

PART 4 - DEVELOPMENT STANDARDS

ARTICLE 4.1 GENERAL PROVISIONS

Section 4-101. Intent

The intent of the development standards is to improve the quality of design and construction of future land use development in the Town of Alpine, help sustain property values, as well as enhance the quality of the built environment.

Section 4-102. Scope

The development standards contained in the Alpine Land Use and Development Code contain a combination of building codes, design guidelines, as well as design and construction standards. Guidelines provide design criteria that are recommended by the Town of Alpine but not required. In contrast, building codes, as well as design construction standards, that are accompanied by the word “shall” are required by the Town of Alpine.

Section 4-103. Applicability

The development standards outlined in Part 4 of the Alpine Land Use and Development Code shall apply to any application for development approval, except as otherwise provided.

ARTICLE 4.2 BUILDING CODES

Section 4-201. Applicable Building Codes

- (a) All buildings and temporary structures built or located within the Town of Alpine on or after **November 1, 2006**, shall comply with the **most currently published version** of the *International Building Code (IBC)* or *International Residential Code (IRC)*, as published by the **International Code Council (ICC)**.
- (b) The construction of all new, or the repair of any existing, plumbing, mechanical, and fuel gas systems installed in the Town of Alpine following the adoption of the **Alpine Land Use and Development Code** shall conform to the most currently published version of the following codes as published by the **International Code Council (ICC)** at the time of installation:
 - *International Plumbing Code (IPC)*
 - *International Mechanical Code (IMC)*
 - *International Fire Code (IFC)*
 - *International Fuel Gas Code (IFGC)*
- (c) The construction of all new, or the repair of any existing, electrical systems installed in the Town of Alpine after the adoption of the **Alpine Land Use and Development Code** shall comply with the **most current version of the National Electrical Code (NEC)** as adopted by the **State of Wyoming** at the time of installation.

Section 4-202. Potential Conflicts in Definitions

The definitions contained in the International Building Code shall apply in interpretation of the International Building Code unless there is a discrepancy between the definitions contained in the International Building Code and the definitions contained in the Alpine Land Use and Development Code. In this case, the definitions contained in the Alpine Land Use and Development Code shall take precedence.

Section 4-203. Exceptions to Adopted Building Codes

(a) When necessary, the Alpine Town Council may adopt exemptions to specific standards within any of the adopted building codes. Refer to the most recently adopted ICC Code Exception Ordinance(s) for applicable details.

Section 4-204. Grace Period

(a) A six-month grace period shall be granted from the date of publication of a new ICC version, during which time both the newly published and previously adopted versions will be accepted.

ARTICLE 4.3 SUBDIVISION STANDARDS

Section 4-301. Pedestrian and Vehicular Access

- (a) Pedestrian Areas Supporting Single Family Residential Subdivisions:
- (1) At least one (1) walkway shall extend from an existing sidewalk or street to the main entrance of the subdivision.
 - (2) If a new subdivision is adjacent to the planned community trail system route, an existing municipal park, or other existing public recreational facility, a paved walkway shall be constructed that provides a direct connection from the subdivision to the proposed trail route or municipal park. The walkway shall be eight (8) feet in width to accommodate use by pedestrians, bicyclists, and cross-country skiers.
- (b) Vehicular Access: Vehicular access to each lot may be provided from a street frontage or alley.

Section 4-302. Lots

- (a) Buildings on Lot: Every building shall be located on a lot unless otherwise provided in the applicable zoning district regulations.
- (b) Frontage:
- (1) All lots shall front on a public or private street.
 - (2) A minimum street frontage of sixty (60) feet shall be required for all lots.
- (c) Front and Side Setbacks: Front and side setbacks, which are adjacent to municipal streets, county roads, or state highways, shall be shown on all subdivision plans. A subdivider may elect to impose greater setbacks through restrictive covenants. However, the Town of Alpine shall only enforce the setback requirements outlined in the Zoning District regulations (Part 3).
- (d) Corner Lots:
- (1) For corner lots, the address of record shall be considered the front of the lot. The Planning & Zoning Commission may waive this requirement and determine the front yard to be on the street front that is in line with an established pattern of front yards along the street.
 - (2) Corner lots shall have two (2) front setbacks and two (2) side setbacks.
- (e) Flag Lots:
- (1) The Town of Alpine discourages the creation of flag lots. Flag lots constrain the delivery of emergency services and contribute to an unplanned land use pattern.

- (2) If determined to be necessary, the flagpole of the lot shall contain, at least, a sixty (60) foot wide right-of-way that connects to a dedicated public street or road. Within this right-of-way, a paved driveway shall be constructed to accommodate vehicular traffic and snow removal. This driveway shall be, at least, thirty (30) feet wide.

Section 4-303. Blocks

- (a) Contiguous Lots: Lots shall be arranged in a contiguous pattern within blocks or abutting a cul-de-sac. For minor subdivisions, all lots shall be contiguous, and any new lots subdivided from a tract that has been previously subdivided shall adjoin the existing lots.
- (b) Block Width:
 - (1) Blocks to the interior of the subdivision shall have sufficient width to provide for two (2) tiers of lots.
 - (2) One (1) tier of required block width is permitted in blocks adjacent to collector of arterial streets or waterways.
 - (3) Not more than two (2) tiers of lots shall be provided for any block.

Section 4-304. Roads and Streets

- (a) Functional Classification: All streets and roads in the Town of Alpine shall be classified by functional type. Such classification shall establish a hierarchy which separates roads by function and intensity of use in order to achieve safety and efficiency in road layout and design. The functional classes applicable to the Town of Alpine include the following types of roadways:
 - (1) Minor Arterials
 - (2) Major Collector
 - (3) Minor Collector
 - (3) Major Local
 - (4) Minor Local
 - (5) Access Easement
- (b) Minimum Planning and Design Standards:
 - (1) All roads and streets in the Town of Alpine shall be designed in conformance to the planning and design standards that are presented in Table 4-1.
 - (2) The road surface types specified for each functional road class shall be the minimum requirements (Table 4-1). Pavement structures shall be the minimum requirements with the following conditions:
 - (aa) Pavement structures shall be designed by a registered Wyoming Civil Engineer and based upon anticipated traffic loads and existing soil conditions.
 - (3) Maximum road grades for any design speed shall conform to those presented as in Table 4-2.
 - (4) Where design standards are not specified, current standards of the American Association of State Highway and Transportation (AASHTO) shall be followed.

- (5) Signing and striping for new streets shall be in accordance with the Federal Highway Administration (FHWA) Manual on Uniform Traffic Control Devices.
- (6) No more than two (2) cross streets shall intersect at any intersection.
- (7) Cul-De-Sac Streets: Cul-De-Sac streets shall conform to the variable turn-around and width requirements outlined in Appendix D-2, Table D103.4, of the currently adopted International Fire Code.
- (8) Dead-end streets:
 - (aa) Dead end streets shall conform to the variable turn-around and width requirements outlined in Appendix D-2, Table D103.4, of the currently adopted International Fire Code.
 - (bb) Temporary ends of street in phased development projects must provide the width and all-weather surfaces outlined in Appendix D-2, Table D103.4, but may omit curb and gutter on a turn-around.
 - (cc) A temporary Turn-Around Easement shall be required on the final dedication plat denoting the diameter of the turn-around as temporary until the road is extended at a future date. The dedication of the temporary turn-around must be signed by the property owner on which the turn-around is located.

**TABLE 4-1
MINIMUM PLANNING AND DESIGN STANDARDS
ROADS AND STREETS**

<i>Functional Class</i>	<i>Minor Arterials</i>	<i>Collectors</i>		<i>Local</i>	
		<i>Major</i>	<i>Minor</i>	<i>Major</i>	<i>Minor</i>
<i>Design Item</i>					
Right-of-way Width (feet)	150	120	80	60	60
Typical A.D.T.	Over 5,000	2,000 5,000	500 2,000	200 500	20 200
<i>Design Speed¹ (mph)</i>					
Level terrain	60	40	35	30	25
Rolling terrain	50	30	30	25	20
Mountainous terrain	40	25	25	25	15
Minimum horizontal radius (feet)	See Note ³	See Note ³	See Note ³	140 ²	100 ²
Intersection separation (feet)	2,500	600	300	125	125
Width of travel lanes (feet per lane)	12	12	12	12	12
Width of shoulders (paved) (feet each side)	8	5	4	3	3
Bike lane required to be striped	YES	YES	YES	YES	NO
On-street parking allowed	Note ⁷	Note ⁷	Note ⁷	NO	NO
Surface type	TBD ⁴	TBD ⁴	TBD ⁴	See Note ⁵	See Note ⁶

Notes: 1. Minimum design speed. Except where specified otherwise in this Section, geometric design features shall at a minimum be consistent with the design speeds listed in Table 5-2 for the appropriate type of terrain type.
 2. Widening on the inside of sharp curves shall be provided. Additional width equal to 400 divided by the curve radius in feet is recommended.
 3. In accordance with ASHTO requirements.
 4. TBD means that the road or street surface shall be determined by engineered design analysis considering average daily traffic and onsite soil conditions.

- 5. Minimum 2 ½-inch asphalt paving over six (6) inch crushed gravel base, as determined by the Alpine Town Council.
 - 6. Minimum six (6) inch gravel surface course as determined by the Alpine Town Council.
 - 7. No on street parking is allowed; refer to the most recent right-of-way and snow removal ordinances.
- Source: Teton County, Wyoming, 2006.

TABLE 4-2 MAXIMUM ROAD AND STREET GRADES (PERCENT)								
Type of Terrain	Design Speed (Miles per Hour)							
	15	20	25	30	35	40	50	60
Flat ¹	7	7	7	7	7	7	6	5
Rolling ²	10	10	9	9	8	8	7	-
Mountainous ³	10	10	9	9	8	8	-	-

Notes:
¹ Flat terrain refers to those lands within 10-year flood plains, and with slopes of less than 10%.
² Rolling terrain refers to those lands with slopes from 10 to 15%.
³ Mountainous terrain refers to those lands on steep or naturally unstable hillsides, and lands with slopes in excess of 15%.
 For Major and Minor Local Roads, grades may be increased to 150 percent of the values shown above for a distance not to exceed 500 feet.

Source: Teton County, Wyoming, 2006.

- (c) Responsibility for Design and Construction:
 - (1) Minor Arterials and major collectors are the responsibility of the Wyoming Department of Transportation or Lincoln County.
 - (2) The developer of any subdivision shall bear complete responsibility for the design, maintenance and construction of all local streets, roads, and sidewalks that are necessary to accommodate vehicular circulation, pedestrian, and bicycle traffic within a new subdivision until such time that the road is dedicated to the Town of Alpine as a public right-of-way.
 - (3) Roadway design shall be completed by a professional engineer licensed in the State of Wyoming.
 - (4) Roadway construction shall be inspected by competent individuals under the responsible charge of the engineer of record.
- (d) Approval of Design: The design of vehicular circulation within a proposed subdivision, as well as shared pedestrian walkways and bikeways, shall be reviewed and approved by the municipal Public Works Director.

Section 4-305. Potable Water System

- (a) Connection to Municipal Water System:
- (1) All construction located within the municipal boundary shall be connected to the municipal water system.
 - (2) Developers of all subdivisions that intend to annex into the Town of Alpine shall be required to design and construct system improvements which may be necessary to connect the subdivision to the municipal water system and pay impact fees, if applicable, that shall be determined by the Town of Alpine for a proposed subdivision.
- (b) Hydraulic Capacity:
- (1) No subdivision shall be approved that generates average day or peak hour demands and fire flows that exceed the hydraulic capacity of the existing municipal water system. If the completion of a hydraulic capacity analysis is necessary to make this determination, the Town of Alpine shall request this analysis from the municipal engineer.
 - (2) The cost of any required hydraulic capacity analysis shall be borne by the developer of the proposed subdivision.
 - (3) Any necessary upgrades to the existing municipal water system, which are determined by the hydraulic capacity analysis, shall be completed at the expense of the developer.
- (c) Distribution System Serving the Subdivision:
- (1) Developers of any subdivision shall design and construct a water distribution system that delivers potable water to each lot and fire hydrant within the subdivision.
 - (2) Preliminary and final plats of any subdivision shall depict the location of easements necessary for the long-term operation and maintenance of the water distribution system.
 - (3) Where utilities are not provided within a dedicated road right-of-way, easements shall be not less than twenty (20) feet wide.
- (d) Design and Construction Standards:
- (1) Adequately looped water distribution lines serving a subdivision shall include not less than six (6) inch diameter pipe. Final waterline sizing shall be determined by use of a hydraulic computer model of the proposed system run under all conditions of flow with resulting line velocities and residual pressures acceptable to the Town Engineer.
 - (2) All water distribution lines in minor and major subdivisions shall be constructed with C-900 or 909 PVC pipe.
 - (3) A ¾-inch or larger water taps shall be installed for every residential lot. A one (1) inch or larger water taps shall be installed for every commercial lot. (Refer to the most recently adopted water ordinance.)
 - (4) Pressure regulators and in-line dual check valves shall be installed underneath all commercial and light industrial buildings where adequate system pressures are not available.
 - (5) Fire hydrants shall be installed along all subdivision roadways in accordance with the requirements outlined in Appendix C of the currently adopted International Fire Code (Table 4-3).

- (6) When necessary, the municipal engineer shall define other appropriate design and construction standards that are not specified in the Alpine Land Use and Development Code.
- (7) Water system designs shall be completed by a professional engineer licensed in the State of Wyoming.
- (8) Water system construction shall be inspected by competent individuals under the responsible charge of the design engineer.

TABLE 4-3 REQUIRED NUMBER AND DISTRIBUTION OF FIRE HYDRANTS SUBDIVISIONS IN THE TOWN OF ALPINE			
<i>Fire-Flow Requirement (gallons per minute)</i>	<i>Minimum Number of Hydrants</i>	<i>Average Spacing Between Hydrants^{1,2,3} (feet)</i>	<i>Maximum Distance from Any Point on Street or Road Frontage to a Hydrant⁴ (feet)</i>
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more ⁵	200	120
ESTABLISHED STANDARDS MAY VARY; REFER TO THE TOWN WEBSITE FOR THE CURRENT VERSION OF THE INTERNATIONAL FIRE CODE THAT HAS BEEN ADOPTED BY THE TOWN.			
Notes:			
¹ Reduce by 100 feet for dead-end streets or roads.			
² Where streets are provided with median dividers which can be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.			
³ Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.			
⁴ Reduce by 50 feet for dead-end streets or roads.			
⁵ One hydrant for each 1,000 gallons per minute or fraction thereof.			
Source: Refer to the Town of Alpine's currently adopted version.			

Section 4-306. Wastewater System

- (a) Connection to Municipal Wastewater System:
 - (1) All construction located within the municipal boundary shall be connected to the municipal wastewater system as long as the wastewater line is available to the property.
 - (2) Developers of all subdivisions that intend to annex into the Town of Alpine shall be required to design and construct system improvements which may be necessary to connect the subdivision to the municipal wastewater system and pay impact fees, if applicable that shall be determined by the Town of Alpine, Town Council for a proposed subdivision.

- (3) Maintenance of the entire service line from a house or commercial facility to the street main, including the mainline tap, shall be the sole responsibility of the property owner. The Town of Alpine shall only maintain the main wastewater collection main along dedicated public easements.
 - (4) The lot connection provided by the developer shall include a tap, saddle (if necessary) and the pipe to the property line. The property owner shall be responsible for the actual hook-up to homes and commercial facilities. Any expenses associated with services, materials, or parts necessary to connect to the wastewater collection system shall be borne by the developer or property owner.
 - (5) Sewer Connection and User Fees shall be allocated by Equivalent Residential Units (ERU) in accordance to the currently adopted Town Ordinance pertaining to wastewater.
- (b) Hydraulic Capacity:
- (1) No subdivision shall be approved that generates average daily or peak wastewater flows that exceed the allowable hydraulic capacity or pollutant concentration capacity of the existing municipal wastewater system. If the completion of a hydraulic capacity analysis is necessary to make this determination, the Town of Alpine shall request this analysis from the municipal engineer.
 - (2) The cost of any required hydraulic capacity analysis shall be borne by the developer of the proposed subdivision.
 - (3) Any necessary upgrades to the existing municipal wastewater system, which are determined by the hydraulic capacity analysis, shall be completed at the expense of the developer.
- (c) Collection System Serving the Subdivision:
- (1) Developers of any subdivision shall be required to design and construct a wastewater collection system that enables the collection of wastewater from each lot within the subdivision.
 - (2) Preliminary and final plats of any subdivision shall depict the location of easements necessary for the long-term operation and maintenance of the wastewater collection system.
 - (3) Where utilities are not provided within a dedicated road right-of-way, easements shall be not less than twenty (20) feet wide.
- (d) Design and Construction Standards:
- (1) Wastewater collection mains shall be not less than eight (8) inch diameter PVC pipe, ASTM 3034, SDR 35 pipe class.
 - (2) A service line can only service one commercial building or residence unless a variance is authorized by the Town of Alpine. The service line shall be laid upon a four (4) inch bed of sand and covered with four (4) inches of sand. All joints shall be gasketed.
 - (3) Service lines shall be a minimum of four (4) inches in diameter. Service lines shall be constructed with PVC ASTM 3034, SDR 35 pipe. The Town of Alpine recommends that service lines are installed at a grade of ¼ inch per foot (2 percent).
 - (4) Roof downspouts, interior and exterior foundation drains, or sump pumps discharging unpolluted water or other sources of surface runoff or ground water shall not be connected to the wastewater system.

- (5) A cleanout shall be provided outside of any residence or commercial building. The cleanout shall terminate six (6) inches above ground elevation with an appropriate cap.
- (6) Grease traps or interceptors shall be installed for all food service facilities in accordance with currently adopted Town Ordinance.
- (7) Wastewater system designs shall be completed by a professional engineer licensed in the State of Wyoming.
- (8) Wastewater system construction shall be inspected by competent individuals under the responsible charge of the design engineer.
- (9) The design and construction standards shall be governed by the currently adopted Town Sewer Ordinance as it they may be changed from time to time.

Section 4-307. Storm Water Management

- (a) Amount of Storm Water Runoff
 - (1) No subdivision shall cause adjacent landowners, water courses, drainage ways, or channels to receive storm water runoff from the subdivision at a higher peak flow rate, or at higher velocities, than would have resulted from the same storm event occurring within the proposed subdivision site in its existing condition.
 - (2) The discharge of storm water into irrigation ditches shall not be permitted without approval from the appropriate owner and the Town of Alpine.
 - (3) Public water shall not be discharged onto or through private property without an easement from appropriate landowners.
- (b) Velocity of Storm Water Runoff: All storm water retention storage, sump storage, and groundwater recharge areas shall be located within the subdivision property. These areas shall be designed to contain and dispose of the estimated runoff from a ten (10) year, twenty-four (24) hour storm event.
- (c) Detention Basins:
 - (1) When necessary, detention basins or equivalent management facilities shall be designed and constructed with sufficient capacity to maintain a post-development runoff rate from a subdivision development site that is equal or lower than the pre-development runoff rate. Drainage design shall address the treatment of surface and storm water runoff via both wet-weather and dry-weather discharges.
 - (2) Where runoff from development of a subdivision could generate adverse consequences upon persons, land, or wildlife, storm water detention facilities shall be constructed prior to any earth moving activities associated with site development.

Section 4-308. Snow Storage

- (a) General: Each subdivision shall contain adequate snow storage areas to accommodate snow removed from on-street or off-street parking areas, or the removal of snow from elsewhere on the subdivision property.
- (b) Snow Storage Standards:

- (1) If an off-site snow repository is not used, an adequate on-site snow storage area shall be provided within the subdivision property.
 - (aa) The size of the storage area shall be determined in the following manner: Minimum snow storage areas shall represent twenty (20%) percent of the total area dedicated for off-street parking. **{On-street parking is not allowed – Refer to the currently adopted version of the Uniform Act Regulating Traffic for the Town of Alpine}**
- (2) Adequate drainage of the snow storage area shall be provided to accommodate snowmelt. No snowmelt shall drain onto adjacent land areas.
- (3) Open space and landscaped areas within the subdivision may be used to accommodate the required snow storage area.

Section 4-309. Construction Site Cleanliness and Waste Management

All construction sites shall comply with the requirements of Section 2-304 (Construction Site Management) of this Code.

Any accumulation of trash, debris, or construction materials shall be regulated in accordance with Section 2-304.

ARTICLE 4.4 RECREATIONAL VEHICLE PARKS

Section 4-401. Minimum Lot Width

The minimum lot width shall be forty (40) feet for each recreational vehicle space.

Section 4-402. Vehicular Parking

- (a) Required Parking Spaces: One (1) parking space shall be required for every recreational vehicle lot. This requirement shall be met through the construction of off-street parking spaces or a centralized vehicular parking area within the recreational vehicle park.
- (b) Vehicular Parking Standards: Recreational vehicular parking spaces shall be constructed to the vehicular parking standards outlined in Article 4.6.

Section 4-403. Utilities

- (a) Electrical Distribution: Each recreational vehicle space shall be provided with an electrical hook-up.
- (b) Water Distribution:
 - (1) Each recreational vehicle space shall be provided with a frost-free hydrant or other fixture that enables connection to a potable water supply that is connected to the Town of Alpine municipal water system.
 - (2) Each fixture shall have an air gap or check valve installed to prevent cross contamination.

- (c) Wastewater Collection: Each lot for a recreational vehicle and dump station shall be provided with a service lateral and related connection to the Town of Alpine municipal wastewater system.
- (d) Solid Waste Disposal: Durable containers on a paved or crushed rock surface shall be provided at outdoor solid waste collection stations within one hundred fifty (150) feet of any recreational vehicle space. Each collection station shall be screened on, at least, three sides with fencing or other material to reduce the visual impact of these facilities. Each collection station shall be located at a point along the internal road network of the recreational vehicle park where solid waste collection trucks can stop and safely collect solid waste materials.

Section 4-404. Open Space and Recreational Area

- (a) Minimum Open Space Area: A minimum of one hundred (100) square feet of recreational open space shall be provided for every recreational vehicle space within the recreational vehicle park. The open space requirement shall be met through the establishment of one (1) or more open space areas within the recreational vehicle park.
- (b) Type of Recreational Opportunities: Open space areas shall include indoor and/or outdoor recreational facilities such as an outdoor playground area, outdoor and/or indoor recreational equipment, outdoor cooking and picnic area, or other recreational amenities.

Section 4-405. Other On-Site Amenities

- (a) Service Building:
 - (1) Each recreational vehicle park shall provide a service building if it serves recreational vehicles that do not contain toilet and shower facilities.
 - (2) When required, the service building shall include, at least, a heated service building containing separated shower, toilet, and lavatory facilities for men and women. The number of fixtures required for each recreational vehicle park shall vary with the number of recreational vehicle spaces that are available in the recreational vehicle park, see (Table 4-4).

TABLE 4-4 REQUIRED SHOWER, TOILET, AND LAVATORY FACILITIES RV PARKS SERVING RECREATIONAL VEHICLES WITHOUT TOILETS AND SHOWERS							
<i>Number of RV Spaces</i>	<i>Toilets</i>		<i>Urinals</i>	<i>Lavatories</i>		<i>Showers</i>	
	<i>Men</i>	<i>Women</i>	<i>Men</i>	<i>Men</i>	<i>Women</i>	<i>Men</i>	<i>Women</i>
01-20	1	2	1	1	2	1	2
21-40	1	3	2	1	2	1	2
41-60	1	4	3	1	2	2	3
61-80	2	5	3	2	3	2	3
81-100	2	6	4	2	3	3	4
101+	2	6	4	2	3	3	4
Each building	Requires a minimum of one (1) service or dump sink						

- (b) A laundry area containing washing machines, dryers, and clothes layout tables. The amount of equipment shall vary with the number of recreational vehicle spaces that are available in the recreational vehicle park (Table 4-5).

TABLE 4-5 REQUIRED LAUNDRY FACILITIES RECREATIONAL VEHICLE PARKS			
<i>Number of RV Spaces</i>	<i>Washing Machines</i>	<i>Dryers</i>	<i>Layout Tables</i>
1-50	4	2	2
51-100	8	3	4
100 or more	10	4	5

ARTICLE 4.5 BUILDING DESIGN STANDARDS AND GUIDELINES

Section 4-501. Single Family Residential Dwellings

- (a) Applicability:
 - (1) The design standards outlined in Section 4-501 shall apply to detached single-family dwellings, townhomes, or duplexes. Additional design standards for manufactured and modular homes, which are outlined in Sections 4-502 and 4-503, are required to ensure their compatibility with stick-built homes in residential neighborhoods. These design standards shall supersede any standards that may conflict with the most recent version of the International Building Code or International Residential Code that have currently been adopted by the Town of Alpine.
 - (2) General design guidelines outlined in Section 4-501(l) are recommended design criteria that are preferred by the Town of Alpine, but not a requirement of the Alpine Land Use and Development Code.
- (b) Size Limitations: No single-family dwelling unit shall exceed eight thousand (8,000) square feet of gross floor area. No single-family dwelling unit shall be any smaller than allowed by the most recent version of the International Building Code and/or International Residential Code that has been adopted by the Town of Alpine.
- (c) Floor Area: Floor area shall be measured from the foundation walls; no portion of concrete, posts, and/or piers shall be allowed in the established setback area.
- (d) Building Eave Projections/Overhangs: Shall not extend more than half (½) the setback or six (6) feet, whichever is less, so long as the structure meets all the established engineering standards.
- (e) Garages: Garages shall be detached from or attached to the primary residential structure.
- (f) Windows and Entryways: At least fifteen (15) percent of the area of a street-facing façade shall include windows or main entryways.
- (g) Building Materials: Primary structures shall be constructed out of new or recycled materials. The relocation of old or used single-family home structures into the Town of Alpine is prohibited.
- (h) Roof Pitch:
 - (1) Structures roof style shall balance compatibility with the character of the area and snow shed considerations. Where pitched roofs are used, steeper roof pitches are preferred, but flatter pitches are permitted. Provided the engineering standards are met. The choice of roof pitch shall include consideration if and where the roof shall hold or release snow and where roof drainage shall occur.
 - (2) Pitched roofs without a parapet wall require an eighteen (18) inch minimum overhang.
- (i) Wind Speed Design: Structures shall be able to resist a wind speed design of one hundred fifteen (115) miles per hour; Exposure C. Refer to the current adopted version of the IRC by the Town of Alpine.
- (j) Snow Load: Structures shall be able to support a roof snow load of one hundred (100) pounds per square foot and a ground snow load of one hundred forty-three (143) pounds per square foot.
- (k) Seismic Design: Structures shall be designed to support site class “D” seismic design.

- (l) Frost Depth: Structures shall be designed to support thirty-six (36) inch frost line depth.
- (m) Radon Mitigation: Structures shall identify radon control methods or location on building plans. Radon mitigation piping shall be installed as identified in Appendix F, of the International Residential Code (IRC). Refer to the current adopted version of the IRC by the Town of Alpine. It is recommended that property owners have structure tested for radon levels.
- (n) Adjustments may be considered for sloped or irregular lots.
- (o) Architectural Guidelines:
 - (1) While the color of buildings is a subjective consideration, the Town of Alpine prefers the use of building colors, e.g., earth tones, which are complementary to the surrounding neighborhood environment.
 - (2) While the town does not restrict the use of any exterior material, the Town of Alpine prefers the use of exterior materials that reflect the regional, local and immediate context of the natural environment.
 - (3) Review of proposed exterior materials and colors shall consider the positive and negative impacts on the surrounding buildings and natural environment.
 - (4) In order to maintain a consistent architectural character, any attached building or garage shall use similar building materials, design and colors so that the accessory building blends with the general appearance of the primary dwelling.
 - (5) Any attached structures shall not be greater than thirty-three (33) percent taller than the primary roof structure; up to the maximum allowable height.

Section 4-502. Manufactured Homes

- (a) The construction of manufactured homes shall conform to the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. §5401 et seq.), the Manufactured Housing Improvement Act of 2000, and all subsequent amendments, as well as manufactured home construction and safety standards outlined in the current regulations of the U.S. Department of Housing and Urban Development (24 CFR, Chapter XX, Part 3280).
- (b) All manufactured homes shall also be subject to the following standards to ensure compatibility with residential neighborhoods:
 - (1) Structures shall be attached to a permanent foundation.
 - (2) Floor Area: Floor area shall be measured from the foundation walls, no portion of concrete, posts and/or piers shall be allowed in the established setback area.
 - (3) Building Eave Projections/Overhangs: Shall not extend more than three (3) feet into the setback area.
 - (4) Size Limitations: Structures shall have a minimum width of twenty-four (24) feet and contain a minimum total floor area of eight hundred (800) square feet.
 - (5) Wind Speed Design: Structures shall be able to resist a wind speed design of one hundred fifteen (115) miles per hour; Exposure C. Refer to the current adopted version of the IRC by the Town of Alpine.

- (6) Snow Load: Structures shall be able to support a roof snow load of one hundred (100) pounds per square foot and a ground snow load of one hundred forty-three (143) pounds per square foot.
- (7) Seismic Design: Structures shall be designed to support site class “D” seismic design.
- (8) Frost Depth: Structures shall be designed to support thirty-six (36) inch frost line depth.
- (9) Radon Mitigation: Structures shall identify radon control methods or location on building plans. Radon mitigation piping shall be installed as identified in Appendix F, of the International Residential Code (IRC). Refer to the current adopted version of the IRC by the Town of Alpine. It is recommended that property owners have structure tested for radon levels.
- (10) Siding material shall consist of wood or wood products, stucco, brick, rock, lap steel, lap aluminum, or lap vinyl. One (1) or a combination of these materials shall be used to cover the exterior of the housing unit.
- (11) Structures shall contain a roof pitch with a roof slope of not less than a four (4)-inch rise for every twelve (12) inches of horizontal run; and follow the currently adopted International Building Code and/or International Residential Code for snow and ice melt.
- (12) The roof structure shall extend **not less** than eighteen (18) inches from the exterior walls of the building.
- (13) The lower perimeter of the dwelling unit shall be fully enclosed from the lower edge of the dwelling unit to the ground. The material used to enclose the lower perimeter of the dwelling shall be either masonry or the same siding material as on the dwelling proper. Any material used to enclose the lower perimeter of the dwelling unit shall be able to withstand the effects of wind, soil, decay, termites and prevent the entry of rodents.
- (14) An unobstructed access shall be provided along the lower perimeter. The size of the access shall be at least twenty-four by thirty-six (24 x 36) inches.
- (15) No attachments, additions, alterations, or modifications to the exterior walls of a manufactured home are allowed except those approved by the manufacturer for the specific unit. All other additions, porches, decks, garage, or other add-on attachments must be freestanding and self-supporting with no structural reliance on the manufactured unit itself.
- (16) All towing devices, wheels, and undercarriage support used solely for initial transportation of the home shall be removed from the unit and building site within thirty (30) days of delivery to the site.
- (17) Structures shall contain under-floor areas that are ventilated by an approved mechanical means, or by openings into the under-floor area walls.

Section 4-503. Modular Housing

- (a) Applicability:

- (1) The design standards outlined in Section 4-503, are required to ensure their compatibility with stick-built homes in residential neighborhoods. These design standards shall supersede any standards that may conflict with the most recent version of the International Building Code or International Residential Code that have been currently adopted by the Town of Alpine.
 - (2) General design guidelines outlined in Section 4-503(h) are recommended design criteria that are preferred by the Town of Alpine, but not a requirement of the Alpine Land Use and Development Code.
- (b) Modular homes shall be constructed in a factory in accordance with the most currently adopted version of the International Building Code and International Residential Code.
 - (c) Size Limitations: No single-family dwelling unit shall exceed eight thousand (8,000) square feet of gross floor area. No single-family dwelling unit shall be any smaller than allowed by the most recent version of the International Building Code and/or International Residential Code that has been adopted by the Town of Alpine.
 - (d) Floor Area: Floor area shall be measured from the foundation walls, no portion of concrete, posts and/or piers shall be allowed in the established setback area.
 - (e) Building Eave Projections/Overhangs: Shall not extend more than three (3) feet into the setback area.
 - (f) Garages: Garages shall be detached from, or attached to, the primary residential structure.
 - (g) Windows and Entryways: At least fifteen (15) percent of the area of a street-facing façade shall include windows or main entryways.
 - (h) Building Materials: Primary structures shall be constructed out of new or recycled materials. The relocation of old or used modular home structures into the Town of Alpine is prohibited.
 - (i) Roof Pitch:
 - (1) Structures roof style shall balance compatibility with the character of the area and snow shed considerations. Where pitched roofs are used, steeper roof pitches are preferred, but flatter pitches are permitted. Provided the engineering standards are met. The choice of roof pitch shall include consideration if and where the roof shall hold or release snow and where roof drainage shall occur.
 - (2) Pitched roofs without a parapet wall require an eighteen (18) inch minimum overhang.
 - (j) All modular homes shall also be subject to the following standards to ensure compatibility with residential neighborhoods:
 - (1) Structures shall be attached to a permanent foundation that conforms to the currently adopted International Building Code or International Residential Code; that have been adopted by the Town of Alpine.
 - (k) Wind Speed Design: Structures shall be able to resist a wind speed design of one hundred fifteen (115) miles per hour; Exposure C. Refer to the current adopted version of the IRC by the Town of Alpine.
 - (l) Snow Load: Structures shall be able to support a roof snow load of one hundred (100) pounds per square foot and a ground snow load of one hundred forty-three (143) pounds per square foot.

- (m) Seismic Design: Structures shall be designed to support site class “D” seismic design.
- (n) Frost Depth: Structures shall be designed to support thirty-six (36) inch frost line depth.
- (o) Radon Mitigation: Structures shall identify radon control methods or location on building plans. Radon mitigation piping shall be installed as identified in Appendix F, of the International Residential Code (IRC). Refer to the current adopted version of the IRC by the Town of Alpine. It is recommended that property owners have structure tested for radon levels.
- (p) Adjustments may be considered for sloped or irregular lots.
- (q) Architectural Guidelines:
 - (1) While the color of buildings is a subjective consideration, the Town of Alpine prefers the use of building colors, e.g., earth tones, which are complementary to the surrounding neighborhood environment.
 - (2) While the town does not restrict the use of any exterior material, the Town of Alpine prefers the use of exterior materials that reflect the regional, local, and immediate context of the natural environment.
 - (3) Review of proposed exterior materials and colors shall consider the positive and negative impacts on the surrounding buildings and natural environment.
 - (4) In order to maintain a consistent architectural character, any attached building or garage shall use similar building materials, design, and colors so that the accessory building blends with the general appearance of the primary dwelling.
 - (5) Any attached structures shall not be greater than thirty-three (33) percent taller than the primary roof structure; up to the maximum allowable height.

Section 4-504. Multi-Unit Residential Buildings

- (a) Applicability:
 - (1) The design standards outlined in Section 4-504 shall apply to townhomes, multi-unit residential apartment buildings, multi-unit residential condominium buildings, or a complex of multi-unit residential buildings. These design standards shall supersede any standards that may conflict with the most recent version of the International Building Code or International Residential Code that have been adopted by the Town of Alpine (see Article 4.2 Building Codes).
 - (2) Alpine Design Review Committee guidelines referenced in Section 4-504 (o) required design criteria that must be followed for compliance with the current adopted version of the Alpine Design Review Committee and the current adopted version of the Alpine Land Use and Development Code.
- (b) Floor Area: Floor area shall be measured from the foundation walls, no portion of concrete, posts and/or piers shall be allowed in the established setback area.
- (c) Building Eave Projections/Overhangs: Shall not extend more than three (3) feet into the setback area.
- (d) Garages: Garages shall be detached from, or attached to, the primary residential structure.

- (e) Windows and Entryways: At least fifteen (15) percent of the area of a street-facing façade shall include windows or main entryways.
- (f) Building Materials: Primary structures shall be constructed out of new or recycled materials. The relocation of old or used multi-unit residential buildings into the Town of Alpine is prohibited.
- (g) Roof Pitch:
 - (1) Multi-unit residential structures roof style shall balance compatibility with the character of the area and snow shed considerations. Where pitched roofs are used, steeper roof pitches are preferred, but flatter pitches are permitted. Provided the engineering standards are met. The choice of roof pitch shall include consideration if and where the roof shall hold or release snow and where roof drainage shall occur.
 - (2) Pitched roofs without a parapet wall require an eighteen (18) inch minimum overhang.
- (h) Wind Speed Design: Structures shall be able to resist a wind speed design of one hundred fifteen (115) miles per hour; Exposure C. Refer to the current adopted version of the IRC by the Town of Alpine.
- (i) Snow Load: Structures shall be able to support a roof snow load of one hundred (100) pounds per square foot and a ground snow load of one hundred forty-three (143) pounds per square foot.
- (j) Seismic Design: Structures shall be designed to support site class “D” seismic design.
- (k) Frost Depth: Structures shall be designed to support thirty-six (36) inch frost line depth.
- (l) Radon Mitigation: Structures shall identify radon control methods or location on building plans. Radon mitigation piping shall be installed as identified in Appendix F, of the International Residential Code (IRC). Refer to the current adopted version of the IRC by the Town of Alpine. It is recommended that property owners have structure tested for radon levels.
- (m) Access and Entryways:
 - (1) Multi-unit apartment buildings, residential condominium buildings, or multi-unit residential complexes containing forty (40) or more dwelling units shall provide a divided ingress-egress driveway with a landscaped median for all entrances from public streets.
 - (2) Sidewalks shall be constructed within the interior of any multi-unit or mixed commercial-residential building complex to link multi-unit buildings with other destinations within the complex, e.g., vehicular parking areas, mailboxes, and solid waste disposal area.
 - (3) If a new multi-unit apartment building, residential condominium building, multi-unit residential complex, or commercial-residential building is adjacent to the planned community trail system route, an existing municipal park, or other existing public recreational facility, a paved walkway shall be constructed that provides a direct connection from the building to the proposed trail route, municipal park, or recreational facility. The walkway shall be eight (8) feet in width to accommodate use by pedestrians, bicyclists, and cross-country skiers.
- (n) Utilities:
 - (1) All onsite utility lines shall be located underground except where existing overhead lines are present.

- (2) Outdoor area lighting shall be provided for security. Such lighting shall be shielded to direct light downward and not into dwelling units within or adjacent to the multi-family building or complex.
 - (3) Lighting shall be provided to illuminate the intersections of primary interior driveways and building entryways.
- (o) Design Review Guidelines:
All multi-unit buildings shall adhere to the architectural standards established in the most recent version of the adopted Alpine Design Review Committee Guidelines. These guidelines outline the required design standards to ensure developments are complementary to the surrounding area, buildings and natural environment, as identified in the adopted ordinance.

Section 4-505. Commercial and Mixed Commercial-Residential Buildings

- (a) Applicability:
- (1) The design standards referenced in Section 4-505 shall apply to commercial buildings within the “MRC” Mixed Residential and “C” Commercial District.
 - (2) Alpine Design Review Committee guidelines referenced in Section 4-505 (m) are required design criteria that must be followed for compliance with the current adopted version of the Alpine Design Review Committee and the current adopted version of the Alpine Land Use and Development Code.
 - (3) These design standards shall supersede any standards that may conflict with the most recent version of the International Building Code or International Residential Code that has been adopted by the Town of Alpine (see Article 4.2 Building Codes).
- (b) Floor Area: Floor area shall be measured from the foundation walls, no portion of concrete, posts and/or piers shall be allowed in the established setback area.
- (c) Building Eave Projections/Overhangs: Shall not extend more than three (3) feet into the setback area.
- (d) Building Materials: Primary structures shall be constructed out of new or recycled materials. The relocation of old or used commercial or mixed commercial-residential structures into the Town of Alpine is prohibited. Special consideration may be made for historical buildings.
- (e) Roof Pitch:
- (1) Commercial or mixed commercial-residential structures roof style shall balance compatibility with the character of the area and snow shed considerations. Where pitched roofs are used, steeper roof pitches are preferred, but flatter pitches are permitted. Provided the engineering standards are met. The choice of roof pitch shall include consideration if and where the roof shall hold or release snow and where roof drainage shall occur.
 - (2) Pitched roofs without a parapet wall require an eighteen (18) inch minimum overhang.
- (f) Wind Speed Design: Structures shall be able to resist a wind speed design of one hundred fifteen (115) miles per hour; Exposure C. Refer to the current adopted version of the IRC by the Town of Alpine.

- (g) Snow Load: Structures shall be able to support a roof snow load of one hundred (100) pounds per square foot and a ground snow load of one hundred forty-three (143) pounds per square foot.
- (h) Seismic Design: Structures shall be designed to support site class “D” seismic design.
- (i) Frost Depth: Structures shall be designed to support thirty-six (36) inch frost line depth.
- (j) Radon Mitigation: Structures shall identify radon control methods or location on building plans. Radon mitigation piping shall be installed as identified in Appendix F, of the International Residential Code (IRC). Refer to the current adopted version of the IRC by the Town of Alpine. It is recommended that property owners have structure tested for radon levels.
- (k) Building Structure: Commercial or mixed commercial-residential buildings exceeding two (2) stories shall incorporate a base, middle, and a cap which are described as follows:
 - (1) The base shall include an entryway with transparent windows.
 - (2) The middle may include windows and/or balconies.
 - (3) The cap shall include the area from the top floor to the roof of the building and shall include a cornice or a roof overhang.

These structures shall adhere to Section 3-204 and Section 3-205 for the maximum building heights allowable for those zoning districts.

- (j) Building Façades: A building façade refers to the exterior side of a building that includes entire building walls, including wall faces, parapets, fascia, windows, doors, canopy, and visible roof structures of one complete building elevation. The following requirements shall be applied to the design of commercial building façades:
 - (1) Distinct modules for a single, continuous façade (see Figure 4-1), e.g., shopping center, shall incorporate visible changes in the façade elevation through the use of wall plane projects, piers, columns, colonnades, arcades or similar architectural features that create a distinct façade elevation.
 - (2) The modules for a single, continuous facade shall not exceed an average of thirty (30) feet in width. No individual module shall exceed fifty (50) feet in width (See Figure 4-2).

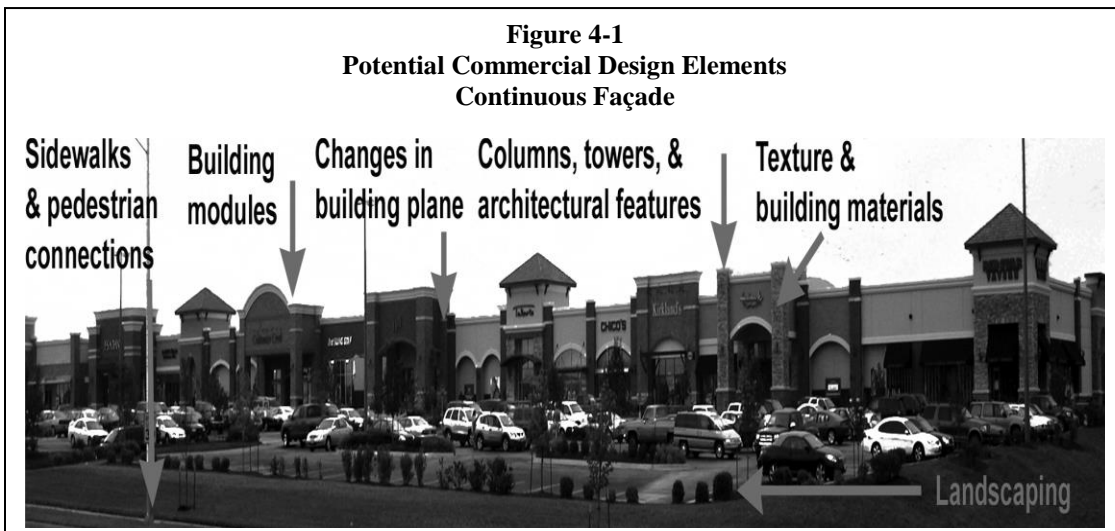


Figure 4-2
Individual Building Modules in Single, Continuous Façade



(k) Ground Floor Design:

- (1) The primary entrance to all commercial or mixed commercial-residential buildings shall open to a street, plaza, square, walking path, or sidewalk.
 - (2) Pedestrian access from the public sidewalk, street right-of-way, or driveway to the primary commercial structure shall contain an improved surface.
 - (3) The ground floors of all commercial buildings shall encourage and complement pedestrian-scale activity through the use of windows and doors so that commercial uses are visible from and/or accessible to the street frontage.
- (l) Mechanical Equipment: Mechanical equipment, electrical meter and service components, and other utility devices shall be screened from view at the front property line.

(m) Architectural Guidelines:

All commercial and mixed commercial-residential buildings shall adhere to the architectural standards established in the most recent version of the adopted Alpine Design Review Committee Guidelines. These guidelines outline the required design standards to ensure developments are complementary to the surrounding area, buildings and natural environment, as identified in the adopted ordinance.

Section 4-506. Light Industrial Buildings

(a) Applicability:

- (1) The design standards outlined in Section 4-506 shall apply to light industrial buildings within the Light Industrial District.
 - (2) These design standards shall supersede any standards that may conflict with the most recent version of the International Building Code that has been adopted by the Town of Alpine (see Article 4.2 Building Codes).
 - (3) Alpine Design Review Committee guidelines referenced in Section 4-505 (m) are required design criteria that must be followed for compliance with the current adopted version of the Alpine Design Review Committee and the current adopted version of the Alpine Land Use and Development Code.
- (b) Floor Area: Floor area shall be measured from the foundation walls, no portion of concrete, posts and/or piers shall be allowed in the established setback area.
- (c) Building Eave Projections/Overhangs: Shall not extend more than three (3) feet into the setback area.
- (d) Building Materials: Primary structures shall be constructed out of new or recycled materials. The relocation of old or used light industrial structures into the Town of Alpine is prohibited.
- (e) Roof Pitch:
- (1) Light industrial structures roof style shall balance compatibility with the character of the area and snow shed considerations. Where pitched roofs are used, steeper roof pitches are preferred, but flatter pitches are permitted. Provided the engineering standards are met. The choice of roof pitch shall include consideration if and where the roof shall hold or release snow and where roof drainage shall occur.

- (2) Pitched roofs without a parapet wall require an eighteen (18) inch minimum overhang.
- (f) Wind Speed Design: Structures shall be able to resist a wind speed design of one hundred fifteen (115) miles per hour; Exposure C. Refer to the current adopted version of the IRC by the Town of Alpine.
 - (g) Snow Load: Structures shall be able to support a roof snow load of one hundred (100) pounds per square foot and a ground snow load of one hundred forty-three (143) pounds per square foot.
 - (h) Seismic Design: Structures shall be designed to support site class “D” seismic design.
 - (i) Frost Depth: Structures shall be designed to support thirty-six (36) inch frost line depth.
 - (j) Radon Mitigation: Structures shall identify radon control methods or location on building plans. Radon mitigation piping shall be installed as identified in Appendix F, of the International Residential Code (IRC). Refer to the current adopted version of the IRC by the Town of Alpine. It is recommended that property owners have structure tested for radon levels.
 - (k) Adjustments may be considered for sloped or irregular lots.
 - (l) Architectural Guidelines:
All Light Industrial buildings shall adhere to the architectural standards established in the most recent version of the adopted Alpine Design Review Committee Guidelines. These guidelines outline the required design standards to ensure developments are complementary to the surrounding area, buildings and natural environment, as identified in the adopted ordinance.

Section 4-507. Public and Community Facilities

- (a) Applicability:
 - (1) The design standards referenced in Section 4-507 shall apply to public and community facilities within the Public and Community Facilities District.
 - (2) These design standards shall supersede any standards that may conflict with the most recent version of the International Building Code that has been adopted by the Town of Alpine (see Article 4.2 Building Codes).
- (b) Floor Area: Floor area shall be measured from the foundation walls, no portion of concrete, posts and/or piers shall be allowed in the established setback area.
- (c) Building Eave Projections/Overhangs: Shall not extend more than three (3) feet into the setback area.
- (d) Building Materials: Primary structures shall be constructed out of new or recycled materials. The relocation of old or used public and community facilities into the Town of Alpine is prohibited. Special consideration may be made for historical buildings.
- (e) Roof Pitch:
 - (1) Public and Community Facilities structures roof style shall balance compatibility with the character of the area and snow shed considerations. Where pitched roofs are used, steeper roof pitches are preferred, but flatter pitches are permitted. Provided the engineering standards are met. The choice of roof pitch shall include consideration if and where the roof shall hold or release snow and where roof drainage shall occur.
 - (2) Pitched roofs without a parapet wall require an eighteen (18) inch minimum overhang.
- (f) Wind Speed Design: Structures shall be able to resist a wind speed design of one hundred fifteen (115) miles per hour; Exposure C. Refer to the current adopted version of the IRC by the Town of Alpine.
- (g) Snow Load: Structures shall be able to support a roof snow load of one hundred (100) pounds per square foot and a ground snow load of one hundred forty-three (143) pounds per square foot.
- (h) Seismic Design: Structures shall be designed to support site class “D” seismic design.
- (i) Frost Depth: Structures shall be designed to support thirty-six (36) inch frost line depth.
- (j) Radon Mitigation: Structures shall identify radon control methods or location on building plans. Radon mitigation piping shall be installed as identified in Appendix F, of the International Residential Code (IRC). Refer to the current adopted version of the IRC by the Town of Alpine. It is recommended that property owners have structure tested for radon levels.
- (k) Architectural Guidelines:

All Public and Community Facilities buildings shall adhere to the architectural standards established in the most recent version of the adopted Alpine Design Review Committee Guidelines. These guidelines outline the required design standards to ensure developments are complementary to the surrounding area, buildings and natural environment, as identified in the adopted ordinance.

Section 4-508. Recreational and Conservation Area Facilities

- (a) Applicability:
 - (1) The design standards referenced in Section 4-508 shall apply to recreational and conservation area facilities within the Recreation and Conservation District.
 - (2) These design standards shall supersede any standards that may conflict with the most recent version of the International Building Code that has been adopted by the Town of Alpine (see Article 4.2 Building Codes).
- (b) Floor Area: Floor area shall be measured from the foundation walls, no portion of concrete, posts and/or piers shall be allowed in the established setback area.
- (c) Building Eave Projections/Overhangs: Shall not extend more than three (3) feet into the setback area.
- (d) Building Materials: Primary structures shall be constructed out of new or recycled materials. The relocation of old or used recreational and conservation area facilities into the Town of Alpine is prohibited.
- (e) Roof Pitch:
 - (1) Recreational and Conservation Area facilities roof style shall balance compatibility with the character of the area and snow shed considerations. Where pitched roofs are used, steeper roof pitches are preferred, but flatter pitches are permitted. Provided the engineering standards are met. The choice of roof pitch shall include consideration if and where the roof shall hold or release snow and where roof drainage shall occur.
 - (2) Pitched roofs without a parapet wall require an eighteen (18) inch minimum overhang.
- (f) Wind Speed Design: Structures shall be able to resist a wind speed design of one hundred fifteen (115) miles per hour; Exposure C. Refer to the current adopted version of the IRC by the Town of Alpine.
- (g) Snow Load: Structures shall be able to support a roof snow load of one hundred (100) pounds per square foot and a ground snow load of one hundred forty-three (143) pounds per square foot.
- (h) Seismic Design: Structures shall be designed to support site class “D” seismic design.
- (i) Frost Depth: Structures shall be designed to support thirty-six (36) inch frost line depth.
- (j) Radon Mitigation: Structures shall identify radon control methods or location on building plans. Radon mitigation piping shall be installed as identified in Appendix F, of the International Residential Code (IRC). Refer to the current adopted version of the IRC by the Town of Alpine. It is recommended that property owners have structure tested for radon levels.
- (k) Architectural Guidelines:

All Recreational and Conservation buildings shall adhere to the architectural standards established in the most recent version of the adopted Alpine Design Review Committee Guidelines. These guidelines outline the required design standards to ensure developments are complementary to the surrounding area, buildings and natural environment, as identified in the adopted ordinance.

ARTICLE 4.6 VEHICULAR PARKING STANDARDS

Section 4-601. Intent

The intent of the vehicular parking standards is to establish reasonable parking provisions for the design of vehicular parking facilities in the multi-unit residential (R2), mixed residential commercial (MRC), commercial (C), light industrial (LI), public and community facility (PCF), and recreation conservation (RC) zoning districts. The number of parking spaces required for various land uses is identified within the requirements for each zoning district in Part 3 of the Alpine Land Use and Development Code.

In addition to these standards, the Town of Alpine prefers that vehicular parking areas are constructed behind buildings that they provide parking for. This preferred approach contrasts to vehicular parking areas that are often situated immediately adjacent to a highway, roadway or street access that fronts the building.

Section 4-602. Applicability

- (a) The provisions of Article 4.6 shall apply at the time a building is constructed, altered, or enlarged, or whenever the use and/or occupant load of a building is changed.
- (b) In the case of mixed land uses, the total number of required vehicular parking spaces shall represent the sum of the parking requirements for the various uses computed separately. Required vehicular parking spaces for one use shall not be considered required parking spaces for any other land use.

Section 4-603. Driveways

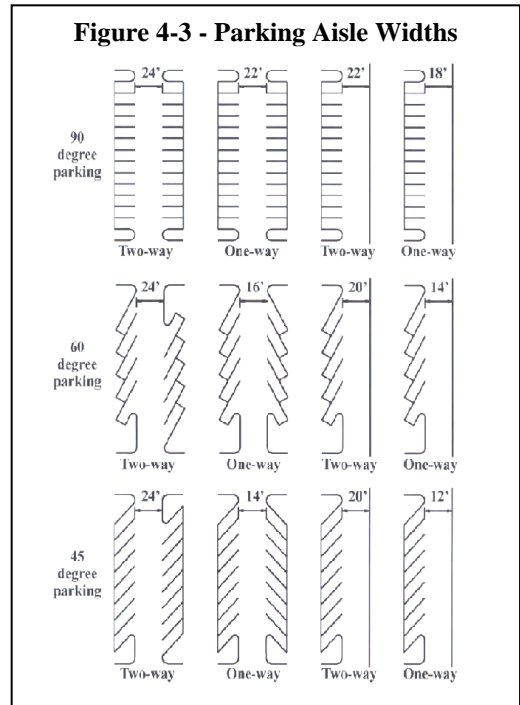
- (a) Driveway approaches to any lot shall be constructed in a manner that does not interfere, or create a safety hazard, with pedestrian crosswalks.
- (b) Driveways shall be constructed a minimum of five (5) feet from any obstruction such as a streetlight or utility pole, fire hydrant, traffic signal controller, telephone junction box, etc.
- (c) Driveway entrances shall be designed to accommodate all types of vehicles that may enter the lot, including delivery and service vehicles.
- (d) Driveways shall not be less than ten (10) feet wide and contain a maximum of ten (10) percent horizontal and vertical slope.

Section 4-604. Access to Vehicular Parking Areas

- (a) All off-street parking spaces shall be accessible without backing into or otherwise re-entering a public right-of-way.
- (b) When an off-street parking area does not abut a public street or highway, an access drive not less than twenty-four (24) feet wide (for two-way traffic) shall connect the parking area with the Public Street or Highway.

Section 4-605. Vehicular Parking Area Design

- (a) Access Drives: Access drives within the driveway right-of-way shall be twenty-four (24) feet for two (2) way traffic and twelve (12) feet for one (1) way traffic (Figure 4-3). For access drives serving thirty (30) or less vehicles and where parking is not provided on either side of the driveway, the width for two (2) way drives can be reduced to twenty-two (22) feet.
- (b) Aisle Widths: Aisle widths shall be dependent upon traffic flow, i.e., one (1) or two (2) way, the angle of parking stalls, and whether or not parking shall be on both sides of the parking aisle (Figure 4-3).
- (c) Parking Spaces: With the exception of parallel parking stalls, all parking spaces, exclusive of access drives or aisles, shall consist of a rectangular area not less than eight and a half (8.5) wide by eighteen (18) feet in length. Parallel parking stalls shall be ten (10) by twenty (20) feet.



- (d) Parking lot dimensions for variable parking angles and traffic flow patterns, i.e., one (1) or two (2) way, shall conform to the dimensions illustrated in Figure 4-4 and Table 4-6.

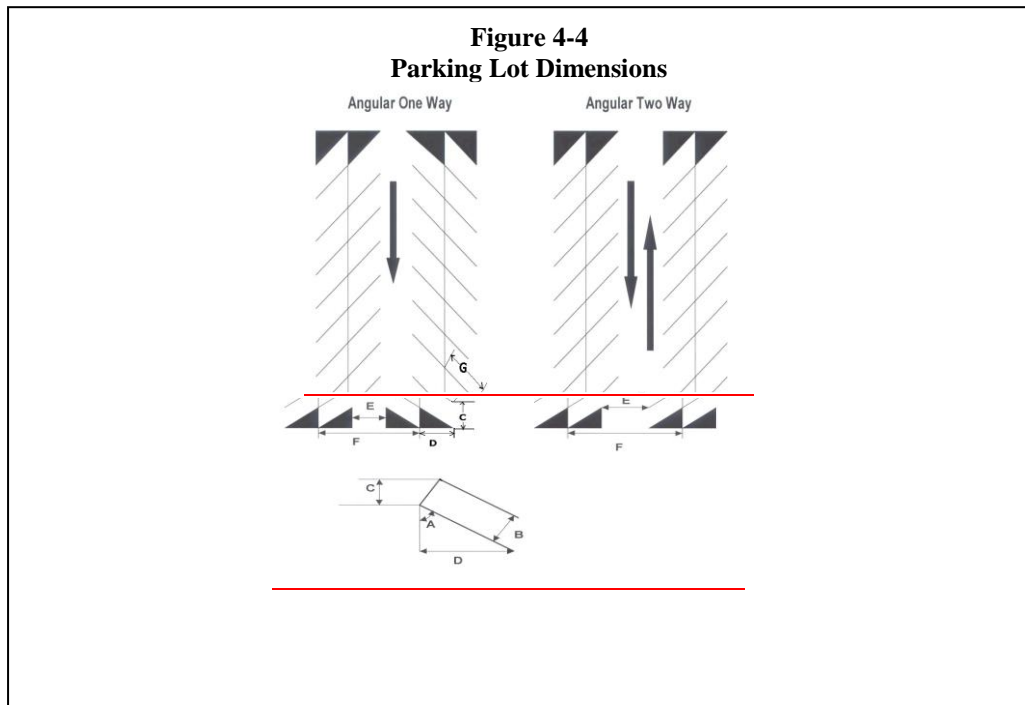


TABLE 4-6 MINIMUM DIMENSIONAL STANDARDS FOR VEHICULAR PARKING ON BOTH SIDES OF THE AISLE								
<i>Angle</i>	<i>Dimensions</i>				<i>One Way Traffic</i>		<i>Two Way Traffic</i>	
Parking Angle	Stall Width (ft)	Curb Length (ft)	Stall Depth (ft)	Stripe Length (ft)	Aisle Width (ft)	Section Width (ft)	Aisle Width (ft)	Section Width (ft)
A	B	C	D	G	E	F	E	F
30°	8.5	17	16.4	32.7	12	44.7	24	56.7
45°	8.5	12	18.7	26.5	14	51.4	24	61.4
60°	8.5	9.8	19.8	22.9	16	55.6	24	63.6
90°	8.5	8.5	18	18	22	58	24	60

Source: University of Houston, 2007.

Section 4-606. Specifications for Development of Vehicular Parking Areas

- (a) Slope: Parking areas shall have a design slope, which does not exceed five (5) percent. However, access ramps or driveways may contain slopes up to ten (10) percent.
- (b) Surfacing Requirements:
 - (1) Vehicular parking areas, aisles, and access drives, supporting all land uses shall be an improved surface with the following exception noted in subsection (2).
 - (2) Vehicular parking areas that support single family and two (2) family dwelling units, i.e., detached single family homes, twin-homes and duplexes may be paved or surfaced with gravel, road base or other similar material.
- (c) Paved Area Standards:
 - (1) Paved parking areas, aisles and access drives shall be paved with paving blocks, asphalt or other all-weather surface.
 - (2) The paved vehicular parking area shall contain a minimum pavement thickness of two (2) inches and a minimum four (4) inch base.
- (d) Compaction and Drainage:
 - (1) Parking areas, aisles and access drives shall be compacted and paved or surfaced in conformity with applicable specifications to provide a durable surface.
 - (2) Parking areas, aisles, and access drives shall be graded and drained to enable the disposal of surface water runoff without damage to adjoining public and private lands, roads, or alleys.
- (e) Marking of Spaces: Land uses which require more than two (2) parking spaces shall have all required spaces clearly marked with paint, or other similar distinguishing material.
- (f) Wheel Stops:
 - (1) Wheel stops shall be provided for parking lots with a ground slope of more than three (3) percent. However, the installation of wheel stops is optional for parking stalls oriented at right angles to the direction of the ground slope.
 - (2) Wheel stops are required on the perimeter of parking lots, which are adjacent to walls, fences, or pedestrian walkways.

- (g) Landscaping:
- (1) Where parking facilities are situated adjacent to a street right-of-way, a minimum of five (5) feet of landscaping shall be provided adjacent to the right-of-way line. Driveways, sidewalks and bikeways adjacent to the right-of-way line shall be excluded from this requirement. The landscaped area shall increase to a minimum of ten (10) feet when the parking facility adjoins a State highway. Landscaping shall consist of trees, shrubs, and/or groundcover.
 - (2) At least five (5) percent of the total gross area of a parking facility shall be landscaped with trees, shrubs, and/or groundcover.
- (h) Lighting:
- (1) A lighting system shall be installed to provide illumination over the entire parking area during regular business hours and minimum-security illumination during non-business hours.
 - (2) All lighting in the vehicular parking area shall be shielded and downcast to minimize glare onto adjoining properties and public rights-of-way.
 - (3) Parking lot lighting shall not exceed an overall average illumination of one and a half (1.5) foot candles.
- (i) Fire Hydrant:
- (1) There shall be a thirty (30) foot diameter of clearance around all fire hydrants unless otherwise stated by the Alpine Fire District.

Section 4-607. Parking for Handicapped and Disabled Persons

- (a) Parking Space Requirements:
- (1) All non-residential parking facilities accessible to the general public shall provide accessible parking spaces designated for use by handicapped and disabled persons. The required number of accessible parking spaces for handicapped and disabled persons shall be calculated according to the total number of spaces required for each parking facility (Table 4-7).

TABLE 4-7 NUMBER OF PARKING SPACES REQUIRED FOR HANDICAPPED AND DISABLED PERSONS	
<i>Total Number of Parking Spaces in Vehicular Parking Facility</i>	<i>Number of Required Parking Spaces for Handicapped and Disabled Persons</i>
1-25	1
26-50	2
51-75	3
76-100	4
100-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501 or more	2 percent of the total number of parking spaces

Source: United States Access Board, 2007.

- (2) When less than five (5) parking spaces are provided, one parking stall shall be fourteen (14) feet wide and striped to provide a nine (9) foot parking area and a five (5) foot loading and unloading area.

(b) Location of Parking Spaces:

- (1) Parking spaces for handicapped and disabled persons shall be located as near as practical to a primary entrance, and not be less than fourteen (14) feet wide and striped to accommodate curb cut to access walkways.



- (2) The parking space shall be located so that a handicapped or disabled person is not compelled to wheel, or walk, behind parked vehicles.

- (3) Pedestrian walkways, which are accessible to the physically handicapped, shall be provided from each handicap parking space to related facilities. When needed, curb cuts or ramps shall also be provided.

- (c) Slope: The surface slopes of parking spaces for handicapped and disabled persons shall be the minimum possible, but not exceed one-quarter inch per foot (2.083% slope) in any direction.

- (d) Marking: The surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blueprint; the identification sign shall be at least three (3) square feet in size.

Section 4-608. Compact Automobile Spaces

- (a) Not more than twenty (20) percent of the parking spaces in a non-residential parking area may be compact parking spaces.
- (b) Compact parking spaces shall have a minimum dimension of fifteen (15) feet long and eight (8) feet wide.

ARTICLE 4.7 OUTDOOR LIGHTING

- (a) Intent: All exterior lighting shall be designed, located and lamped in order to minimize over lighting, energy waste, glare, light trespass, skyglow and/or dark sky compliance.

(b) General Guidelines:

- (1) All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

- (2) Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.
 - (3) Area lights, all area lights are encouraged to be eighty-five degree (85°) full cutoff type luminaries.
- (c) Type of Luminaires: All exterior lighting shall use full cut-off luminaires with the light source downcast and fully shielded (Appendix B, Figures 1 and 2), with the following exceptions:
- (1) Luminaires that have a maximum output of four hundred (400) lumens per fixture, regardless of number of lamps (equal to one forty {40} watt incandescent light) may be left unshielded provided the luminaire has an opaque top, or is under an opaque structure (Appendix B, Figure 5).
 - (2) Luminaires that have a maximum output of one thousand (1,000) lumens per fixture, regardless of number of lamps (equal to one sixty {60} watt incandescent light) may be partially shielded provided the lamp is not visible, and the luminaire has an opaque top or is under an opaque structure (Appendix B, Figure 3).
 - (3) Floodlights with external shielding provided that no light is directed above a twenty-five (25) degree angle measured from the vertical line from the center of the light extended to the ground, and only if the luminaire does not cause glare or light to shine on adjacent property or public rights-of-way (Appendix B, Figures 6 and 7). Note: Photocells with timers that allow a floodlight to go on at dusk and off by eleven (11) p.m., are encouraged.
 - (4) Residential and Commercial Christmas lighting is encouraged from November 1st to February 1st. Christmas lights are encouraged to be turned off by eleven (11) p.m.
 - (5) Sensor activated luminaries, provided that:
 - (aa) they are located in a manner that prevents glare and lighting onto other properties, or into a public right-of-way;
 - (bb) luminaire is set to turn on when activated, and set to turn off within five (5) minutes after activation has ceased; and,
 - (cc) the luminaire shall not be triggered by offsite activity.
 - (6) Vehicular lights and all temporary lighting required by law enforcement, fire protection, and emergency medical service agencies.
 - (7) Lighting of radio, communication, and navigation towers.
 - (8) Luminaries supporting the lighting of playing fields, e.g., baseball and soccer, and courts, e.g., tennis and basketball.
- (d) Illuminance and Type of Lamp:
- (1) Streetlights shall be high-pressure sodium, low-pressure sodium, or metal halide, unless it can be demonstrated that another type of light is more efficient.
 - (2) Streetlights along residential streets shall be limited to seventy (70) watt high-pressure sodium (hps) light with a lumen output of sixty-four hundred (6,400).
 - (3) Streetlights at street intersections shall be limited to one hundred (100) watts hps, with a lumen output of ninety-five hundred (9,500).

- (4) Streetlights at major intersections on Wyoming State Highway 89 shall be limited to two hundred fifty (250) watts hps.
 - (5) If a light type other than high-pressure sodium is used, then the equivalent output shall be the limit for the selected type of light.
 - (6) All exterior lighting shall not cause light trespass and shall protect adjacent properties from any glare and/or excessive lighting.
- (e) **Street Lighting Placement:**
- (1) Streets in residential subdivisions shall have at least, one light at each intersection. If the spacing between the intersection lights exceeds three hundred twenty (320) feet on a straight street, mid-block lights shall be added to maintain spacing less than or equal to three hundred twenty (320) feet. If the street has a curve, judgment shall be used by the developer to reduce the spacing to less than three hundred twenty (320) feet.
 - (2) Where possible, streetlights shall be staggered on alternate sides of the roadway. For “T” intersections, the light should be located on either corner of the street that ends.
- (e) **Guidelines for Selection of Luminaire and Determination of Mounting Heights:** As shown in Figures 1 through 7; as well as Tables 1, 2 and 3 located in Appendix B; are provided to facilitate the selection of luminaire and the determination of mounting heights for streetlights in subdivisions. These guidelines shall be used by subdivision developers for the planning of streetlight facilities and by the Zoning Administrator and/or Planning and Zoning Commission for review and evaluation of proposed subdivisions. The Town of Alpine does not endorse or discriminate against any manufacturer or company that may be mentioned or shown in these illustrations and related statistical tables.

ARTICLE 4.8 SIGNS

Section 4-801. General

- (a) **Intent:** The sign standards outlined in Article 4.8 are intended to coordinate the use, placement, physical dimensions, and design of all signs within the Town of Alpine. Signs permits shall only be issued to licensed businesses within the incorporated boundaries.
- (b) **Prohibited Signs:** The following signs shall be prohibited in all zoning districts.
 - (1) Flashing, rotating, blinking signs; signs with moving, rotating, or flashing lights, this includes electronically animated signs.
 - (2) Any sign that is erected in a location that causes visual obstruction or interference with motorized vehicular traffic.
 - (3) Mechanical or electrical appurtenances, such as “revolving beacons”, that are designed to compel attention.
 - (4) Any sign (not including its supporting structure) which, after the premises have been vacated for thirty (30) days or more, advertises an activity, business, product, or service that is no longer

produced or conducted upon the premises where a sign is located. Note: This provision shall not apply to permanent signs accessory to businesses which are open only on a seasonal basis, provided that there is clear intent to continue operation of the business.

- (5) Any sign or sign structure which:
 - (aa) Is structurally unsafe;
 - (bb) Constitutes a safety or health hazard to safety or health by reason of inadequate maintenance or dilapidation.
- (6) All nonconforming signs in existence before the effective date of this Land Use and Development Code may continue to be used provided, they are maintained in a safe manner and are kept in good repair. Maintenance of a nonconforming sign is allowed.

Section 4-802. Sign Standards in Residential Districts

- (a) Applicability: Sign standards in Section 4-802 are applicable to all residential zoning districts, which include:

- R-1 Single-Family Residential District
- R-2 Multi-Unit Residential District
- MRC Mixed Residential and Commercial District

In addition to the following zoning district:

- RC Recreation and Conservation District

- (b) Sign Standards (See Table 4-8):

- (1) One (1) nameplate identifying the name of the occupant residing within the dwelling unit and/or one (1) address sign indicating the address of the dwelling unit is permitted for each dwelling unit. The nameplate and address may be indicated on one (1) sign. The authorized sign(s) shall be attached to the dwelling unit and be parallel with the wall to which it is attached. **The signs shall be unlighted.** The total area of each sign shall not exceed four (4) square feet.

TABLE 4-8 SIGN STANDARDS FOR RESIDENTIAL ZONING DISTRICTS* SIGN STANDARDS FOR RECREATION AND CONSERVATION DISTRICT SIGNS PERMITS SHALL ONLY BE ISSUED TO <u>LICENSED</u> BUSINESSES WITHIN THE INCORPORATED BOUNDARIES.			
<i>Type of Sign</i>	<i>Number of Signs</i>	<i>Maximum Area (sq. ft.)</i>	<i>Comments</i>
Nameplate and Address	2	4'	Permit Required ; First sign indicates name of building occupant, and second sign indicates address; may opt for sign which indicates both name and address; shall be attached to dwelling unit and parallel with wall to which it is attached; unlighted.
Home Occupation Directional Signs	1	6'	Permit Required ; indicates name of home occupation; shall be attached to dwelling unit and parallel with wall to which it is attached; not allowed on roof eaves; unlighted.
Home Occupation Sandwich Boards	1	12' Per Side	No fee ; each Business Property is allowed 1 (one) sandwich board sign, during business hours ONLY ; <u>placement must be on business</u>

{3' x 4' in total size}			<u>property.</u>
Temporary Signs: Property for Sale or Rent	1	12'	No fee; indicates sale or rental of property where sign is located; unlighted. MUST be removed within 7 (seven) days of property sell date.
Temporary Signs: Freestanding Election		16'	No fee; MUST be removed within 7 (seven) days after election date.
Temporary Signs: Freestanding yard, garage sale sign or of similar size		16'	No fee; may be displayed for up to 14 days, but must be removed within 24 hours of event
* Residential Zoning Districts include the following: R-1 Single-Family Residential District; R-2 Multi-Unit Residential District, and MRC Mixed Residential and Commercial District.			
Note: All signs must also comply with standards set forth in Section 4-802.			

- (2) One (1) home occupation sign indicating the name of the home occupation taking place within the dwelling unit is permitted for each dwelling property. The sign shall be attached to the dwelling unit and be parallel with the wall to which it is attached. However, no signs shall be installed on roof eaves. The authorized sign shall be unlighted and shall not exceed a total area of six (6) square feet.
- (3) One (1) unlighted sign is permitted to indicate the availability of the rental or sale of the dwelling property where the sign is located. The sign shall not exceed a total area of twelve (12) square feet, may be temporarily placed in residential areas by shall be removed by the landowner and/or occupants of a property with 7 (seven) days of property rental date and/or sell date.
- (4) Freestanding election signs shall not exceed sixteen (16) square feet, may be temporarily placed in residential areas but shall be removed by the landowner and/or occupants of a property within seven (7) days after the election date.
- (5) Freestanding yard sale, garage sale or other similar signs, which shall not exceed sixteen (16) square feet; may temporarily be placed in residential areas for up to fourteen (14) days. However, the landowner or occupants of a property shall remove these signs within twenty-four (24) hours after the event has occurred.

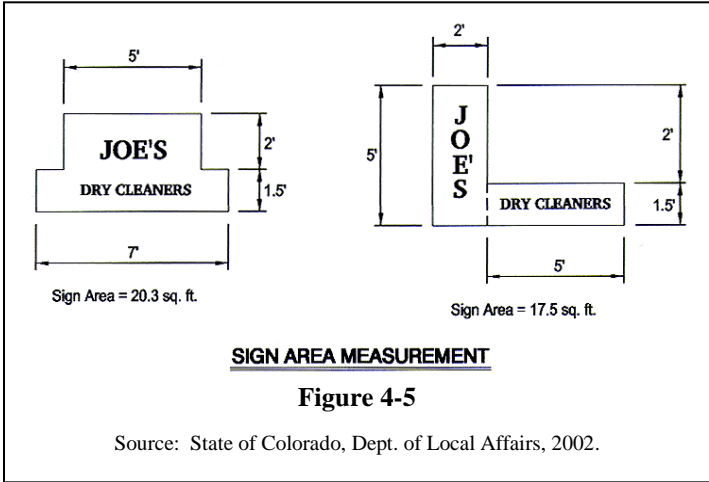
Section 4-803. Sign Standards for Commercial, Light Industrial, Public and Community Facility Districts

(a) Applicability: Sign standards in this section are applicable to the following zoning districts:

- MRC Mixed Residential and Commercial District
- C Commercial District
- LI Light Industrial District
- PCF Public and Community Facility District

(b) Measurement of Sign Area and Height:

- (1) Sign Surface Area. The area of a geometric shape enclosing any message, logo, symbol, name, photograph or display face shall be measured using standard mathematical formulas (Figure 4-5). Time and temperature devices shall not be included within the measurement of maximum sign area.
 - (aa) Sign Support. Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area.
 - (bb) Back-to-Back (Double-Faced) Signs. Back-to-back signs shall be regarded as a single sign only if mounted on a single structure.
 - (cc) Three-Dimensional Signs. Where a sign consists of one (1) or more three (3) dimensional objects, i.e., balls, cubes, clusters of objects, sculpture, the sign area shall be measured as their maximum projection upon a vertical plane.
 - (dd) Wall Signs. If a sign is attached to a wall, only that portion of the wall onto which the sign face or letters are placed shall be calculated in the sign area.



- (2) **Sign Height.** The height of a sign shall be measured from the highest point of a sign to the ground surface beneath it (Figure 4-6) commonly known as the mean elevation of the street (road elevation). When landscape berms are used in conjunction with signage, the height of the sign shall be measured from the mean elevation of the fronting street.

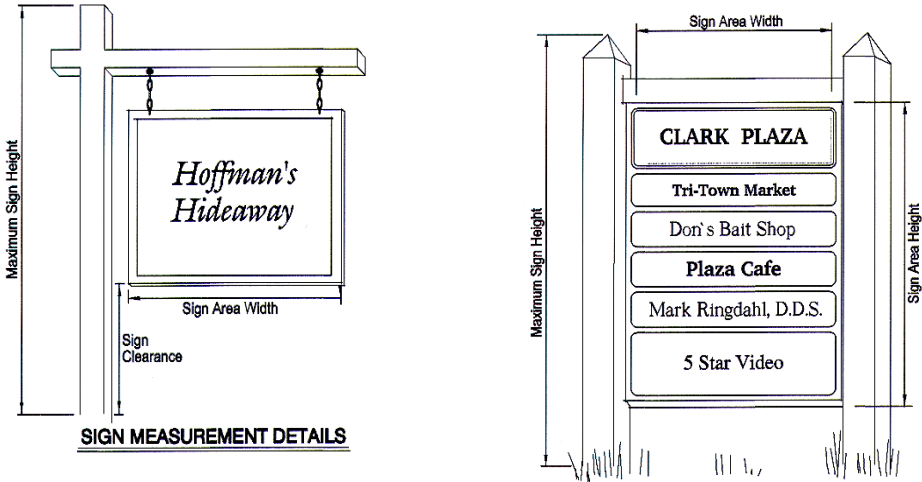


Figure 4 - 6

Source: State of Colorado, Dept. of Local Affairs, 2002.

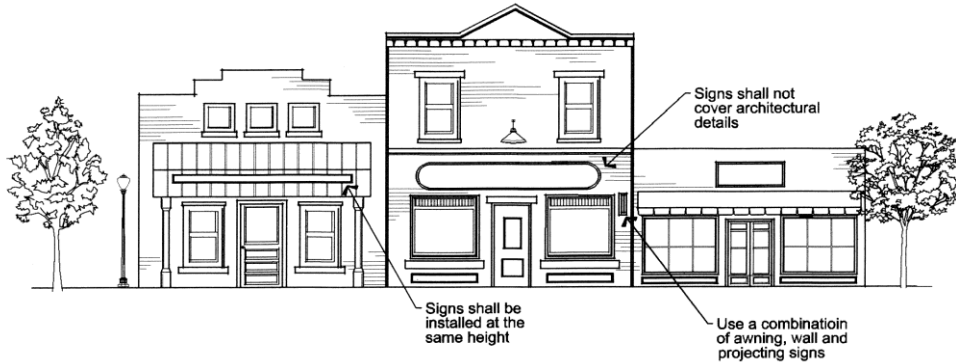
(c) General Design Guidelines:

- (1) Signs shall make a positive contribution to the general appearance of the street and commercial area in which they are located.
- (2) Signs shall be made by a professional sign company or other qualified individual.
- (3) The scale of signs shall be appropriate for the building on which they are placed and the area where they are located. Building signs shall be harmonious in scale and proportion with the building facade they are mounted to.

- (4) Sign location and placement.
 - (aa) Signs shall not visually overpower or obscure architectural features (Figure 4-7).
 - (bb) Coordinate the sign with the architectural design and overall color scheme of the building and landscaping of the site or building frontage. Signs shall be designed to complement or enhance the other signs for a building.

**Figure 4-7
Sign Location and Placement**

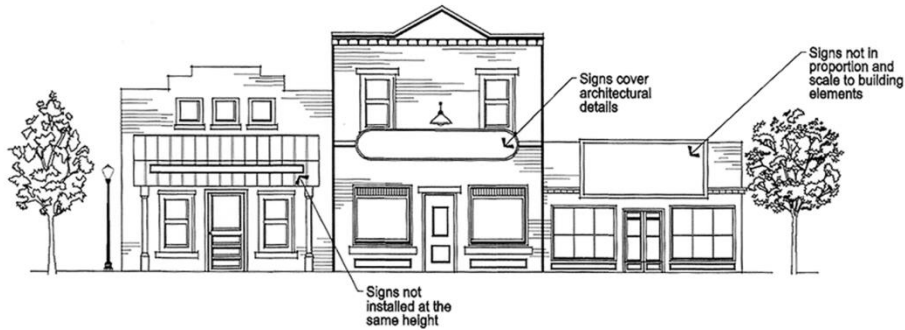
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Source: State of Colorado, Dept. of Local Affairs, 2002.

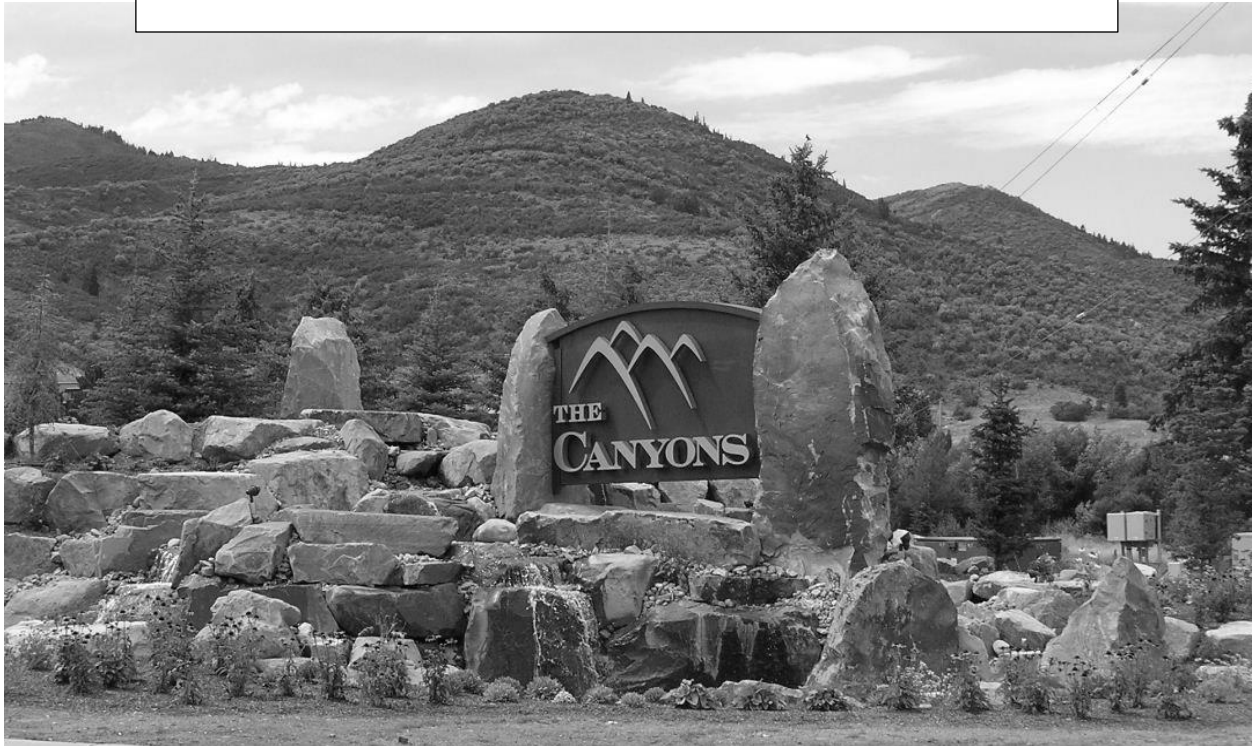
**Figure 4-7 - Continued
Sign Location and Placement**

NOT THIS



Source: State of Colorado, Dept. of Local Affairs, 2002.

Figure 4-8
Example – Freestanding Sign with Landscaping



- (5) Freestanding Signs shall be landscaped at their base in a way harmonious with the landscape concept for the whole site. Landscaping shall form an attractive, dense cluster at the base of the sign that is equally attractive in winter and summer (Figure 4-8).
- (6) Sign Illumination.
 - (aa) All lighting shall be downlit or back lit.
 - (bb) Sign illumination shall complement, not overpower, the overall composition of the site.
- (d) Sign Standards for Mixed Residential Commercial District
 - (1) Each business establishment may construct and/or install two (2) square feet of signage for every lineal foot of commercial building frontage, with a cap of one hundred-fifty (150) square feet.
 - (2) Signage may include one or more types of signs that are authorized for this zoning district. The type, number, and size of signs authorized in this district are summarized in Table 4-9.
 - (2) All sign design, construction, and installation shall also conform to sign standards outlined in Section 4-803(g).
- (e) Sign Standards for Commercial District
 - (1) Each business establishment/property may construct and/or install two and a half (2.5) square feet of signage for every lineal foot of commercial building frontage, with a cap of two hundred

(200) square feet.

- (2) Commercial Properties in excess of four (4) acres shall be allowed to construct and/or install four and a half (4.5) square feet of business building signage for every lineal foot of primary (anchor store) commercial building frontage.
 - Only one (1) freestanding sign is allowed per primary street frontage, except that one (1) additional freestanding sign shall be allowed for properties with four hundred (400) feet or more of street frontage. Approved freestanding signs are strongly encouraged to have the primary (anchor) commercial building signage above and include any additional multi-tenant signage below.
 - Multi-tenant signage not to exceed eight (8) square feet per business. Total multi-tenant signage not to exceed a total of sixty-four (64) square feet.
- (4) Signage may include one or more types of signs that are authorized for this zoning district. The type, number, and size of signs authorized in this district are summarized in Table 4-10.
- (5) All sign design, construction, and installation shall also conform to sign standards outlined in Section 4-803(g).

(f) Sign Standards for Light Industrial District

- (1) Each business establishment may construct and/or install two (2) square feet of signage for every lineal foot of commercial building frontage.
- (2) Signage may include one (1) or more types of signs that are authorized for this zoning district. The type, number, and size of signs authorized in this district are summarized in Table 4-11.
- (3) All sign design, construction, and installation shall also conform to sign standards outlined in Section 4-803(g).

(g) Sign Standards for Public and Community Facilities

- (1) Each business establishment may construct and/or install two (2) square feet of signage for every lineal foot of commercial building frontage.
- (2) Signage may include one (1) or more types of signs that are authorized for this zoning district. The type, number, and size of signs authorized in this district are summarized in Table 4-9.
- (3) All sign design, construction, and installation shall also conform to sign standards outlined in Section 4-803(g).

(h) Standards for Specific Types of Signs:

- (1) Awning Sign. An awning sign is a sign which is painted, stitched, sewn or stained onto the exterior of an awning (Figure 4-9). An awning is a movable shelter supported entirely from the exterior wall of a building and composed of non-rigid materials except for the supporting framework.
 - (aa) Location. Awning signs may be placed only on awnings that are located on first- and second story building frontages, including those fronting a sidewalk pedestrian walkway. No awning sign shall project beyond, above or below the face of an awning.
 - (bb) Maximum area and height. No structural element of an awning shall be located less than eight (8) feet above finished grade. Awnings on which awning signs are mounted may extend over a public right-of-way no more than seven (7) feet from

the face of a supporting building. No awning, with or without signage, shall extend above the roof line of any building.

- (cc) Lighting. Awnings shall not be internally illuminated. Lighting directed downwards that does not illuminate the awning is allowed.

Figure 4-9
Example – Awning Sign



**TABLE 4-9
MRC – MIXED RESIDENTIAL COMMERCIAL DISTRICT
SIGN STANDARDS**

<i>Type of Sign</i>	<i>Number of Signs Allowed</i>	<i>Maximum Area (sq. ft.)</i>	<i>Sign Height (feet)</i>		<i>Location and Placement</i>	<i>Lighting</i>	<i>Other Criteria</i>
			Min	Max			
Awning	1 per business	N/A	8	Roof line	Only first and second story bldg fronts	Internal lighting not allowed. Downward lighting permitted underneath awning.	Shall not project beyond, above, or below the face of an awning;
Canopy	1 per business	N/A	8	Roof line	None	N/A	Length of canopy may extend to full length of supporting wall.
Window	1 per business	25% of window area	N/A	N/A	Window that adjoins a public right-of-way	Sign may contain internal lighting.	Posters temporary placed in windows exempt from development standards.
Projecting or Suspended	1 per business	6	N/A	See Other Criteria	Shall be placed only on ground floor façade, except for businesses located above ground level w/direct exterior pedestrian access.	Downward Lighting may illuminate sign.	Sign shall not extend higher than wall of single story building or bottom of second story windows. Not permitted in conjunction with wall-mounted or pole signs. Supports and brackets shall be compatible with the design and scale of the sign.
Wall	N/A	N/A	N/A	25' from sidewalk or other finished grade.	Building wall	Sign may contain internal lighting.	Wall sign shall only identify an individual business, a commercial building, or commercial building complex by name or trademark. No portion of sign, including cut-out letters, shall project more than twelve (12) inches from the wall surface.
Freestanding	1 per Business	50	10	15'	Only on a site frontage adjoining a public street or walkway.	Downward Lighting may illuminate sign.	Sign shall be mounted on one or more posts, or have a solid monument-type base. Posts shall not have a diameter greater than twelve (12) inches. Pole signs should not be so large as to obscure the patterns of front facades and yards.
Time and/or Temperature	1 per business	10	N/A	4 (monument) 12 (pole-mounted)	Only on commercial or industrial properties that adjoin a public street.	Sign may contain internal lighting.	
Freestanding Reader Board	None	N/A	N/A	N/A	N/A	N/A	Not allowed.

**TABLE 4-10
C – COMMERCIAL DISTRICT
SIGN STANDARDS**

Type of Sign	Number of Signs Allowed	Maximum Area (sq. ft.)	Sign Height (feet)		Location and Placement	Lighting	Other Criteria
			Min	Max			
Awning	1 per business	N/A	8'	Roof line	Only first and second story building fronts.	Internal lighting not allowed. Downward lighting permitted underneath awning.	Shall not project beyond, above, or below the face of an awning.
Canopy	1 per business	N/A	8'	Roof line	None	N/A	Length of canopy may extend to full length of supporting wall.
Window	1 per business	25% of window area	N/A	N/A	Window that adjoins a public right-of-way	Sign may contain internal lighting.	Posters temporary placed in windows exempt from development standards.
Projecting or Suspended	1 per business	6'	N/A	6'	Shall be placed only on ground floor façade, except for businesses located above ground level w/direct exterior pedestrian access.	Downward lighting may illuminate sign.	Sign shall not extend higher than wall of single story building or bottom of second story windows. Not permitted in conjunction with wall-mounted or pole signs. Supports and brackets shall be compatible with the design and scale of the sign.
Wall	N/A	N/A	N/A	25' from sidewalk or other finished grade.	Building wall.	Sign may contain internal lighting.	Wall sign shall only identify an individual business, a commercial building, or commercial building complex by name or trademark. No portion of sign, including cut-out letters, shall project more than 12 inches from the wall surface.
Freestanding	1 per business property	75'	10'	18'	Only on a site frontage adjoining a public street or walkway.	Sign may contain internal lighting.	Sign shall be mounted on one or more posts, or have a solid monument-type base. Posts shall not have a diameter greater than twelve (12) inches. Pole signs should not be so large as to obscure the patterns of front facades and yards.
----- Multi Business ----- 400 feet or more of street frontage	2 per business property	75' - 25% for each additional tenant cap of 100 sq. ft. total	-----	-----			

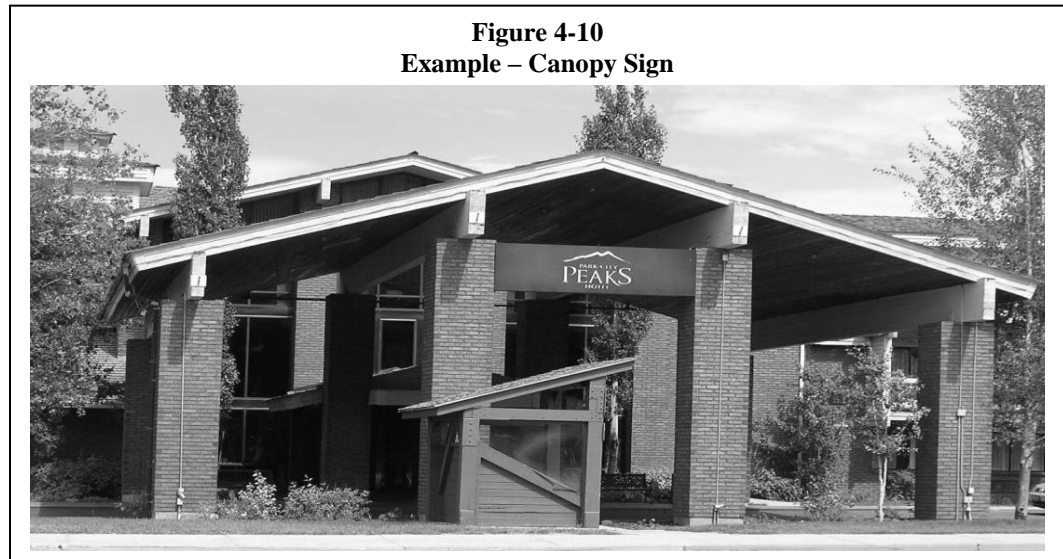
**TABLE 4-10 (CONTINUED)
C – COMMERCIAL DISTRICT
SIGN STANDARDS**

<i>Type of Sign</i>	<i>Number of Signs Allowed</i>	<i>Maximum Area (sq. ft.)</i>	<i>Sign Height (feet)</i>		<i>Location and Placement</i>	<i>Lighting</i>	<i>Other Criteria</i>
			Min	Max			
Monument	1 per business	50'	N/A	6'	Only along a site frontage adjoining a public street.	External downward lighting may illuminate sign.	Landscaping shall be provided at the base of the supporting structure equal to twice the area of one face of sign.
Off-Premise or Off-Site	N/A	20'	2	6'	Only on commercial or industrial properties that adjoin a public street.	External downward lighting may illuminate sign.	Shall not interfere with pedestrian or vehicular traffic safety.
Standard Brand-Name	2 per business	8'	N/A	4' (monument) 12 (pole-mounted)	Only on commercial or industrial properties that adjoin a public street.	Sign may contain internal lighting.	Sign shall advertise brand-name product or service which is sold on the premises of a commercial or industrial business.
Time and/or Temperature	1 per business	10'	N/A	4' (monument) 12 (pole-mounted)	Only on commercial or industrial properties that adjoin a public street.	Sign may contain internal lighting.	
Freestanding Reader Board	None	N/A	N/A	N/A	N/A	N/A	Not Allowed
Permanent Banners {This includes Flag Banners}	3 Per Property	50'	N/A	22' for Flag Banners		External downward lighting may illuminate sign.	Sign shall advertise brand-name products or service which is sold on the premises of a commercial or industrial business. Shall not interfere with pedestrian or vehicular traffic safety.

**TABLE 4-11
LI – LIGHT INDUSTRIAL DISTRICT
SIGN STANDARDS**

<i>Type of Sign</i>	<i>Number of Signs Allowed</i>	<i>Maximum Area (sq. ft.)</i>	<i>Sign Height (feet)</i>		<i>Location and Placement</i>	<i>Lighting</i>	<i>Other Criteria</i>
			Min	Max			
Wall	N/A	N/A	N/A	25' from sidewalk or other finished grade.	Building wall	Signs may contain internal lighting.	Wall signs shall only identify an individual business, a commercial building, or commercial building complex by name or trademark. No portion of sign, including cut-out letters, shall project more than 12 inches from the wall surface.
Freestanding	1 per business	64'	10'	15'	Only on a site frontage adjoining a public street or walkway.	Sign may contain internal lighting.	Signs shall be mounted on one or more posts or have a solid monument-type base. Posts shall not have a diameter greater than twelve (12) inches. Pole signs should not be so large as to obscure the patterns of front facades and yards.
Monument	1 per business	20'	N/A	6'	Only along a site frontage adjoining a public street.	External downward lighting may illuminate sign.	Landscaping shall be provided at the base of the supporting structure equal to twice the area of one face of the sign.
Off-Premises or Off-Site	N/A	20'	2'	6'	Only on commercial or industrial properties that adjoin a public street.	External downward lighting may illuminate sign.	Shall not interfere with pedestrian or vehicular traffic safety.
Standard Brand-Name	2 per business	8'	N/A	4' (monument) 12 (pole-mounted)	Only on commercial or industrial properties that adjoin a public street.	Sign may contain internal lighting.	Sign shall advertise brand-name product or service which is sold on the premises of a commercial or industrial business
Time and/or Temperature	1 per business	10'	N/A	4' (monument) 12 (pole-mounted)	Only on commercial or industrial properties that adjoin a public street.	Sign may contain internal lighting.	
Reader Board	None	N/A	N/A	N/A	N/A	N/A	Not Allowed

- (2) **Canopy Sign.** A canopy sign is a sign permanently affixed to a roofed shelter that is attached to and supported by building columns extending from the ground, or by a combination of a building and columns (Figure 4-10).
- (aa) Maximum area and height. Sign area and height shall conform to sign standards summarized in Tables 4-9 through 4-11. In addition, no canopy, with or without signage, shall extend above the roof line of any building. No canopy sign shall project above the top of the canopy upon which it is mounted. However, such signs may project horizontally from the face of a canopy the distance necessary to accommodate the letter thickness and required electrical equipment, but not more than twelve (12) inches (measured from the bottom of the sign).



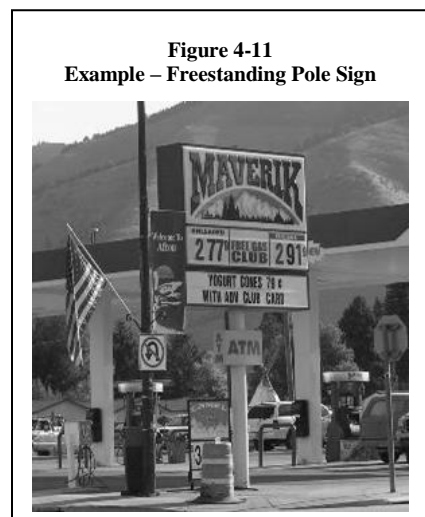
- (3) **Free-Standing Sign.** A freestanding sign is a sign which is supported by one or more columns, uprights, poles or braces extended from the ground (Figure 4-11).

(aa) Location. The sign may be located only on a site frontage adjoining a public street. No freestanding sign in any zoning district can be erected closer than the allowable setback, nor closer than is serviceable to any building.

(bb) Maximum area and height. Sign area and height shall conform to sign standards summarized in Tables 4-9 through 4-11.

(cc) Sign mounting. The sign shall be mounted on one (1) or more posts or have a solid monument-type base. Posts shall not have a diameter greater than twelve (12) inches.

(dd) Pole signs. Pole signs should not be so large as to obscure the patterns of front facades and yards.



(ee) Lighting. Signs may contain internal lighting.

(4) **Monument Sign.** A monument sign is a permanent sign where the entire bottom of the sign is affixed to the ground, but not to a building.

(aa) Location. The sign may be located only along a site frontage adjoining a public street.

(bb) Maximum area and height. Sign area and height shall conform to sign standards summarized in Tables 4-9 through 4-11.



(cc) Design. The design of a monument sign shall be consistent with the overall scale of the building. The design and placement of the sign shall not obstruct traffic safety and related sight distance areas. Monument signs shall contain only the name and/or address of the business which it identifies.

(dd) Landscaping requirements. Landscaping shall be provided at the base of the supporting structure equal to twice the area of one (1) face of the sign. For example, twenty (20) square feet of sign area equals forty (40) square feet of landscaped area. The Planning and Zoning Commission may reduce or waive this requirement if it is determined that the additional landscaping would not contribute significantly to the overall aesthetic character of the project.

(ee) External downward lighting may be used to illuminate signs.

(5) **Off-Premise Sign.** An off-premise sign, also known as off-site signs, are generally prohibited, except for the following types of signs.

(aa) An identification sign that identifies a specific business district, e.g., future business park. However, business district identification signs shall not interfere with pedestrian or vehicular traffic safety.

(bb) A church or civic club off-premise sign that is intended to direct people to a church or civic club and provides the date and times of meetings. However, such signs shall not interfere with pedestrian or vehicular traffic safety or be authorized for any organization that is not a “non-profit” organization.

(cc) A contract has been reviewed by the P&Z Commission between property owner(s) where the sign shall be located and the owner of the business advertising. The sign shall be included in the total allotment for the business advertising and the owner of the property where the sign is located.

(dd) Off-premise signs shall be located only on commercial properties that adjoin a public

street.

(ee) External downward lighting may be used to illuminate signs.

- (6) **Projecting Sign.** A projecting sign is any sign supported by a building wall that projects horizontally, at least, twelve (12) inches or more beyond the surface of the building to which the sign is attached (Figure 4-11).

(aa) Location. Projecting signs shall be placed only on a ground floor facade, except for businesses located above the ground level with direct exterior pedestrian access. Projecting signs shall be mounted to generally align with other projecting signs that may be located in the same block.

(bb) Maximum area and height. Projecting signs shall not be higher than the wall from which the sign projects if attached to a single-story building, or the height of the bottom of any second story window if attached to a multi-story building. Projecting signs shall have eight (8) feet clearance and may not extend more than four (4) feet from the building wall except where the sign is an integral part of an approved canopy or awning. The size of projecting signs is limited to three (3) feet wide and six (6) square feet.

(cc) Sign structure. Sign supports and brackets shall be compatible with the design and scale of the sign.

(dd) Downward lighting may be used to illuminate sign.

- (7) **Standard Brand-Name Sign.** A standard brand-name sign is any sign devoted to the advertising of any standard brand-name commodity or service which is not the principal commodity or service being sold or rendered on the premises, or not a part of the name or business concern involved (Figure 4-12).

(aa) Maximum area and height. Sign area and height shall conform to sign standards summarized in Tables 4-9 through 4-11.

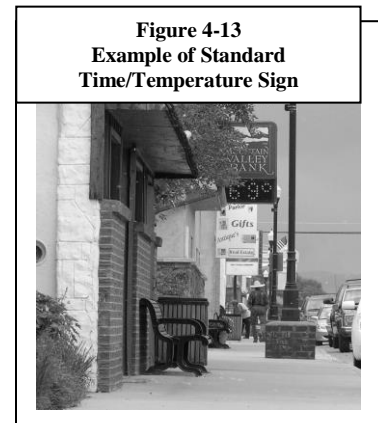
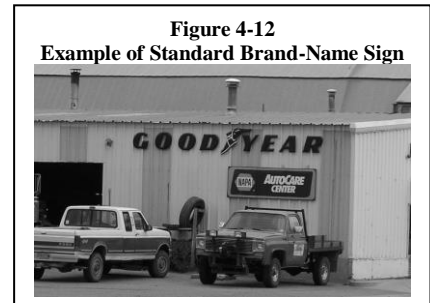
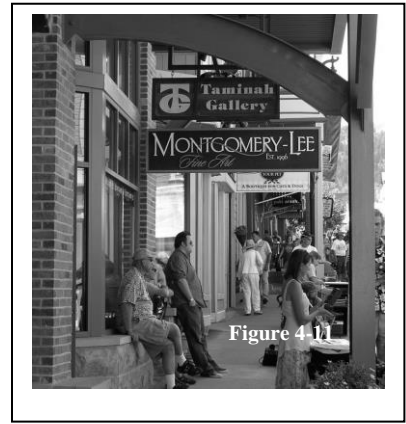
(bb) Sign may contain internal lighting.

- (8) **Time and/or Temperature Sign.** A time and/or temperature sign is any sign intended to be displayed for a limited period of time and capable of being viewed from any public right-of-way, vehicular parking area or neighboring property (Figure 4-13).

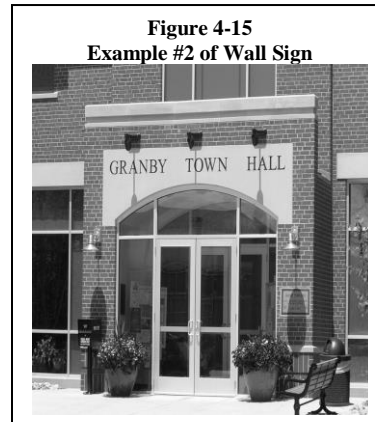
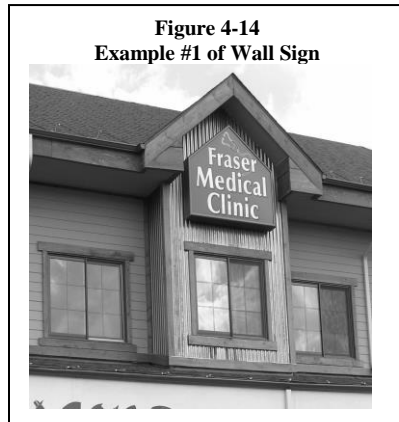
(aa) Maximum area and height. Sign area and height shall conform to sign standards summarized in Tables 4-9 through 4-11.

(bb) Sign may contain internal lighting.

- (9) **Wall Sign.** A wall sign is any sign painted on incorporated in, or affixed to a building wall; or, or any



sign consisting of cut-out letters or devices affixed to the building wall with no background defined on the building wall. (Figures 4-14 and 4-15).



- (aa) Location. The sign shall not be placed in a wall location that obstructs any portion of a window, doorway, or other architectural detail. Wall signs on buildings at the first-floor level shall only be used for retail advertising.
 - (bb) Maximum area and height. Sign area and height shall conform to sign standards summarized in Tables 4-9 through 4-11.
 - (cc) Projection from wall. No sign part, including cut-out letters, may project more than twelve (12) inches from the surface upon which it is attached.
 - (dd) Design. Wall signs shall identify an individual business, a building or building complex by name or trademark only.
 - (ee) Sign may contain internal lighting.
- (10) Window Signs. A window sign is a sign that is painted on, applied, or attached to a window or that can be read through the window from the public right-of-way. (Figure 4-16).
- (aa) Maximum area and height. Sign area and height shall conform to sign standards summarized in Tables 4-9 through 4-11.
 - (bb) Lighting. All illuminated window signs shall be included in the total allowable sign area for the premises.
 - (cc) Temporary Signs (Those classified as sales for specific/limited periods of time). Posters and other materials temporarily displayed in a window are exempt from all development standards outlined in Part 4 of the Alpine Land Use and Development Code.
 - (dd) Sign may contain internal lighting.
 - (ee) Window Reader Boards.
- (11) Freestanding Reader Board Signs. **No** freestanding reader board signs are allowed in the Town of Alpine boundaries.
- (12) Other Signage: As defined in Table 4-9.

Figure 4-16
Example of Window Sign



TABLE 4-12			
TEMPORARY SIGN STANDARDS FOR ALL ZONING DISTRICTS*			
SIGNS PERMITS SHALL ONLY BE ISSUED TO <u>LICENSED</u> BUSINESSES WITHIN THE INCORPORATED BOUNDARIES OF THE TOWN.			
<i>Type of Sign</i>	<i>Number of Signs</i>	<i>Maximum Area (sq. ft.)</i>	<i>Comments</i>
Grand Opening Banners	1	30'	Permit Required; <u>MUST</u> be removed after <u>30</u> (thirty) days from Grand opening date.
Banner(s)	2	30' per banner	Permit Required; <u>MUST</u> be removed after <u>90</u> (ninety) days from installation date; a onetime extension can be issued; then thereafter a permanent sign permit <u>MUST</u> be issued.
Permanent Banner	3	50'	<u>Each Property</u> shall be allowed to have three (3) permanent banners; this would include any flag banners; flag banner are not to exceed (22) twenty-two feet in height.
Directional Signs	N/A	6'	Permit Required; Indicates name of home occupation; shall be attached to dwelling unit and parallel with wall to which it is attached; not allowed on roof eaves; unlighted
Single Business Property Sandwich Boards {3' x 4' in total size}	2	12' Per Side	No fee; each <u>Single Business</u> is allowed (2) two sandwich board signs, during <u>BUSINESS HOURS ONLY</u> ; Sign placement must be at a minimum of six (6) feet from the curb of the business property; not to impede pedestrian traffic.
Multi Business Property Sandwich Boards {3' x 4' in total size}	1 Per Licensed Business	12' Per Side	No fee; each Business is allowed (1) one sandwich board sign, during <u>BUSINESS HOURS ONLY</u> ; Sign placement must be at a minimum of six (6) feet from the curb of the business property; not to impede pedestrian traffic.
Property for Sale or Rent In Single Family and Multi Unit Residential Zoning Districts	1	12'	No fee; Indicates sale or rental of property where sign is located; unlighted. <u>MUST</u> be removed within 7 (seven) days of property sell date.
Property for Sale or Rent In Mixed Residential and Commercial Zoning Districts	1	25'	No fee; Indicates sale or rental of property where sign is located; unlighted. <u>MUST</u> be removed within 7 (seven) days of property sell date.
Freestanding Election		16'	No fee; <u>MUST</u> be removed within 7 (seven) days after

			election date.
Freestanding yard, garage sale sign or of similar size		16'	No fee ; may be displayed for up to 14 days, but <u>MUST</u> be removed within 24 (twenty-four) hours of the event. <u>No</u> Business Advertising is allowed on these signs.
Note: All signs must also comply with standards set forth in Section 4-801, Section 4-802 and Section 4-803.			

NOTE:

Photos used in Article 4.8 Signs; do not necessarily meet code but are presented to illustrate examples of various signs.