismic zones, wildland fire, avalanche, or flood potential, etc.).