

ARTICLE VII. SUBDIVISION REGULATIONS***Sec. 26-181. General provisions.**

(a) *Purpose.* This article is adopted to ensure that the subdivision of land is completed in such a manner as to:

- (1) Promote orderly growth and harmonious development of the city in accordance with the CDC;
- (2) Provide for adequate public lands for open space, trails, pedestrian facilities, and emergency facilities;
- (3) Provide for the proper distribution of population and supportive land uses;
- (4) Ensure that public facilities, infrastructure and services are available and will have sufficient capacity to serve the development while not negatively impacting existing residents of the community;
- (5) Protect the character and the social and economic stability of all parts of the city;
- (6) Minimize the conflicts among the uses of land and buildings placed on the land;
- (7) Provide for the safe and efficient circulation of traffic throughout the municipality, the avoidance of congestion in the streets, highways, bike paths, trails, and along pedestrian ways;
- (8) Provide for the proper location of streets in relationship to the adjacent development or property;
- (9) Provide for reasonable standards for design in order to further the orderly layout of land and to ensure property legal descriptions and monumenting of subdivided land;
- (10) Mitigate the pollution of air, streams and ponds, assure the adequacy of drainage facilities, and to encourage the wise use and management of the natural environment;
- (11) Preserve and enhance the natural beauty and topography of the city and to ensure appropriate development with regard to such natural features;
- (12) Identify, preserve and provide for open spaces through the most efficient design and layout of the land;
- (13) Provide housing opportunities for all persons choosing to live and work within the city;
- (14) Preserve housing opportunities for full-time residents; and
- (15) Ensure that all land dedications shall be roughly proportional to the impacts created by a subdivision, and that any nonformula dedications are determined through an "individualized determination" of project impacts.

(b) *Applicability.* These subdivision regulations shall apply to all subdivisions of land as defined in this CDC located within the corporate limits of the city. No plat of a subdivision of

***State law reference**—Subdivision regulations, C.R.S. § 31-23-212 et seq.

land shall be used for purposes of sale or development, or shall be recorded, until approved in accordance with this CDC. All applicants for the subdivision of land shall reference and incorporate the terms and conditions of section 26-183, standards for all subdivisions, and those of either section 26-184, design standards for residential subdivisions, or section 26-185 design standards for commercial and industrial subdivisions. In addition, the substantive design standards and requirements of sections 26-183, 26-184 and 26-185 may apply to applications for approval PUDs, development plans and final development plans if the director determines that such applications may create impacts similar to a subdivision.

- (1) *Subdivision required.* Approval of a subdivision is required when:
 - a. Vacant or improved land is divided or proposed to be divided into two (2) or more building sites for any purpose including but not limited to sale, exchange, or development;
 - b. A single lot or parcel that has not been previously platted in compliance with the city's subdivision procedures is proposed for development;
 - c. Land is resubdivided or replatted, lot lines are adjusted, lot lines are eliminated or lots, parcels, and tracts are consolidated;
 - d. Land, easements or rights-of-way are to be dedicated or transferred to the city if said land, easements or rights-of-way are located in or over a lot or parcel that is subject to or was created by any recorded plat or any unrecorded plat approved by the city.
 - e. A conveyance or transfer of an interest in property is planned or proposed that would separate title to an identifiable portion of the site.
- (2) *Exemptions.* Approval of a subdivision is not required when:
 - a. Land is leased as a mobile home pad site in a lawful and permitted mobile home park, where an approved final development plan, or previously approved development permit is on record showing the size and location of the pad sites and the building envelopes within those pad sites;
 - b. Land is sold as a cemetery lot within a permitted cemetery, where the cemetery maintains property records as to the size, location, and ownership of the lots; and
 - c. Land is subdivided through the foreclosure of a deed of trust or otherwise by court action.
 - d. A property owner conveys an identifiable portion of an unplatted parcel to the city for public uses. In the event such a conveyance separates the unplatted parcel into two (2) or more parcels, they may be conveyed separately but may not be developed in any manner without being platted in accordance with this Code. Conveyances made pursuant to this provision shall not be effective until and unless accepted by resolution of the city council.

(c) *Extraterritorial applicability.* The provisions of subsection (b) of this section notwithstanding, subdivision regulations contained in this section, subsection 26-182(a), and section 26-186 shall apply to any subdivision of land:

- (1) Located outside of the corporate limits of the city;
- (2) Located within three (3) miles of said corporate limits; and
- (3) Subject to a major street plan adopted and recorded in accordance with the provisions of C.R.S. 31-23-213.

(Ord. No. 1802, § 7.1, 7-23-01; Ord. No. 1815, §§ 15, 35, 11-6-01; Ord. No. 1982, § 37, 3-15-05; Ord. No. 2060, § 1, 7-25-06; Ord. No. 2117, § 1, 6-19-07)

Sec. 26-182. Sales prior to recording of final plat.

(a) *Applicability.* Except as provided in this section, it is unlawful for any subdivider or agent of a subdivider to transfer or sell or advertise, offer, or agree to transfer or sell any separate interest in property before a final plat for such subdivided property has been approved in accordance with the provisions of this article and recorded in the office of the county clerk and recorder.

(b) *Prerequisites.* It shall be lawful for a subdivider or agent of a subdivider to advertise, offer, agree to transfer, or agree to sell separate interest in a future subdivision if the following prerequisites are conditions that exist:

- (1) *Land subdivisions.* Subdivisions of land shall have obtained approval of a preliminary plat, development plan, or final plat, or approval of a development permit for the subdivision was obtained prior to the effective date of this CDC and such approval is valid.
- (2) *Townhome and air-space subdivisions.* Subdivisions of buildings or airspace within buildings, such as condominiums, shall have obtained approval of a development plan, final development plan, or final plat, or approval of a development permit for the townhome or airspace subdivision was obtained prior to the effective date of this CDC and such approval is valid.

(c) *Conditions of sales agreement.* Any such agreement to transfer or sell a separate interest in property shall meet the following requirements:

- (1) The agreement shall be conditioned upon later approval of the final plat for such property.
- (2) The agreement shall include a reference to the approved preliminary plat for the subdivision by name, recording information, and date of recording; or, a reference to the approved development plan or the approved final development plan as applicable;
- (3) A separate attachment to the agreement entitled "deposit disclosure" shall be included. The "deposit disclosure" shall contain the following information:
 - a. A full written disclosure of the use to which any deposit made pursuant to such agreement may be put by the subdivider;

- b. Identification of the conditions upon which such deposit shall be returned to the prospective purchaser, including the failure of the subdivider to accomplish approval and recording of a final plat for the subdivision; and
- c. Identification of the remedies available to the prospective purchaser in the event of a default by the subdivider.

(Ord. No. 1802, § 7.2, 7-23-01)

Sec. 26-183. Standards for all subdivisions.

(a) *Lots.* No subdivision shall be approved that does not create a legal building site meeting all applicable requirements of the CDC and the applicable zone district unless modified by a development plan variance, preliminary plat variance or PUD.

- (1) For the purpose of calculating individual lot size, public rights-of-way, and private street easements shall not be included.
- (2) A street shall not divide a subdivided lot.
- (3) All lots shall meet or exceed the minimum lot size required by the zone district in which they are located.
- (4) The overall length of a lot shall not exceed five (5) times the width of the lot.
- (5) Lots with two (2) or more sides surrounded by a public or private street are required to have a minimum lot size and useable lot area at least fifteen (15) percent larger than the minimums established for the zone district.
- (6) Remnant parcels with less than the required minimum lot size shall be prohibited unless dedicated to, and accepted by the city as an easement, tract, open space, or other similar public purpose consistent with the requirements of subsection 26-183(e) regarding dedications.
- (7) Lot lines shall be within fifteen (15) degrees of perpendicular to the street or within fifteen degrees (15) degrees of radial to the street on lots with average slopes less than fifteen (15) percent.
- (8) Each lot shall have a contiguous useable lot area equal to or greater than the maximum lot coverage, as multiplied by the minimum lot area for the zone district in which it is located. (For example, if the maximum lot coverage for the zone district is thirty-five (35) percent and the minimum lot area for the zone district is one acre, then the lot shall have at least a minimum contiguous useable lot area of thirty-five (35) percent of one acre.) When a lot has areas of land that do not meet the definition of useable lot area, building envelopes shall be established on that lot that include only those areas of land that do meet the useable lot area definition. Exceptions to the building envelope portion of this provision shall be allowed only in the following circumstance:
 - a. The useable land area on the lot is not appropriate for development due to geologic/soils instability, impacts to environmentally sensitive areas, inability to

provide basic utilities to that portion of the site, inability to provide reasonable vehicular access, or visual site sensitivity and overall disturbance of the site from excessive cut or fill. This exception shall only apply if the relocated building envelope will result in significant reductions in the undesirable impacts of development listed in the preceding sentence and cited by the applicant as justification for the building envelope relocation. This determination shall be made by the director and the director of public works based upon documentation provided by the applicant.

- (9) Aggregated lots under common ownership shall not be further divided or separated without approval of a subdivision in accordance with this article and section 26-68 final plat.
 - (10) Lots must be aggregated by means of a lot line elimination or final plat in accordance with this article, and section 26-68, final plat, or section 26-80, lot line elimination.
 - (11) Building across lot lines is prohibited, with the exception of decks, covered porches and other similar appurtenances may encroach onto adjacent common elements (as defined in C.R.S. § 38-33.3-101) established in a townhome or condominium subdivision with the consent of (i) the owners association organized to govern such subdivision, if authorized under the subdivision's governing documents or (ii) the owner(s) of the common elements. Previously aggregated lots shall be replatted in accordance with this article and section 26-68, final plat, or section 26-80, lot line elimination, concurrent with a request for approval of any land use, subdivision, or site development application.
- (b) *Circulation.* Where the requirements of this section conflict with the city's adopted street standards, the street standards shall apply. The director shall refer questions involving the application of the street standards to the director of public works for review and recommendation.
- (1) All streets within a subdivision shall satisfy the complete streets standards set forth in section 26-155.
 - (2) Access for emergency vehicles and emergency services shall be provided in conformance with city street standards and the International Fire Code as adopted and amended from time to time.
 - (3) All public and private streets shall be designed and constructed in conformance with city street standards as adopted and revised from time to time pursuant to chapter 20. Cul-de-sacs are discouraged.
 - (4) Streets and alleys shall not exceed grades identified in the city road standards and International Fire Code as adopted and amended.
 - (5) The city encourages all streets to be public and discourages private streets.
 - (6) Street systems shall be designed with consideration of and provisions for future connections to adjacent properties.

- (7) A street, for its entire length, must be either public or private. No public street shall be joined or interrupted by a section of a private street. No collector or connector street may be a private street.
 - (8) Multi-mode facilities shall be extended to the development's property lines to allow for extension of the complete street system. A temporary cul-de-sac easement and surface may be required by the public works director to allow for a turnaround until the multi-mode infrastructure is completed. The temporary cul-de-sac easement shall expire upon final acceptance of the necessary multi-mode facility connection. Multi-mode facility extensions to adjoining properties shall be located in a manner that provides for extension of the street consistent with city engineering standards.
 - (9) Block lengths shall be a minimum of two hundred (200) feet and a maximum of six hundred sixty (660) feet. Variances to block length shall be in accordance with criteria established by the director of public works in coordination with the director and as published in the Engineering Standards.
 - (10) Where a subdivision abuts an existing road or street, the development shall be designed to allow for improvements to the road and right-of-way along the length of the abutment to meet the current city multi-mode requirements. The developer shall make improvements to the right-of-way concerning traffic surface widening, additional right-of-way, shouldering, drainage, grading, tree removal, multi-modal facilities, and other improvements as required to offset or mitigate the anticipated traffic impacts of the subdivision.
 - (11) Street signs shall be required at street intersections. Such signs shall be consistent with standard design and shall set forth the names of intersecting streets. New streets that are an extension of, or in alignment with, existing streets shall bear the names of such streets. The public works department shall order and install such signs at the expense of the developer.
 - (12) The developer shall install electronic railroad signals at any vehicular railroad crossing located within the subdivision and may be required to participate in installing signals at railroad crossings located outside the subdivision based upon the development's proportionate share of traffic as such crossings.
 - (13) Street and pedestrian lighting is required in conformance with section 26-138, lighting standards.
 - (14) Each subdivision is responsible for providing adequate right-of-way or easements for any required multi-modal facility within or adjacent to the subdivision.
- (c) *Vegetation, habitat and site grading.*
- (1) The design of the subdivision and the location of parks, trails, streets, and building envelopes shall be such that fifty (50) percent of all trees between twelve (12) and twenty-four (24) inches caliper shall be preserved; and such that seventy-five (75) percent of trees twenty-four (24) inches caliper or greater shall be preserved.

- (2) All subdivisions shall be designed so that individual lots are developable in accordance with the requirements contained in subsection 26-145(c)(1), waterbody setbacks.
 - (3) A preliminary grading plan shall be submitted as part of a preliminary plat application, and/or final grading plan submitted as part of the final plat application. As part of that grading plan, grading shall be limited to areas approved for infrastructure improvements, stormwater management, drainage improvements, and building envelopes to the maximum extent feasible. Grading beyond areas approved for infrastructure improvements shall be permitted only in limited situations based upon unique topographical, geotechnical or environmental conditions.
 - (4) All proposed clearing shall be shown on the preliminary grading plan submitted as part of a preliminary plat application, and/or final grading plan submitted as part of the final plat application. Existing mature vegetation shall be retained to the maximum extent possible. All natural vegetation shall be retained on the site to be subdivided except that which will be removed for building sites, infrastructure improvements or grading as shown on the approved engineering plans.
- (d) *Surveying and monumenting.* The applicant for a final plat shall place permanent reference monuments on the property in accordance with Title 38, Article 51 of the Colorado Revised Statutes, as amended, and as required and approved by the city. Monuments shall, at a minimum, meet the following standards:
- (1) The external boundaries, including points of curvature and corners of the subdivision shall, at the time of application for approval of a final plat, be monumented on the ground by permanent monuments solidly embedded in the ground.
 - (2) Affixed securely to the top of each monument shall be a durable cap bearing the state registration number of the land surveyor responsible for the establishment of the monument.
 - (3) Monuments shall be set not more than one thousand four hundred (1,400) feet apart along any straight boundary line, at all angle points, at the beginning points (points of curvature), ending points (points of tangents), and points at which the radius changes (points of reverse curvature or points of compound curvature) defined by circular arcs, and at the end of any spiral curve.
 - (4) Wherever streets bound any block, the monuments may be set using offset lines from the centerline as designated on the final plat. No monument or pin in the pavement should be offset to a right-of-way line.
 - (5) The corners of lots, tracts or other parcels of land, all aliquot corners and any line points or reference points which are set to perpetuate the location of any land boundary or easement shall be marked by permanent markers appropriately secured with a durable cap.
 - (6) If any corner falls within the traffic area of a street, road, or highway, the top of the monument shall be provided with a monument box, the top of which shall be set flush with the surface of the pavement.

- (7) Streets within the subdivision boundaries shall be monumented along the right-of-way at all angle points and intersections of street, at beginning points (points of curvature), ending points (points of tangency) and points at which the radius changes (points of reverse curvature or points of compound curvature) of horizontal curves, and at radius points of cul-de-sacs and bulbs.
- (8) Lot dimensions shall close in accordance with Colorado Revised Statutes.

(e) *Easements and dedications.*

- (1) All subdivisions shall dedicate land for public streets and the associated rights-of-way where all or any portion of a public street or right-of-way is included within the platted property, as necessary to accommodate the anticipated traffic from the subdivision. All subdivisions shall dedicate easements for drainage, water, sewer, telephone, electric, gas service, cable television, and other utility facilities as required to provide those services to the subdivision. All required land dedications shall be roughly proportional to the anticipated impacts of the development required to make a dedication.
- (2) Where it is necessary for easements to be obtained outside of the public right-of-way, the following standards shall apply:
 - a. Easements for utilities shall be a minimum of twenty (20) feet wide; ten (10) feet of that shall be on each side of common rear lot lines where the lines abut.
 - b. On perimeter rear lots, easement width shall be a minimum of ten (10) feet.
 - c. Side lot easements shall be a minimum of ten (10) feet wide with five (5) feet on each side of common lot lines.
 - d. Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, there shall be provided a stormwater drainage easement or drainage right-of-way conforming to the lines of such watercourse, and such easement may be further widened as may be required for necessary flood control measures. The minimum requirements for such easements shall be based upon the ordinary high water mark and/or floodway, whichever is greater, plus thirty (30) feet.
 - e. Additional easements for utility, drainage, and other public purposes shall be provided as required by the director and director of public works, where reasonably required to address impacts created by the subdivision.
 - f. Utility easements are not required along rear lot lines where lots are serviced by an alley.

(f) *Grading and drainage.*

- (1) Subdivisions shall be designed to maintain historic drainage patterns to the maximum extent practical.
- (2) Point discharges of drainage shall occur within natural drainage channels to the maximum extent practical.

- (3) Each subdivision shall be designed to minimize overlot grading and the amount of material that is imported or exported.
- (4) Storm drainage facilities, such as culverts, shall be designed and installed in accordance with city street standards.

(g) *Utilities.*

- (1) All new lots created shall be required to connect to water and sewer service provided by a designated service provider of the city.
- (2) Water and sewer service facilities shall be constructed in conformance with the standards and specifications of the city, or other service provider of the city providing such services.
- (3) All telephone lines, electric distribution lines, street lighting circuits, gas lines, and cable television lines shall be placed underground.
- (4) The subdivider shall be responsible for complying with the requirements of this section, and he or she shall make the necessary arrangements, including any construction or installation charges, with each of the serving utilities for the installation of such facilities, and shall be subject to all applicable laws and regulations for construction of those facilities.
- (5) Transformers, switching boxes, terminal boxes, meter cabinets, pedestals, ducts, electric transmission and distribution feeder lines, communication long-distance trunk and feeder lines, and other facilities necessarily appurtenant to such underground utilities may be placed within easements or public right-of-way provided for particular facilities. The provisions of this subsection shall not apply to existing utility facilities.

(h) *Postal facilities.* Each new subdivision shall provide postal facilities in accordance with subsection 26-143(c)(3).

(i) *Subdivision titles.* The title of a resubdivision, replat, lot consolidation, correction plat, and subsequent filings within a subdivided piece of land, shall use the name of the most recently approved plat on record that includes the property to be subdivided. For example, a resubdivision of a lot or tract within the original "ABC Subdivision" shall be called "ABC Subdivision Filing 2, a replat of ABC Subdivision." Subsequent filings shall be named "ABC Subdivision Filing 3" and so on.

- (1) If the property to be subdivided is not within an existing approved and recorded subdivision, the new subdivision shall be given a name that shall not duplicate or be similar to the name of any previously recorded final plat within the city or county. The city may reject any name that is determined by the city to be the same or substantially similar to another subdivision.
- (2) The name of a subdivision shall be a reflection of:
 - a. The actual physical qualities of a site;
 - b. Improvements to be made upon the site such as a "village green" or a "square;"

- c. The history of the site or area;
- d. The natural history, wildlife, plant life and geology of the site or area; or
- e. The character of the city and the Yampa River Valley.

(Ord. No. 1802, § 7.3, 7-23-01; Ord. No. 1850, § 21, 5-21-02; Ord. No. 1982, § 38, 3-15-05; Ord. No. 2187, § 3, 6-3-08; Ord. No. 2228, § 2, 1-20-09; Ord. No. 2326, § 2, 6-15-10; Ord. No. 2386, § 1(Exh. A), 5-17-11)

Sec. 26-184. Design standards for residential subdivisions.

(a) *Design standards.* The following design standards for residential subdivisions are in addition to the design standards referenced in section 26-183, Standards for all subdivisions.

(b) *Lots.*

- (1) Irregular shaped lots shall be avoided. For the purpose of calculating minimum lot sizes and useable lot area, areas of lots where there is less than fifteen (15) feet between lot lines shall not be included in the required square footage.
- (2) All lots adjacent to a public or private street shall have a minimum frontage of thirty (30) feet, or twenty-five (25) feet if the lot also has legal access from an alley.

(c) *Circulation.*

- (1) All lots shall abut a public street or a privately maintained street that meets city standards. Any street that provides access to more than four (4) lots or units shall be a public street.
- (2) Shared driveways between lots are encouraged and shall be required where a lot has less than forty (40) feet of frontage to a public street, or topography/line of sight constraints.
- (3) All lots shall meet the minimum width requirements of the zone district in which they are located.
- (4) No lot shall be served by an access easement or a flag pole access that exceeds one hundred (100) feet in length.
- (5) Maximum acreage within a block shall be four (4) acres.
- (6) The subdivision and the individual lots shall be designed so that no driveway exceeds a ten (10) percent grade for any lot.

(c) *Grading and drainage.* Overlot grading on in-fill sites shall be analyzed on a case-by-case basis after analysis of potential impacts to the site and adjacent properties. Slopes shall not exceed three to one (3:1) within any setback required by the zone district in which the subdivision is located.

(d) *Open space and trails.* Each single-family, duplex, and multi-family residential subdivision (or part of a subdivision) shall designate land for the purpose of providing active parks, open space, passive recreation facilities, and/or recreation trails for the benefit of their residents.

- (1) *Amount of land.* A minimum of fifteen (15) percent of the gross land area shall be designated.
- (2) *Alternate parcel.* In lieu of designating land within the subdivision, the subdivider may dedicate an alternate parcel of land to the city, consisting of the same number of acres in another area if, in the sole and exclusive opinion of the city council, it is capable of use for recreational purposes and will serve the proposed subdivision.
- (3) *Open space land dedication.* In limited circumstances, the city council may consider the dedication of open space land. The area of land proposed for dedication shall be in addition to the open space land designation required in this section and city council shall have the sole authority to determine whether the city will accept the land dedication. If a land dedication is accepted by the city council, the city council shall have full discretion to require the subdivider to provide maintenance of the open space. The city council may consider the following in determining whether the land dedication will be accepted:
 - a. The size of the subdivision and its adequacy for accommodating a suitable active park site or recreation trails.
 - b. The topography, geology, and location of land in the subdivision available for development as active parks and trails;
 - c. The availability of existing parks and other public uses in the area, and the ability of those facilities to accommodate additional users;
 - d. The public facility components of the area community plan, the mobility and circulation plan and any other city plans adopted by ordinance or resolution; and
 - e. Other factors as deemed relevant by city council to the ability of the property to be integrated into the subdivision and the city as a public park, including cost of future maintenance.
- (4) *Open space maintenance.* The long-term maintenance of all designated open space shall be the responsibility of a Homeowners Association or property owner.
- (5) *Time of designation.* Required land designation for open space and trails shall be made no later than the date of approval of the first final plat of land adjacent to, or across the street from the designated park or trails land.

(Ord. No. 1802, § 7.4, 7-23-01; Ord. No 2387, § 1, 6-7-11)

Sec. 26-185. Design standards for commercial and industrial subdivisions.

(a) *Design standards.* The following design standards for commercial and industrial subdivisions are in addition to the design standards referenced in section 26-183, Standards for all subdivisions.

(b) *Lots.*

- (1) Irregular shape lots are discouraged. For the purpose of calculating the minimum lot sizes and useable lot area, areas within lots where there is less than twenty-five (25) feet between lot lines shall not be included in the required square footage.
- (2) For the purpose of calculating lot size, public rights-of-way and private street easements shall not be included.
- (3) A public or private street shall not divide a subdivided lot.

(c) *Circulation.*

- (1) Commercial lots shall abut a public street or be served by a private street meeting city standards.
- (2) Industrial lots shall abut a public street or private street, or be served by an access easement. Any street that provides access to more than two (2) lots shall be a public street and shall be constructed to city standards.
- (3) No access easement shall serve more than two (2) lots.
- (4) No access easement shall exceed one hundred (100) feet in length.
- (5) Lots adjacent to a public or private street shall have a minimum of forty (40) feet of frontage, or twenty-five (25) feet of frontage if the lot also has legal access through an alley.
- (6) Streets, alleys and driveways shall not exceed a seven (7) percent grade.

(d) *Open space and trails.* Each nonresidential subdivision (or part of a subdivision) shall set aside and designate land for the purpose of constructing open space, passive recreation, and recreation trails for the benefit of their occupants. Such designations shall be governed by the provisions and procedures of subsection 26-184(e), except that

- (1) *Commercial development.* A minimum of fifteen (15) percent of the gross land area of the site shall be designated.
- (2) *Industrial development.* A minimum of ten (10) percent of the gross land area of the site shall be designated.

(Ord. No. 1802, § 7.5, 7-23-01)

Sec. 26-186. Extraterritorial major street planning.

(a) No extraterritorial subdivision plat shall be filed or recorded until it has been submitted to the city in accordance with section 26-87 and approved by the city council in accordance with the criteria set forth in this section.

(b) No extraterritorial subdivision plat shall be approved by the city council unless it conforms to the provisions of any applicable major street plan that has been approved and recorded in accordance with the provisions of C.R.S. 31-23-213.

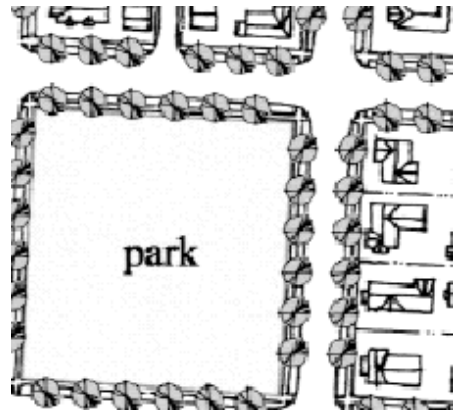
(c) Conformance to a major street plan shall include, without limitation, the dedication to Routt County on the plat by the applicant of rights-of-way for the construction and maintenance, including snow removal, of any street, including appurtenant structures such as drainage ditches, sidewalks, or trails, shown on any applicable major street plan. Rights-of-way shall be dedicated in locations and widths sufficient to allow the construction and maintenance, including snow removal, of streets, in accordance with the road standards adopted by Routt County.

(Ord. No. 2060, § 2, 7-25-06)

Sec. 26-187. Design standards for subdivisions in the traditional neighborhood development (TND) zone district.

(a) *Design standard for traditional neighborhoods.* The following design standards for all subdivisions within the TND zone district and associated transects and are in addition to the design standards referenced in section 26-183, standards for all subdivisions. In the event of any conflict between these standards and those located in 26-183, these standards shall apply.

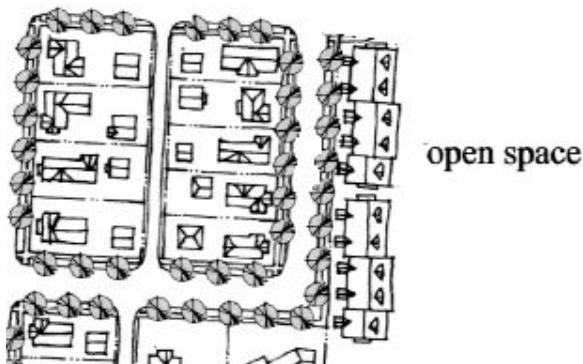
- (1) Land parcels shall subdivide into a network of interconnected streets, blocks, and publicly accessible open spaces. In order to facilitate orderly development, subdivision of land areas smaller than twenty (20) acres, or larger than one hundred sixty (160) acres, shall not be permitted with the exception of any parcels smaller than twenty (20) acres that are leftover from previous TND subdivisions for land within the boundaries of the West of Steamboat Springs Area Plan. This standard does not apply to land zone TND outside the WSSAP boundaries.
- (2) Gated communities and other residential developments designed to appear or function as walled-off areas, disconnected and isolated from the rest of the community, are prohibited.
- (3) Streets, sidewalks and trails dedications and construction proposed within a new subdivision shall be interconnected and shall connect with adjacent infrastructure external to the subdivision to provide multiple routes for pedestrian, bicycle and vehicle trips from, to, and within the subdivision. Street, sidewalk and trail stubs must be provided to adjacent undeveloped land to ensure an integrated street network is achieved over time. At a minimum, street connections shall be established in accordance with an approved regulating plan and/or shall be at intervals which adhere to block face standards as outlined in subsection 26-187(d).
- (4) Streets shall be designed to create a grid-like, interconnected network similar to that of Old Town Steamboat Springs.
- (5) Along public parks and civic uses, public access and visibility shall be maintained through the use of single-loaded frontage streets on one side of the park (those with development on one side and parks or open space on the other).



- (6) Bike and pedestrian paths or other methods of frontage that provide similar access and visibility are required, where possible, for natural open spaces including creeks and drainages. Pedestrian access to and along creeks and riparian corridors may need to be restricted to flatter areas (e.g. beyond top of bank, natural benches) where grading needs and erosion potential are minimal, and where sensitive environmental resources require protection.

(b) *Streets.*

- (1) Complete streets, alleys, and trails shall comply with the palette of streets, alleys, and trails as described in the city's TND street standards as they correspond with their anticipated transect zones, in organizing principal and secondary access to development.
- (2) The use of cul-de-sac streets shall be prohibited.
- (3) Alleys or rear lanes are required within the SD, T5-TC and T4-NC transect zones. Alleys or rear lanes are required within the T3-NG2 and T3-NG1 transect zones except for lots that are bounded on the rear lot line by open space.



- (4) Where alleys or rear lanes are not required in the T3-NG1 and T3-NG2 transect zones, front loaded access is permitted.

(c) *Traffic calming measures.*

- (1) Traffic calming measures shall be in accordance with the city's TND street sections.

(d) *Blocks.*

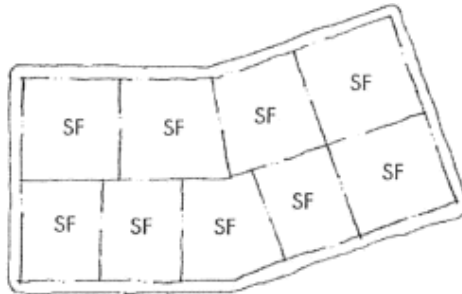
- (1) A block face is determined by its bounding streets and/or the parks and open space that provide pedestrian access, excluding alleys. The measurement of a block face shall be at the lot lines bounding the streets and/or parks and open space. Parks used to define block boundaries must be no less than the average lot size within the block face.
- (2) Block faces shall be in the range of one hundred fifty (150) feet to four hundred (400) feet in length in the SD, T5-TC and T4-NC transect zones and in the range of three hundred (300) feet to six hundred (600) feet in the T3-NG2, T3-NG1 and T2-NE transect zones to provide maximum pedestrian connectivity.
- (3) Block faces that are bounded by open space on the rear lot lines may be permitted, without variance, to increase the maximum block length with the inclusion of an interconnected paseo, secondary or tertiary park space at the frequency of the block standard.
- (4) Blocks shall be in compliance with the intersection standards established for the street types described in the city's TND street sections.
- (5) Block perimeters as measured at the lot lines shall not exceed one thousand six hundred (1,600) feet within the SD, T5-TC, T4-NC, and T3-NG2 transect zones. Block perimeters shall not exceed two thousand (2,000) feet within T3-NG1 and T2-NE transect zones.
- (6) Blocks with perimeters greater than one thousand six hundred (1,600) feet and less than two thousand (2,000) feet are required to utilize paseos to maintain an interconnected pedestrian system.
- (7) When variances to the block face or block perimeter standards are proposed, paseos are required to maintain an interconnected pedestrian system.

(e) *Lots.*

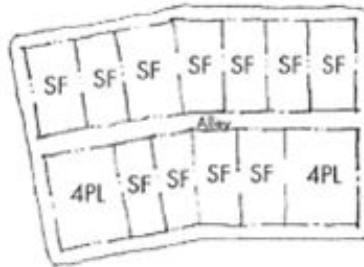
- (1) Blocks shall be subdivided into lots of allowable widths and depths as described in article V, section 26-152, building form standards, in accordance with the corresponding transect zones as they are illustrated on the regulating plan.
- (2) Lots shall be classified to accommodate specific building types described in article V, section 26-153, building type standards.

(3) Blocks shall provide a variety of lot and building types to ensure sufficient diversity. The diagrams below are intended only to provide examples of lot building type mixtures that meet each standard. Other building type mixtures that meet the standards are permitted.

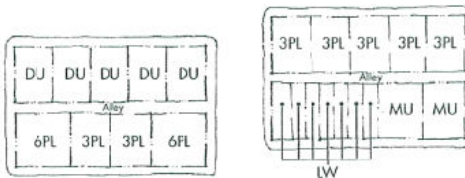
a. Blocks in the T2-NE transect zone have no building type mix requirement.



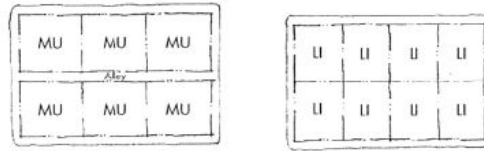
b. Blocks in the T3-NG1 transect zone shall provide a minimum of two (2) building types per block.



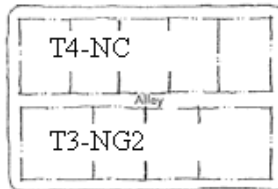
c. Blocks in the T3-NG2 and T4-NC transect zones shall provide a minimum of three (3) building types per block. Fewer building types may occur on block faces that consist completely of mixed-use building types and/or large format retail building types.



- d. Blocks in the T5-TC and SD transect zones have no building type mix requirement.



- (4) When applying transect zones from the regulating plans, transitions of lots and building types shall be implemented as follows:
 - a. Transitions between SD, T5-TC, T4-NC or T3-NG2 transect zones and any abutting zones shall occur across alleys or rear lanes. Transition between T5-TC and T4-NC may occur at midblock.



- b. Transitions between T3-NG1 and T2-NE transect zones are encouraged to occur along streets.
- (5) Lots shall be graded in accordance with the hillside standards as described in article v, section 26-153, building type standards.

(f) *Parks and open space requirements.*

- (1) The standards in this section intend to provide all new subdivisions with a diverse palette of parks and other publicly accessible open spaces that comprise essential components of mixed-use neighborhoods and are organized into three (3) different types: primary, secondary, and tertiary parks and open space types as further described in section 26-154.
- (2) At time of subdivision, the following parks and open space requirements apply in addition to general conformance with an adopted regulating plan:
 - a. One or more secondary park type, which includes neighborhood parks and plazas and civic spaces, shall be committed to each subdivision so that

eighty (80) percent of all lots within any given subdivision are within $\frac{1}{4}$ mile (1,320 feet) of a secondary park (this may include secondary park space that has already been committed by a previously approved subdivision).

- b. One or more tertiary park types, which include neighborhood pocket parks, playgrounds, plazas, pocket plazas, and community gardens shall be provided in each subdivision so that one hundred (100) percent of all lots within any given subdivision are within $\frac{1}{6}$ mile (880 feet) of a tertiary park space (this may include tertiary park space that has already been committed by a previously approved subdivision).
- c. The combined size of all parks (primary, secondary, and tertiary) within a subdivision (except within a special district) shall be at least three (3) percent of the total acreage of the subdivision except where a comparable amount of publicly accessible park space already exists within $\frac{1}{6}$ mile (880 feet) or has been committed. When applying this standard, qualifying publicly accessible open spaces shall exclude planting strips within street rights-of-way, open space provided on lots with private (i.e. publicly inaccessible) buildings, natural preserves, steeply-sloped hillside areas, riparian corridors, sensitive habitat areas, and any areas within a park or open space that are considered inappropriate for passive or active recreation.
- d. The integration of stormwater drainage facilities and water quality features within parks is encouraged where they are compatible with the intended open space use. Upon approval of the public works director and planning director, the combined use areas can account towards the open space acreage.

(Ord. No. 2279, § 8, 10-13-09; Ord. No. 2279, § 8, 10-13-09)

Secs. 26-188—26-200. Reserved.