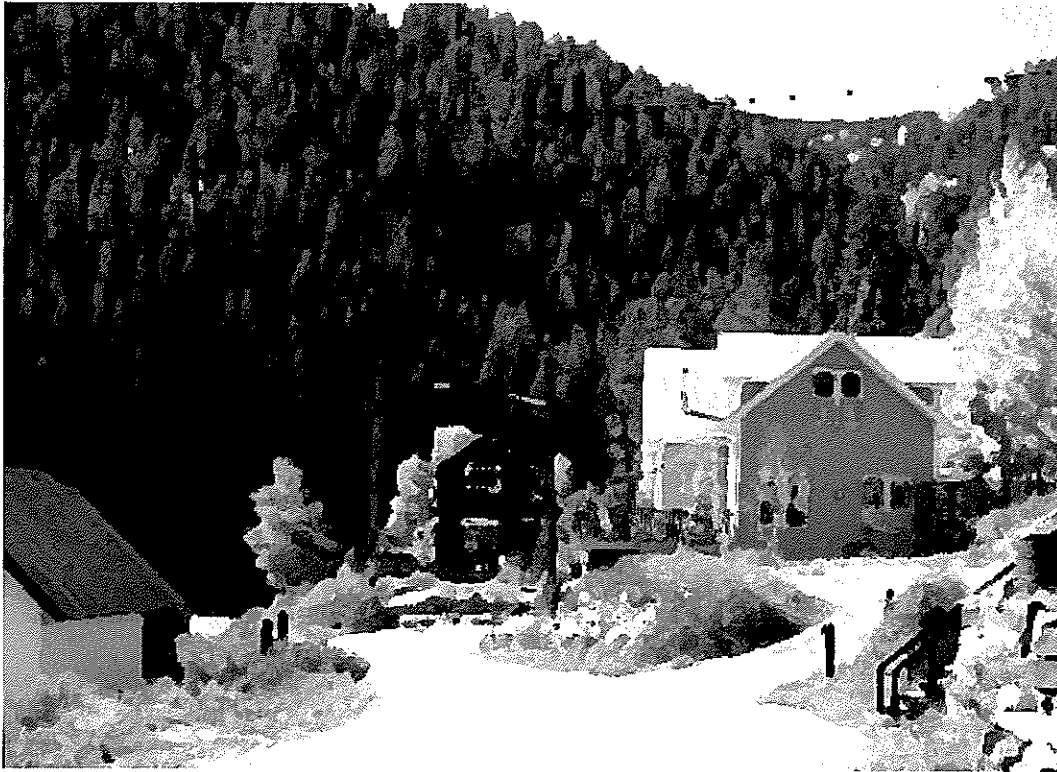
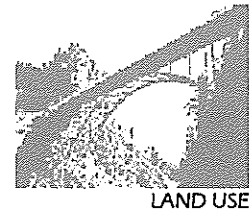


# TOWN OF RED CLIFF, COLORADO MASTER PLAN

## Section 4 LAND USE

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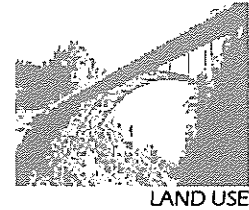




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## **SECTION 4      LAND USE**

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### **4.1    INTRODUCTION**

The purpose of this section is to discuss and identify a land use plan for Red Cliff which may be used as a legal document for the adoption of specific land use issues that affect the community. In order to determine the land use issues an inventory of existing land use is presented in Table 3. A general development plan designates the location and density of the potential land uses. This outline may be considered and reviewed in order to provide a planning framework for the decision makers to assess and determine the best short and long term development options for the community.

### **4.2    EXISTING LAND USE**



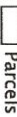


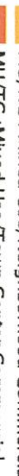
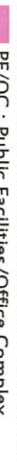



The present land use reflects the qualities of an historic past that reflected the mining, lumber and railroad industries. The original town was platted in 1883 and compiled from U.S. Government and Other Official Surveys made by Ben L. Cress U.S. Mineral Surveyor. Historically, the most prevalent land use has been medium density residential development, specifically, single family. The concentrations of the residential land use lie just outside the four block area of the downtown along Eagle Street, Water Street, and Monument Street. Commercial development is within a four block area located along Eagle Street in the downtown area where Water Street and Monument Streets intersect.

### **4.3    Existing Zone Classification**

Table 3  
CURRENT ZONING

Current Zone Classification	
MU/TC	Mixed Use / Town Center
MU/NC	Mixed Use / Neighborhood Center
PF/OC	Public Facilities / Office Complex
P / OS	Parks / Open Space
R - 1	Residential
C / OS	Cemetery / Open Space

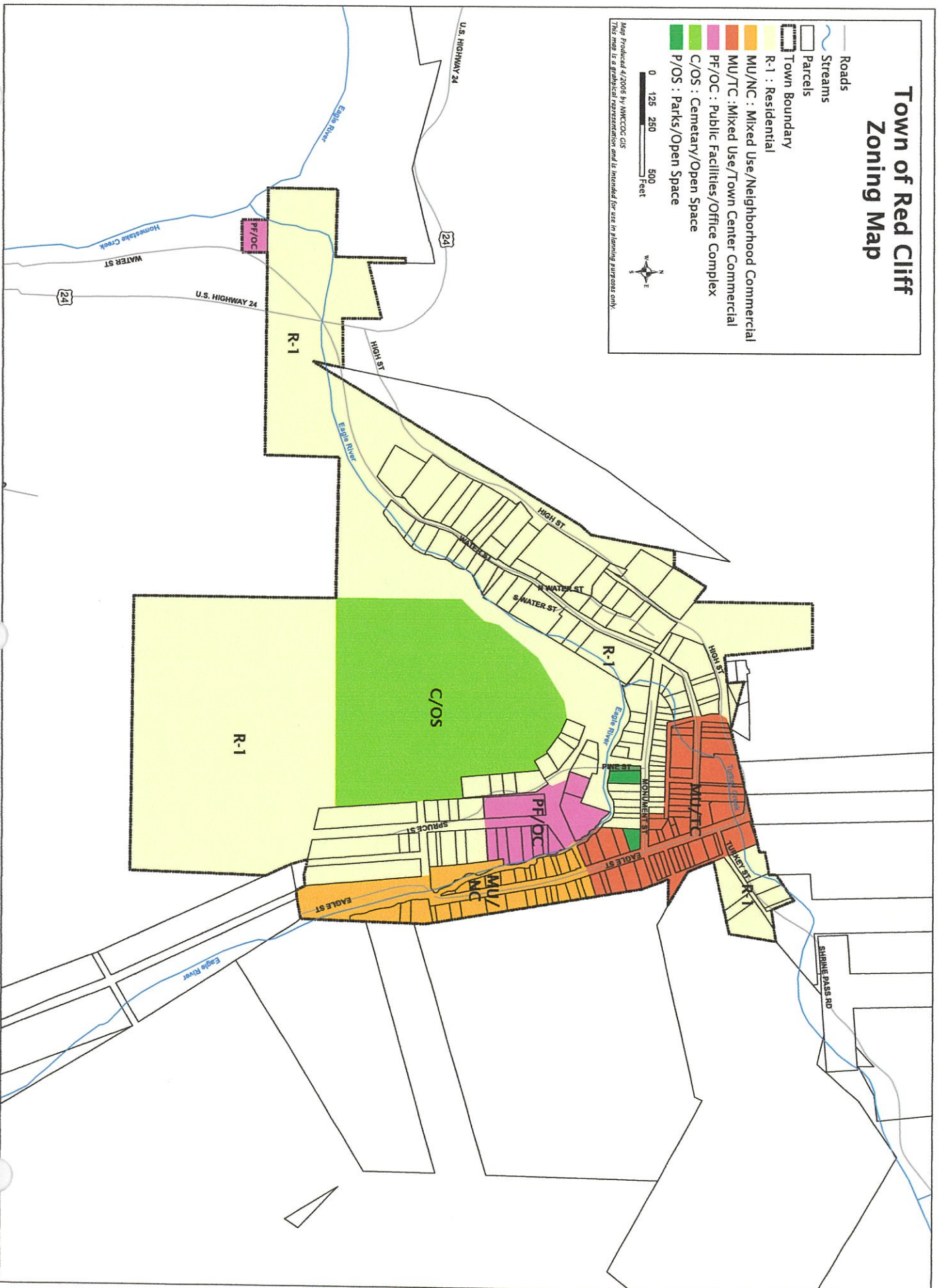
# Town of Red Cliff Zoning Map

-  Roads
-  Streams
-  Parcels
-  Town Boundary
-  R-1 : Residential
-  MU/NC : Mixed Use/Neighborhood Commercial
-  MU/TC : Mixed Use/Town Center Commercial
-  PF/OC : Public Facilities/Office Complex
-  C/OS : Cemetery/Open Space
-  P/OS : Parks/Open Space

0 125 250 500 Feet



Map Produced 4/2008 by NWCDCGIS  
This map is a graphical representation and is intended for use in planning purposes only.

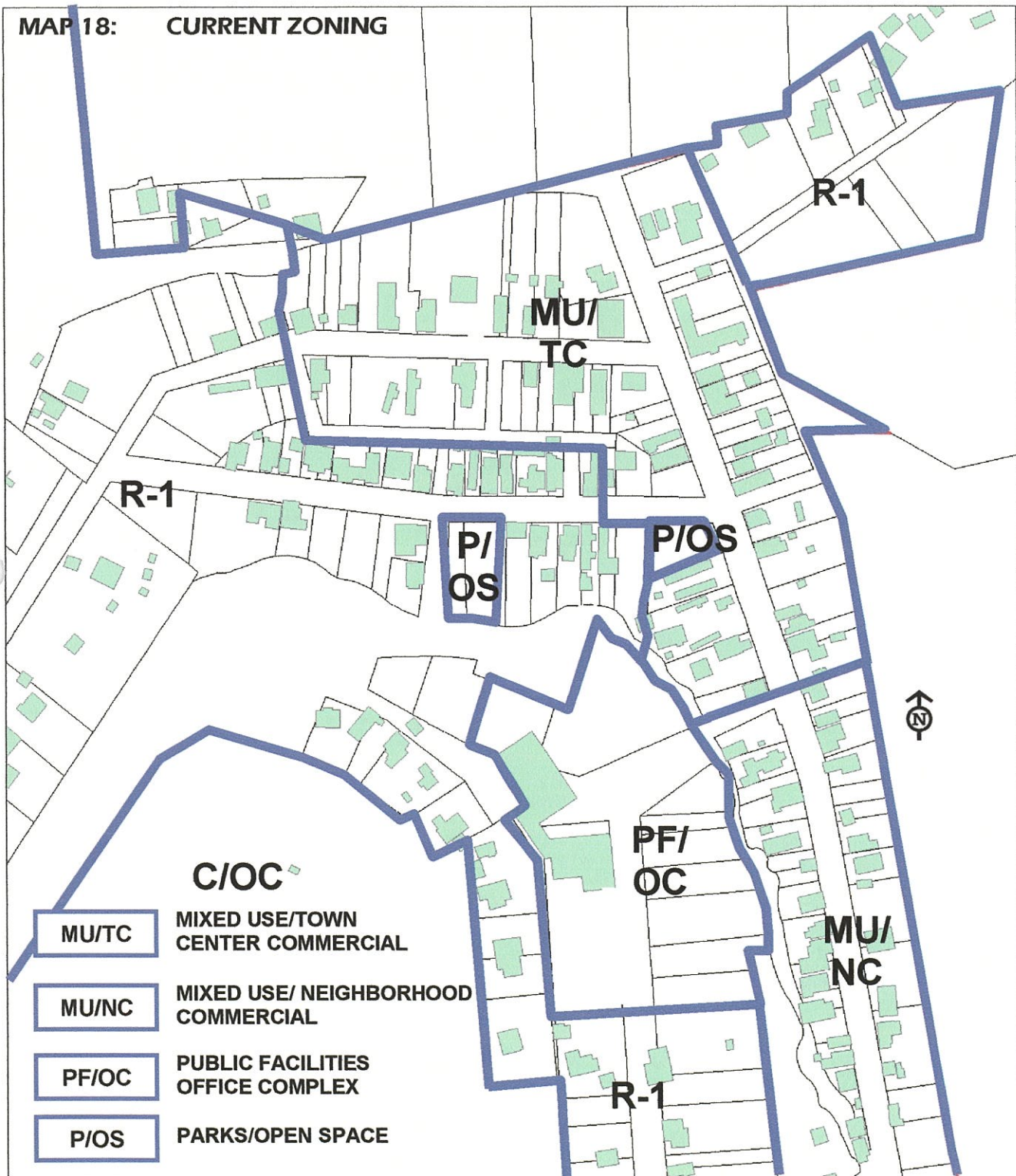




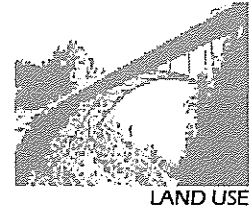


LAND USE

**MAP 18: CURRENT ZONING**



- MU/TC** MIXED USE/TOWN CENTER COMMERCIAL
- MU/NC** MIXED USE/ NEIGHBORHOOD COMMERCIAL
- PF/OC** PUBLIC FACILITIES OFFICE COMPLEX
- P/OS** PARKS/OPEN SPACE
- R-1** R-1 RESIDENTIAL
- C/OS** CEMETERY/OPEN SPACE



## 4.4 PERFORMANCE STANDARDS AND DISTRICTS

The incorporation of performance standards into the Red Cliff Land Use Regulations is highly recommended. Presented in this section are the performance districts and associated standards.

Technical requirements stipulate acceptable setback, heights and other requirements. Performance standards supplement minimum land use regulations by establishing limits to the potential impacts created by development. For example, by requiring that post-development drainage not exceed the pre-development rates of a 25 year storm, the developer has a standard to meet, but is afforded flexibility to the selection of methods to meet the standard, i.e., retention ponds, rooftop ponding, parking lot depressions, etc. In this regard, performance standards are an improved way to determine the compatibility of project proposals.

Red Cliff is composed of several distinct neighborhoods. In order for performance standards to reflect the needs and problems of these individual areas, the town was divided into various performance districts. Delineation of the performance districts was based on a composite of environmental, cultural, visual, and physical service data.

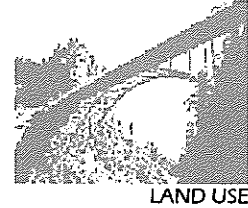
Presented below are overall performance standards which should apply to all new developments, regardless of the location within the town. These overall standards are followed by specific district standards designed to address the needs and problems of each district. When incorporating these standards into the land use regulations, the town may desire additional standards to determine the acceptability and compatibility of project proposals.

### 4.4.1 Natural Systems

**Flood plains:** Developments within or in proximity to the identified 100-year flood plain should not increase the erosion, sedimentation, peak flow, or velocity of flood waters; enlarge the existing flood plain on adjacent or downstream property; or increase the height or duration of flood waters.

**Surface Runoff:** New development should ensure that surface runoff from the development site does not alter or exceed the pre-development flow for the peak condition of a 25-year storm.

The drainage plans of new development should show the increase in downstream flow and verify that the downstream drainage system, can



accommodate the anticipated increase. Runoff should be directed away from other structures and adjacent properties.

**Natural Drainageways:** New development should minimize disturbances to natural drainage ways and should not degrade or adversely affect the water quality, bank condition and stability of the drainageway.

Alterations of natural drainageways should be prohibited except for approved road crossings and drainage structures.

**Steep Slopes:** New developments in areas of moderate to steep slopes of 0-15.9% should ensure that structures will not be subject to sliding, foundation shifting, or exposure to rockfall and landslide hazards.

Professionally engineered certified grading plans are required for development on slopes with a grade of 16% or more. These plans should include techniques for slope stabilization, re-vegetation, road design, cutting and filling, drainage, phasing, and other appropriate activities.

On 20-24.9% slopes, no more than 40% of the site should be disturbed and/or REGRADED or stripped of vegetation.

On 25-29.9% slopes, no more than 30% of the site should be disturbed and/or REGRADED or stripped of vegetation.

On 30% or steeper slopes, no more than 15% of the site should be disturbed and/or REGRADED or stripped of vegetation.

**Cuts and Fills:** Cut and fill areas should be balanced on the development site. Provisions should be made for a safe, acceptable method of soil removal (including vegetation) from the site with appropriate disposal or use elsewhere.

**Vegetation:** To prevent the loss of both scenic and environmental resources and to offer maximum protection for life and property, density should be low in areas of potential wildfire hazard.

New developments should be designed and constructed so as to minimize the negative impacts associated with the disturbance of existing vegetative cover. Where mature or established vegetation exists, clearing should be kept to a minimum.



Graded areas should be re-vegetated immediately following construction. Temporary stabilization by the use of vegetation, such as seeding, mulching, or other measures sufficient to stabilize the soil and to prevent wind and water erosion should be established on all disturbed areas as each stage of grading is completed.

Road and site cuts shall be re-vegetated after construction to minimize soil erosion and sedimentation.

**Impervious Surface:** In new developments, the amount of impervious surface should be minimized unless specific provisions are made for conveyance, catchment retention and absorption or runoff. Any material that prevents absorption of stormwater into the ground. The area of the lot covered by the following shall be considered as impervious surface in all districts:

1. The principal building, excluding roof overhangs.
2. All accessory buildings, parking garages, carports, utility sheds.
3. Porches, stairways and elevated walkways, paved areas or areas otherwise covered with materials impervious to water.
4. Parking areas and driveways regardless of surface materials.

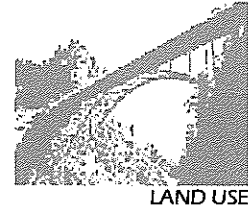
**Open Space:** In new developments, areas which exhibit environmental constraints that cannot be effectively mitigated should be reserved as open space in perpetuity with adequate provisions for continued maintenance.

**Visual Resources:** Power and communication lines in new development should be installed where economically and technically feasible and environmentally desirable preferably incorporated into the design of the development or underground and not suspended from traditional utility poles. Sites which have been identified as appropriate locations for CMRS facilities will be required to meet the following criteria:

- a. The proposed Commercial Mobile Radio Systems (CMRS) facility will not have an adverse impact upon the operational requirements for the site.
- b. The site can accommodate a CMRS facility in a manner, which lessens the visual impact and increases the land use compatibility over privately held sites within the same vicinity.
- c. In locations where the existing topography, vegetation, buildings or other structures provide the greatest screening potential.

**Stealth and Non-stealth Freestanding Facilities:**





Stealth freestanding facilities are freestanding CMRS facilities that are designed to substantially conceal and camouflage the antennas and associated equipment. Stealth facilities are preferred and encouraged in instances where a freestanding facility is necessary and the potential for substantial adverse visual impact is high.

Freestanding non-stealth CMRS facilities shall be considered in locations in which adverse visual impacts are not a substantial concern due to the location of the facility and the nature of the surrounding land uses.

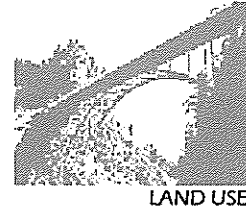
Design Criteria and Construction Standards:

Wall and Roof Mounted Facilities:

- a. The design, materials, color and location of these facilities shall be selected to achieve the architectural compatibility with the host building they are attached to. The antennas and equipment shall blend in with the building to the maximum extent possible.
- b. Roof mounted equipment which will be visible against the skyline shall be painted white, gray or some alternative light shade, which will allow it to blend with the sky background as viewed from adjoining streets and neighboring properties.
- c. Wall mounted equipment shall be mounted as flush to the building as technically possible and shall not extend above the roofline of the building.
- d. Installation shall meet or exceed National Electrical Safety Code clearances.

Ground Based Facilities:

- a. Ground based equipment and buildings located on existing developed sites should be integrated into the overall landscape design for the project. The views of these facilities from adjoining public streets and properties should be screened and well landscaped. It is the responsibility of the applicant to ensure that all required landscaping be in place, or financially secured with the City, prior to operation of the CMRS facility.
- b. Equipment shelters shall be painted or clad with materials that are compatible with adjacent structures on the site, on neighboring lots and the surrounding environment.



- c. Fencing materials are to be compatible with fencing materials used in surrounding land uses and/or to blend with the surrounding environment.
- d. Installation shall meet or exceed National Electrical Safety Code clearances.

**Land Use/Design:** New developments should demonstrate compatibility with existing surrounding land uses in terms of: general use, building heights, scale, density, dust, noise, coloration, and use of materials. Where abrupt changes of use or obvious incompatibilities exist, suitable buffering should be required to ensure appropriate compatibility before such uses will be permitted. The buffer should be sufficient to mitigate impacts associated with visibility, glare, and noise.

The overall design of new developments should provide an aesthetically pleasing layout of lots, safe access, and efficient internal circulation.

Low intensity neighborhoods should be protected from encroachment by inadequately buffered or poorly planned high intensity uses.

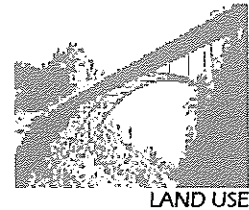
New developments, other than single family, should visually screen trash receptacle areas to prevent blowing refuse and ensure an orderly appearance.

**Streetscape:** New development should provide trees and shrubs on the project site and on all public or private streets in accordance with a Street Tree Master Plan. Additional, new developments in the downtown core should provide landscaping, street furniture, façade treatments and other amenities as recommended in the Downtown Design Plan.

**Parking:** Off-street parking facilities should provide spaces as required by the land use regulations and should be designed to conserve land and minimize conflicts with vehicular and pedestrian traffic.

Shared off-street parking facilities should be encouraged for uses of a similar nature in order to reduce improvement costs, minimize access points, and to more efficiently utilize land.

For multi-family developments, detached garages should not be permitted as part of the front yard. The location of garages in the side or rear yards will provide a variety in layout and prevent the “wall of garage doors” effect.



### **Lighting:**

Exterior Lighting: All exterior lighting for residential, office, commercial, industrial, institutional and public facility uses shall be arranged to reflect away from any adjoining premises and any public right of way, and shall be shielded to contain all direct rays on the site.

The light element (lamp or globe) of a fixture shall not extend below the cutoff shield.

When a canopy (freestanding or attached) is illuminated, the lighting fixture shall not extend below the ceiling of the canopy.

Lighting of commercial uses adjacent to or within the immediate vicinity of residential uses shall be designed with fixtures and poles that illuminate commercial uses while eliminating light trespass into residential areas.

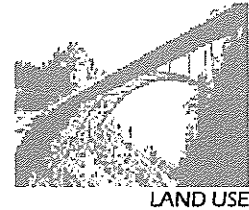
**Utilities:** New developments should not exceed the existing capacity of water and sewer systems, until alternative satisfactory solutions have been found.

Utility easements should be uniformly located, providing for convenient maintenance and repair access.

## **4.4.2 Performance Districts**

The following ten districts (Map 21) were examined for growth and development opportunities and constraints. Districts with the least amount of constraints were judged to have the best opportunities for growth. Constraints to development were based on environmental hazards, serviceability, vehicular accessibility, and availability of vacant land. Various performance districts required a staged growth approach to development. Under this policy, growth should occur in logical stages, as constraints to development are overcome.

**#1 Water Street District:** This performance district, is unique since it represents one of the most visually prominent features entering Red Cliff. The mountain's encircling Red Cliff form a backdrop for inspiring views approaching the entrance to town. Conifer and aspen trees play a major role by stabilizing steeply sloped areas and visually softening the dramatic appearance. Steep slopes along High Street make development, utility extension, public service provision, and road construction difficult and expensive. As a consequence, growth should be discouraged along High



Street. The area is zoned R-1 (Single Family Residential). Only the lower slopes and moderately sloping land along Water Street fall within tolerable limits to building.

Road access and capacity problems should be solved prior to Town approval of project proposals and the grade alignment of new roads should conform to the topography.

**#2 Downtown District:** This performance district is determined by Commercial, cultural and entertainment activity. The district is defined by the approximate boundaries of the Mixed Use / Town Center zone. The downtown core area itself is reinforced by the associated major street interchanges of High Street, Turkey Creek Street/Shrine Pass Road, Eagle Street and Monument Street. An important community facility, the Red Cliff Post Office is located in this district.

New structures should conform to the recommended downtown guidelines presented in the Downtown Design Plan in Section 5.

New structures should reinforce and enhance the character of the downtown.

New development should participate in a capital improvement district fund for future expansion and improvement of water treatment and distribution facilities, for example, revenue from water tap fees. New development should also pay a share of road improvement, including drainage facilities. Development impact fees are a possible resource for the Town as improvements in infrastructure are needed.

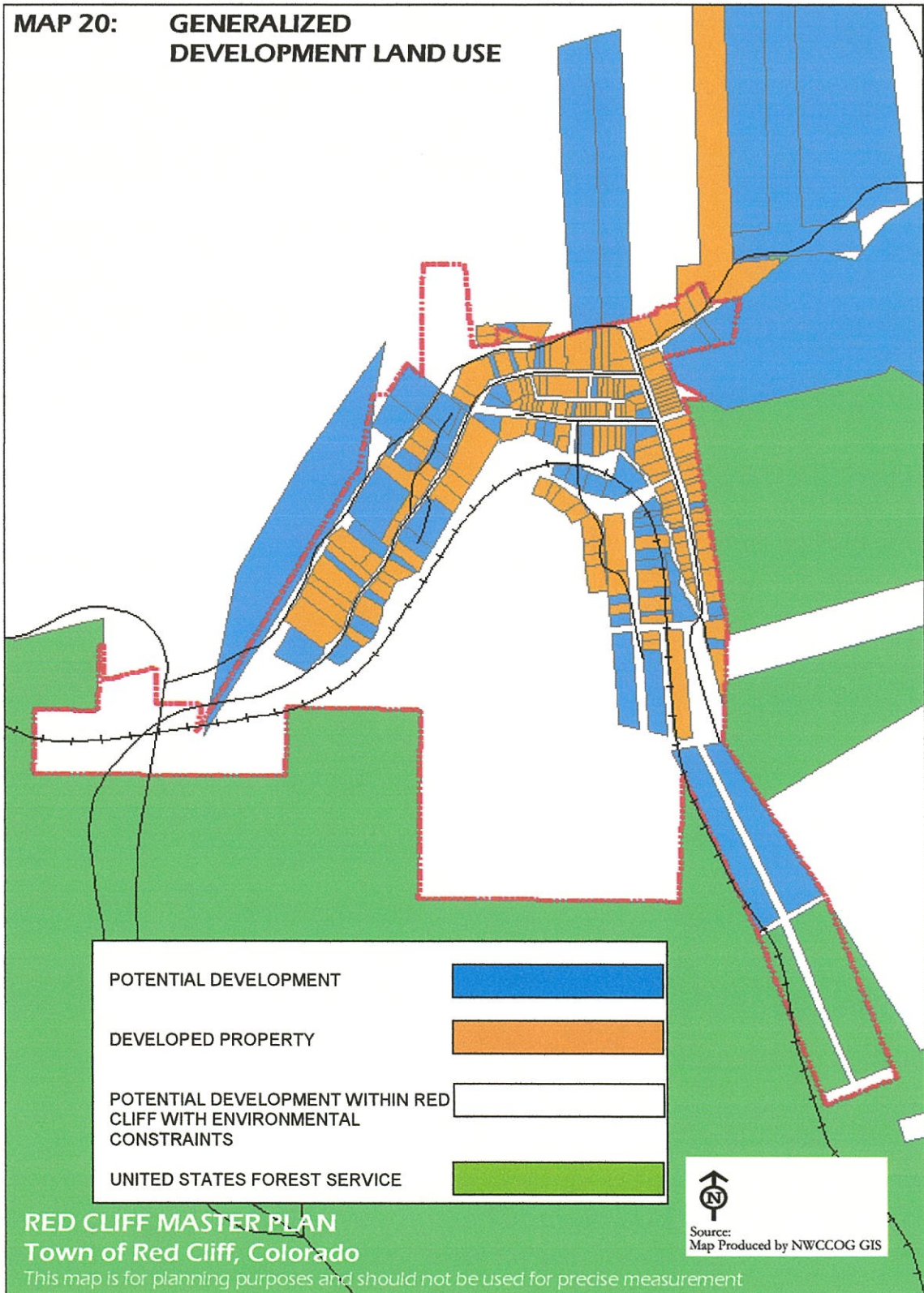
Infill development should be compatible with existing uses.

Commercial uses should ensure a planned development program. Such a program should include but not be limited to: paved streets, adequate utility systems for multiple users, aesthetic considerations, well designed off street parking, landscaping, buffering, and vehicular access.



LAND USE

**MAP 20: GENERALIZED DEVELOPMENT LAND USE**



**RED CLIFF MASTER PLAN  
Town of Red Cliff, Colorado**

*This map is for planning purposes and should not be used for precise measurement*

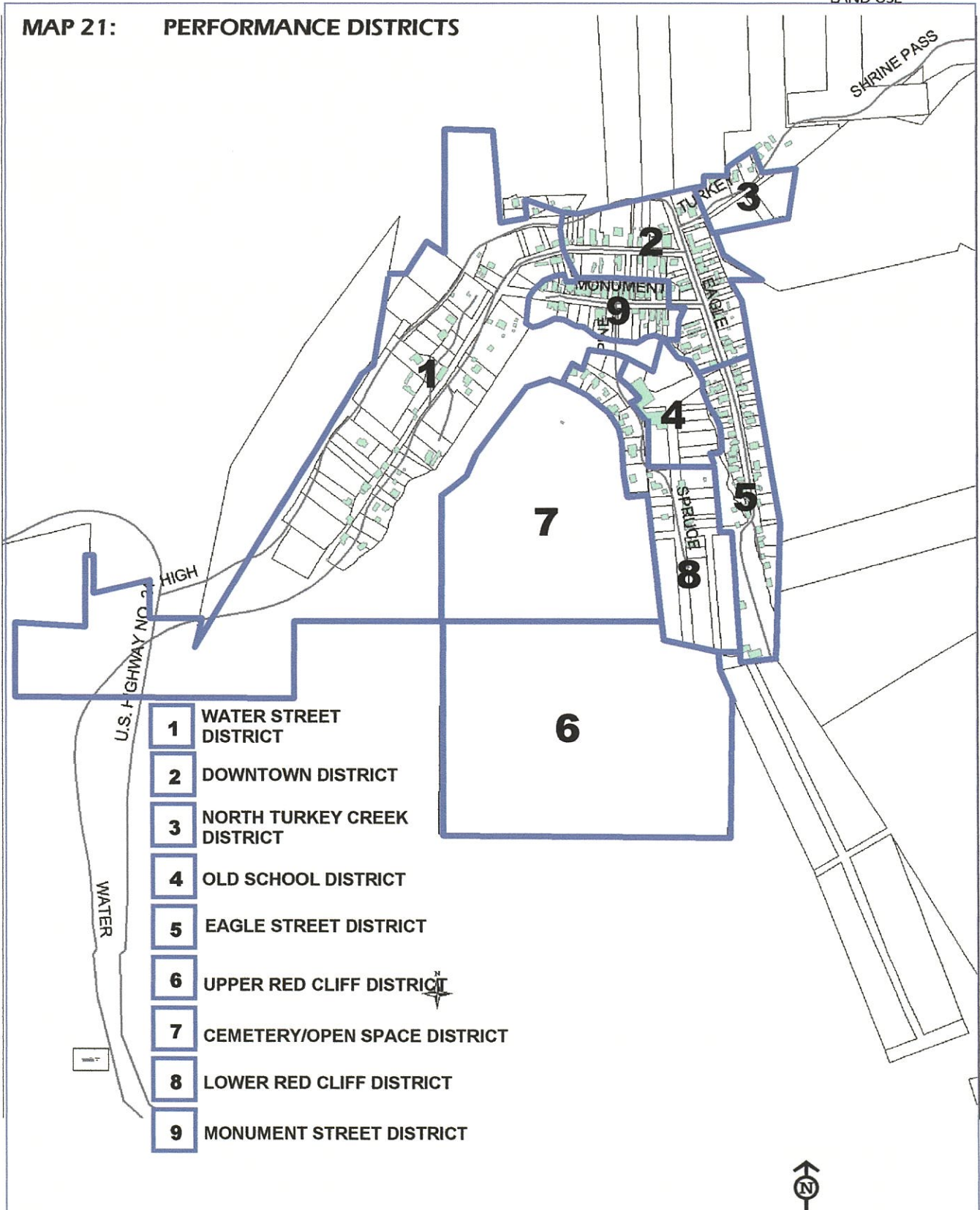


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Map Produced by NWCCOG GIS

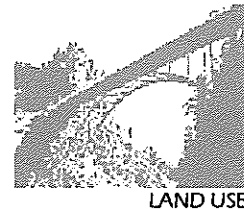




# MAP 21: PERFORMANCE DISTRICTS







**#3 North Turkey Creek District:** This district lies within Turkey Creek drainage and accessed by Shrine Pass Road. It's tucked within steep slopes climbing Battle Mountain to the north, east and south to the Town corporate limits. A rustic character pervades the area, reinforced by narrow, steep roads, abrupt slopes, a variety of vegetative types predominately coniferous forest. There are currently several properties outside the Town of Red Cliff that should be considered and incorporated into this district.

The area consists of a number of severe development constraints which make construction difficult and costly. Development may also prove hazardous since the level of necessary public services, such as police, fire, and ambulance, is inadequate due to the inability to stage multiple apparatus. The district is one of the most important visual and tourist attraction resources in Red Cliff due to the proximity of Shrine Pass Road.

In areas of steep slopes, new development should comply applicable to the development of each site in a manner harmonious with adjacent land so as to minimize problems or drainage, erosion, earth movement, and similar hazards as well as visually unpleasant relationships.

Due the severity of constraints, growth should be discouraged in areas unsuitable for development.

**#4 Old School District:** This performance district is determined by governmental and educational activity. The district is defined by the approximate boundaries of Pine Street on the west, the Cemetery/Open Space district on the south and steep slopes down to the Downtown and Eagle Street performance districts. This area consists of a number of severe development constraints which make construction difficult and costly.

**#5 Eagle Street District:** The Eagle Street District has a very historic mix of residential and commercial character. The district is bounded to the east by steep slopes and the town boundary, the Downtown district to the north, steep slopes and the Old School District to the west and flood plain meadow to the south. A high potential exists in this district for residential and commercial infill development. Access to commercial and public facilities is excellent due to location.



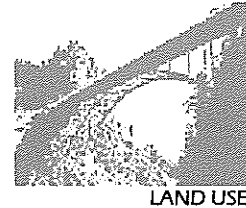
Available land should be developed in a manner to ensure visual compatibility with the newer and proposed commercial and residential character of the Downtown District. Commercial and residential uses should ensure a planned development program. Such a program would include new development which should participate in a capital improvement district fund, similar to the Downtown Performance District for future expansion and improvement of water treatment and distribution facilities, for example, revenue from water tap fees. New development should also pay a share of road improvement, including drainage facilities. Development impact fees are a possible resource for the Town as improvements in infrastructure are needed. A district fund or planned development program should include but not be limited to: paved streets, adequate utility systems for multiple users, aesthetic considerations, well designed off street parking, landscaping, buffering, and vehicular access.

- #6 Upper Red Cliff District:** This district is bounded on the east and south by the Eagle River, to the west by the Old School Performance District. A rustic character pervades the area which is reinforced by narrow, steep and abrupt slopes, a variety of vegetative type and the style of mining and cabin homes. The area as most of performance districts consists of a number of severe development constraints which make construction difficult and costly.

New development should comply with the applicable overall performance standards ensuring that the development of each site occurs in a manner harmonious with adjacent lands so as to minimize problems or drainage, erosion, earth movement, and similar hazards as well as visually unpleasant relationships.

Negative impacts should be mitigated. Due to the severity of physical constraints such as steep topography, and rocky soil, growth should be discouraged in areas unsuitable for development. Development should be restricted as access for emergency services would need to be improved.

- #7 Cemetery/Open Space District:** The district heavily timbered with gentle slopes and is bounded by residential land uses. No services have been extended to the district. Some access problems have been alleviated by a single road extending from Pine Street. No community facilities are in proximity to the district.



- #8 **Lower Red Cliff District:** This performance district is also heavily timbered undeveloped parcel bounded by the railroad and steep slopes to the north and south, the Cemetery/Open Space Performance District to the east, and the Town corporate limits to the west. All of the district is designated as Residential R-1 zoning. At the present time there is no development proposed for the area.
- #9 **Monument Street District:** This performance district is adjacent to the Downtown District. The district is unique. Monument Street intersects Eagle Street in the downtown area which rises and traverses a ridge which drops off on either side eventually ending at the precipice of a dramatic cliff overlooking the Eagle River. The district is designated as Residential R-1 zoning. At the present time there is no development proposed for the area.

#### 4.5 DEVELOPMENT PLAN

The Generalized Development Plan (Map 22) provides the basis for public guidance of town growth. It identifies the optimum location and extent of future land use types based on a number of factors including local planning objectives, town needs, population projections, environmental opportunities and constraints, physical services information, and land use trends. The methodology focuses on the physical conditions of the land and its capability to support certain levels of activity without straining the natural environment, town resources, nor adversely impacting surrounding land uses.