

- 2.15 **SINGLE-FAMILY DETACHED HOME.** “Single-Family Detached Home” means a freestanding, single-family home with no common walls.

ARTICLE 3: DESIGN GUIDELINES AND CONSTRUCTION REGULATIONS

In the interest of all Owners and Contractors, the following regulations shall be enforced during the construction period of each residence within Ironbridge. All Contractors and Owners are obligated to abide by these regulations or shall be subject to fines, penalties or other enforcement measures levied by the DRB. It is also required that the Contractor be familiar with and abide by the applicable sections of the Declaration, as well as all provisions of the Design Guidelines. The DRB may grant variances to the standards, rules, and guidelines outlined in these Design Guidelines on a case-by-case basis at its sole discretion. The DRB may also mandate construction and design criteria that are more restrictive than those established by applicable zoning. The following criteria shall apply to all construction in Ironbridge:

- 3.1 **SITE PLANNING.** Each Construction Site within Ironbridge is unique and has its own specific qualities and characteristics. The DRB will be reviewing plans to determine (i) the impact on existing trees and shrubs, drainage patterns and adjacent properties and (ii) compliance with additional design and construction restrictions for certain Lots that are stipulated by Garfield County and the State Division of Wildlife, outlined in Article 7 of this document. Plans that minimize disturbance of existing vegetation, and drainage patterns are preferred. All construction and development within Ironbridge must comply with applicable zoning of the County of Garfield, found in Article 6 of this document.
- 3.2 **HOME SIZE.** The size of residences constructed in Ironbridge shall be limited according to the Zone District within which they reside as follows: (See Article 6 for which Zone District Lots are located.)

Zone District	Minimum SF	Maximum SF
River Residential 1	2,500	*5,500
River Residential 2	2,500	*5,500
20,000 SF Residential-Sopris	2,000	*5,500
15,000 SF Residential-Sopris	1,800	*5,500
9,000 SF Residential-Sopris	1,500	*5,500
Medium Density Zone District-Mountain Cottages	1,200	*5,500
Club Villas Residential Zone District-Aspen Collection	1,200	*5,500

- **Further review is necessary due to size and scale of current build. Plans above 5,500 square feet need initial concept approval.**

In calculating square footage for the purposes of this provision, 100% credit shall be given for square footage of heated living space in the main level and upper level. In addition, lower levels with exposed walkouts shall receive credit for 50% of the finished and heated living space. No credit will be given for basements without exposed walkouts, decks or covered porches. Variances will be considered based on site constraints.

To encourage sustainability without sacrificing quality, some exception to the minimum square feet may be permitted with formal architectural and landscape design.

3.2.1 ACCESSORY DETACHED HABITABLE STRUCTURES. The Ironbridge PUD allows one accessory detached/attached habitable structure per Single-family residential units consisting of one bedroom, studio, or workshop together with one bathroom, and the gross floor area of which shall not exceed 300 sq. ft., to be called a “Casita Unit”, as per individual lot Zoning District (see Ironbridge Planned Unit Development Guidelines). Each Casita Unit shall be used and or occupied exclusively by the owner(s) or the family members and guest(s) of the owner(s) subject lot. The Casita Unit shall not contain any kitchen facilities and shall not be leased.

3.2.2 ACCESSORY DWELLING UNITS. Accessory Dwelling Unit (ADU), units or apartments containing separate sleeping, sanitary AND cooking facilities are not recognized as a permitted use in any Zoning District as defined by the Ironbridge PUD.

ADUs are not allowed in Ironbridge.

3.3 HOMESTYLES. Architectural standards are established so that Ironbridge may enjoy a level of consistency from one house to the next and benefit from the natural advantages of its location. In reviewing the plans of a proposed building, careful scrutiny will be given to the massing, proportions and overall scale of the building in relation to the site and neighboring properties.

3.3.1 HOMESTYLES PHASE III. It is expected that the design of any residence in Heron Crossing will maintain a rustic sense with a Mountain and/or Modern Mountain flavor. These would have elements that may include larger windows and a variety of roof designs. Similar home styles can not be within visual proximity of each other.

3.4 EXTERIOR MATERIALS. The exterior materials used on homes in Ironbridge will be as follows:

3.4.1 Colors. All building colors should be compatible with natural earth tones and harmonious to surroundings. Accent colors can be used to add interest to a home, but in no case should accent colors call undue attention, E.g., Bright, pure or extra white colors (or similar intense white colors are not acceptable options). Blue tones will not be permitted for the main body color, but may be considered on a case by case basis for other areas on the home. Sample boards with color stories are required for DRB submission. All colors are subject to DRB approval. Adjacent homes shall not share trim colors, primary or secondary body colors.

3.4.2 Walls. All homes will use a combination of cement board, stone, stucco, or other materials approved by the DRB. All exterior materials must be maintained.

3.4.3 Roofs. All roofs will have natural colors and consist of asphalt shingles, non-reflective metal, or other materials approved by the DRB. Penetrations are encouraged to be out of sight placement.

3.4.3.1 Solar panels. A Small system would require Administrative Review, a Large system would require a Major Impact Review as per Garfield County. Subject to DRB approval for location and visibility.

Solar Energy System, Small. A device and/or system that has a combined name plate DC rating of 15 kilowatt to 500 kilowatt and includes the equivalent kilowatt measurement of energy for systems other than photovoltaic that converts the sun's radiant energy into thermal, chemical, mechanical, or electrical energy.

Solar Energy System, Large. A device and/or system that has a combined name plate DC rating of greater than 500 kilowatt and includes the equivalent kilowatt measurement of

energy for systems other than photovoltaic that converts the sun's radiant energy into thermal, chemical, mechanical, or electric energy.

3.4.4 Exterior Doors. Exterior front doors on homes must conform with the architecture of the home. Garage doors will be wood, metal or masonite, but will have a wood veneer stained to match the front door as closely as possible, or as approved by the DRB.

3.4.5 Storm doors. Storm doors must be approved by the DRB and shall be required to comply with the following:

3.4.4.1 Clear glass only, screen or a combination of either ($\frac{1}{2}$ and $\frac{1}{2}$) may be used. Stained glass or etched finishes are subject to DRB approval.

3.4.4.2 The frame color of the storm door will match the house color or trim.

3.4.4.3 Storm door hardware will match the existing hardware of the home.

3.4.4 Exteriors. No bright, unfinished surfaces shall be allowed. All metallic surfaces, such as roof vents, flashing, fireplace flues and gutters shall be coated or painted to match the predominant color of the roof, fascia or exterior siding of the house, or as approved by the DRB.

3.4.5 Exteriors. All homes constructed on Lots 16-28, 63-70, 81-96, 108-111 and 114-118 shall be required to comply with the following:

3.4.5.1 All siding shall be natural wood, stained cement board, or other materials approved by the DRB.

3.4.5.2 20% of the exterior siding of the building shall be hard surfaces such as stone or stucco, or other materials approved by the DRB.

3.5 ROOFS AND EAVES. The form of the roof and the materials used on it create a significant part of the visual impact of a building, and will be carefully reviewed by the DRB. Gable, hip and shed roofs will generally be acceptable for residential construction, while gambrel, flat, mansard and A-frame roofs will not be encouraged. Large roof forms or long, uninterrupted ridge lines should be complemented with smaller forms, such as dormers or shed roofs.

With few exceptions, the predominate roof pitch should not be less than 5:12, with steeper pitches encouraged. Roof eaves are encouraged to be 18" to 24" in length for roofs with a more, shallow pitch, and in no event less than 12" for steeper pitch roofs.

However, these roofs and any other unique forms developed will be reviewed on their merits on a case-by-case basis.

3.5.1 ROOFS PHASE III. Gable, Shed, Flat and/or Barrel roof designs for the main roof will generally be approved. The use of any of these elements must be complimented with the use of other roof elements and configurations to break up the continuous roof form and large uninterrupted ridgeline. Smaller forms such as Gable, Shed or Barrel dormers or minor hipped roof elements should be use to reduce the vast presence of the roof and overall mass of the residence. Colonial, Victorian, A-Frames, Mushroom or Igloo styles will not be acceptable.

- 3.6 PATIOS, DECKS AND WALKS.** Outdoor living areas connected to and coordinated with the main residential structure are encouraged. Privacy walls should use materials that are the same as the materials used in the Single-Family Detached Home and should be similar or complementary in color and appearance to the particular building to which they are appurtenant. Walks extending from the outdoor living space to the remainder of the Lot and/or to the other common walks are often desirable. These should be aligned to fit easily with the existing terrain and vegetation and should be built of stable, subdued materials appropriate to the expected use. Support structures must be designed to blend with surrounding improvements using similar materials. Drawings of railings should be submitted to DRB for review.

3.6.1 FIRE PITS & OUTDOOR FIREPLACES. Must comply with county guidelines. Subject to DRB approval.

3.6.2 HOT TUBS/SAUNA/POOLS. Location shall be approved by DRB.

3.7 LANDSCAPING.

3.7.1 Landscaping Plans. The DRB encourages the use of landscaping, plant materials of a variety of heights and sizes, walkways and paths, and berms and swales to enhance the appearance of a residence and surrounding neighborhood. The Ironbridge Property Owners Association maintains a separate irrigation water system that services each Lot in the