

Town of Alpine
Planning & Zoning



Chairman:

Melisa Wilson

Commission Members:

Susan Kolbas

Dan Schou

Mayor Green & Council Members;

**Recommendation for the Town of Alpine, Town Council
to consider the immediate adoption of revisions to the Alpine Land Use and Development Code**

The Planning and Zoning Commission met on Tuesday, February 13th, and at their regular monthly meeting discussed the need to implement immediate adoption of additional verbiage to the Single Family Residential (R-1) Section 3-202 (e) Minimum Setback; Multi-Family (R-2) Section 3-203 (f) Minimum Setbacks; and the Mixed Residential and Commercial District (MRC) Section 3-204 (f) Minimum Setbacks.

The language for consideration is as follows:

Setbacks are required specifically for safety, legal and aesthetic reasons. They provide a buffer that is meant to prevent encroachment over property lines, safety from possible traffic accidents flying into your property, snow removal, buffers from other land uses such as industrial and commercial, and incidentally provide open area around your structures. Setbacks establish the permitted location of structures and other improvements on a site. The Residential Use Building permit is a contract that you will put your structures where your site plan indicates. Inside these setback lines is referred to as the build-able area, development area and/or building envelope. A build-able area is the space created by the designated setback and height restrictions. It can be considered the specific area free from easements, property lines and other restrictions on where you can situate your structure on your property. The entire structure must fit within the build-able area, and all structures whether primary or accessory must be within the build-able area. It is important to note that a build-able area may be designated on your lot if it falls within a platted subdivision and may differ in size from the designed setbacks. **No development in the established setback area is allowed.**

Mr. Dan Schou moved to send a recommendation to the Town Council for their immediate consideration and subsequent implementation into the Alpine Land Use and Development Code, specified in the Single Family, Multi-Family and Mixed Residential and Commercial Zoning Districts. Ms. Susan Kolbas seconded the motion. Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

- (4) Properties with less than ten thousand (10,000) square feet will be allowed to have a front yard setback of twenty (20) feet and side yard and rear yard setbacks of ten (10) feet, for primary residential structures. Detached accessory buildings/structures, equal to or under Three Hundred (300) square feet, can have a setback of not less than ten (10) from rear property lines. Detached accessory buildings/structures, with a total square footage of over Three Hundred (300) square feet, will have a setback of not less than ten (10) feet from rear property lines. **Please Note: Should a structure be placed within a recorded property/utility easements, the Town of Alpine assumes no responsibility for damage and/or any replacement costs of any structure or property damage; owner will accept full responsibility for any and all costs for repairs.**

PROPOSED PLACEMENT:

- (5) Setbacks are required specifically for safety, legal and aesthetic reasons. They provide a buffer that is meant to prevent encroachment over property lines, safety from possible traffic accidents flying into your property, snow removal, buffers from other land uses such as industrial and commercial, and incidentally provide open area around your structures. Setbacks establish the permitted location of structures and other improvements on a site. The Residential Use Building permit is a contract that you will put your structures where your site plan indicates. Inside these setback lines is referred to as the build-able area, development area and/or building envelope. A build-able area is the space created by the designated setback and height restrictions. It can be considered the specific area free from easements, property lines and other restrictions on where you can situate your structure on your property. The entire structure must fit within the build-able area, and all structures whether primary or accessory must be within the build-able area. It is important to note that a build-able area may be designated on your lot if it falls within a platted subdivision and may differ in size from the designed setbacks. No development in the established setback area is allowed.
- (6) Corner Lots and Irregular Lots will have all street front setback guidelines and remaining sides will be considered side setbacks.
- (7) Any deviations from setback requirements will require a plan review and approval of a variance unless a lesser setback is identified in the recorded plat of the approved residential subdivision.
- (f) Maximum Building Height:
- (1) Primary residential structures will be thirty-five (35) feet or less in height.
- (2) The height of detached accessory structures will be twenty-six (26) feet or less, this height restriction is applicable to structures that are set back from the property line of not less than fifteen (15) feet from the side property line and not less than twenty (20) feet from the rear property line. All detached accessory structures will be placed behind the front plane of the existing residential structure.
- aa. Detached accessory structures of with a total square footage equal to or under Three Hundred (300) square feet and are placed within the allowable ten (10) foot rear setback and ten (10) foot side setback; will have a height restriction of fourteen (14) feet in height or less. Special consideration for setback is made for properties that have a total square footage under Ten Thousand (10,000) square feet.
- (3) Roof eaves for non-sprinkled buildings will be twenty-eight (28) feet or less; measuring the pitch end of the roof eaves, from the finished grade elevation.