

Proposed Aspen Meadows Mountain Zoning Revision

9-7-13: Aspen Meadows Mountain Zoning District

A. Purpose Statement: The purpose of the Mountain ~~Overlay~~ Zoning District is to guide development in the Aspen Meadows area consistent with the master plan contemplated in the Aspen Meadows Annexation & Development Agreement (See Exhibit C. Conceptual Master Plan). This ~~overlay district Zone~~ allows certain deviation from standards in ~~underlying zones~~ Land Uses listed below in exchange for guarantees to the Town included in the Annexation and Development Agreement. Furthermore, the purpose of this Zone is to promote public health, safety and general welfare through provisions designed to establish a Zoning District which will:

1. Facilitate a large-scale, mixed-use development incorporating various types of residential, commercial, resort and industrial uses and zoning concepts which may create significant impacts on the Town, while maximizing the public benefit from such a development, and minimizing any adverse impacts of such a development.
2. Provide streamlined review procedures for the preliminary and final plats designed to accommodate a multiple phased approach to design and construction of this large residential, mixed use development.

B. Permitted & Conditional Uses: The Annexation and Development Agreement dated March 19, 2024, and the Conceptual Master Plan(Exhibit C) were adopted by the town council and are intended to be utilized to guide the allowable uses in the Aspen Meadows Mountain Zoning District. . As such, all permitted and conditional uses contained in other zone districts designations detailed in this chapter (§9-7) are allowable as permitted and conditional uses in the Aspen Meadows Mountain Zone. The general location of these uses, and the total resultant density, shall be consistent with the Annexation and Development Agreement and the Conceptual Master Plan. The following exceptions apply:

1. Recreation Open Space uses will follow 9-7-7 with the following exceptions
 - i. Outfitter Cabins, Ski Lodges and other resort-planned support buildings may exceed 1,500 SF in size, per Development Agreement.
 - ii. Horse boarding is allowed.
 - iii. Permitted accessory uses: Detached or attached single-family residence used only for the use of ranch / outfitter caretaker, watchman or similar employee of a permitted use, when located upon the same site as said permitted use.

C. Physical Restrictions & Design Standards:

Physical restrictions and design standards approved and adopted by the town council (in particular those detailed in chapters 7 and 12 of this title) shall control and regulate the development and construction within the project in concert with the Annexation and Development Agreement and Conceptual Master Plan, and according to their respective uses. In addition ~~to the allowances in the underlying~~

~~zones Land Uses listed below~~, the following requirements, allowances and restrictions are made:

1. Single Family Residential ~~uses will follow 9-7-1 with the following exceptions:~~
 - a. ~~Conditional Uses-ADU~~ – Mother-in-law/guest house accessory use are not to exceed 2,500 square feet.
 - b. Physical Restrictions
 - I. Maximum Height: Thirty-five (35') with town requirement, acknowledge, and notary of a required Bonus Request Statement.
 - II. Maximum Building Coverage: Each individual building lot in Aspen Meadows is made up of three (3) zones; the development envelope zone, the driveway corridor zone, and the natural open space zone. Building coverage is measured by total site coverage which cannot exceed 20% of the total individual lot size measured in square feet and as identified within the Aspen Meadows development envelope zone only per individual lot.
 - III. Driveways: Minimum five-foot (5') setback from the side corners at road frontage or all driveway edging, pavement, or other surface materials. Minimum with allowed twelve feet (12').
2. Multi-Family Residential uses will follow 9-7-2 and 9-7-3 respectively.
3. General Commercial uses will follow 9-7-4.
4. Village Commercial uses will follow 9-7-5 with the following exceptions:
 - a. Physical Restrictions
 - I. Maximum Height: Additional heights may be applied for taking into account, design, uses, massing, stepping, commercial and residential mix and ceiling heights such as found within an anchor hotel. This condition applies to only one of the two envisioned Villages, being the Art Village for Aspen Meadows.
5. Light Industrial uses will follow 9-7-6.
7. Conservation Open Space uses will follow 9-7-8.
8. Civic uses will follow 9-7-9.
9. Building Bonuses will follow 9-7-11.
10. Additional Design Standards
 - a. Use of storage or metal cargo containers for either permanent or temporary residential use is not allowed within Aspen Meadows Mountain Zone. Tents, yurts, temporary structures, or storage needs allowed for use only by the declarant for planned resort amenity site specific uses and development purposes such as planned events, on-hill skier-hubs, field office use or stage of materials on site.
 - b. Perimeter fencing allowed throughout Aspen Meadows Mountain Zone and its boundaries for purposes of providing security, controlled access points and ongoing monitoring and prevention of unauthorized access onto property. All

public access points to be controlled, marked, and designated for hiking and mountain bike access only into and out of property together with controlled main public road access points. For fencing standards allowed within Aspen Meadows Mountain Zone, refer to the Aspen Meadows Design and Development Guidelines. Ord. 24-006, 5/28/2024