



**AGENDA**  
**for the Planning Commission**  
**of the Town of Palisade, Colorado**  
**341 W. 7th Street (Palisade Civic Center)**

**August 5, 2025**

**6:00 pm Regular Meeting**

**<https://us06web.zoom.us/j/3320075780>**

**Meeting ID: 332 007 5780**

**I. REGULAR MEETING CALLED TO ORDER AT 6:00 pm**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. AGENDA ADOPTION**

**V. ANNOUNCEMENTS**

**A. UPCOMING MEETINGS:**

1. **Board of Trustees** – Tuesday, August 12, 2025, at 6:00 pm
2. **Planning Commission** - Tuesday, August 19, 2025, at 6:00 pm
3. **Tourism Advisory Board** – Wednesday, August 20, 2025, at 9:00 am
4. **Board of Trustees** - Tuesday, August 26, 2025, at 6:00 pm

**B. PARKING STRIPING DOWNTOWN** Public Works will be striping the parking lot adjacent to Family Food Town on 08/05-08/06 from 8am-12pm

**C. 2025 PEACH DAYS** The Town of Palisade invites residents to attend the following Peach Days celebrations:

**Thursday, August 7, 2025** Palisade Ice Cream Social and Street Dance, 5:30 pm - 8:30 pm, Guns-N-Hoses Tug of War at 6:30 pm, Downtown Palisade.

**Saturday, August 9, 2025** Just Peachy 5k and 10k Run at 8:30 am, Peach Days Parade at 9:00 am, Lions Club Pancake Breakfast, 8:00 am - 11:00 am at Veterans Park

**D. AMERICA'S FARMLAND TRUST** Farmers Market Celebration starts August 1, through September 30, and Palisade Sunday Farmers' Market is competing! This national campaign recognizes markets that impact their communities. Vote here:

<https://markets.farmland.org/markets/309110>

**E. SHORT TERM VACATION RENTALS** The Town of Palisade has established a Short-Term Vacation Rental (STVR) program with 12 resident permits available. This prescreening survey will help determine if you should proceed with the formal application process: <https://forms.gle/gFrGHbPHd2VNkDGz7>

**F. 57<sup>th</sup> ANNUAL PEACH FEST** Hosted by the Palisade Chamber of Commerce August 15 – 16, 2025, 3 pm – 8 pm Friday, 10 am – 8 pm Saturday. Parking at Riverbend Park will be paid VIP parking only!

**VI. APPROVAL OF MINUTES**

- A.** Minutes from June 17, 2025, Regular Planning Commission Meeting
- B.** Minutes from July 15, 2025, Regular Planning Commission Meeting

**VII. PUBLIC HEARING**

**A. Major Subdivision: Concept Plan – Kestrel Landing 3701 G RD**

The Town of Palisade received an application for a concept plan at 3701 G Road as applied for by Three Sail Enterprise. The application is for a townhouse development in the Hospitality Retail district with nine (9) individual townhouse units in the form of three (3) triplex buildings with frontage on Shiraz Ave.

- 1. Staff Presentation
- 2. Applicant Presentation
- 3. Public Comment
- 4. Board Discussion
- 5. Applicant Closing Remarks
- 6. Recommendation - Forward Planning Commission comments to the Board of Trustees and Applicant for the Kestrel Landing Subdivision Concept Plan.

**VIII. CONTINUED BUSINESS**

- A. Residential Use Standards Section 7.01** The Planning Commission is considering updates to residential building standards to implement the Comprehensive Plan's overarching goals of modernizing regulations, fostering design flexibility, increasing housing diversity and improving the efficiency of development processes

- 1. Staff Presentation
- 2. Public Comment
- 3. Board Discussion
- 4. Direction – Proceed with developing updated residential development standards to implement the housing diversity, design flexibility vision from the Comprehensive Plan.

**IX. PUBLIC COMMENT – For items not on the Public Hearing agenda**

*Please keep comments to 3 minutes or less and state your name and address. Neither the Planning Commissioners nor staff will respond to comments at this time. The Commission may direct staff to look into specific comments to bring back as an Agenda item at a future meeting.*

**X. ADJOURNMENT**



**MINUTES OF THE REGULAR MEETING OF THE  
PALISADE PLANNING COMMISSION  
June 17, 2025**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chair Amy Gekas. Present were Commissioners LisaMarie Pinder, David Hull, Alex Sparks, Ed Seymour, and Vice Chair Brandon Burke. Commissioner Brett Zahrte was absent. A quorum was declared. Also in attendance were Town Clerk Keli Frasier, Community Development Director Devan Aziz, and Special Event Coordinator Rebecca Loucks.

**AGENDA ADOPTION**

*Motion #1* by Commissioner Hull, seconded by Vice-Chair Burke, to approve the agenda as presented.

A voice vote was requested.  
Motion carried unanimously.

**APPROVAL OF MINUTES**

*Motion #2* by Commissioner Hull, seconded by Commissioner Seymour, to approve the minutes of June 3, 2025, as presented.

A voice vote was requested.  
Motion carried unanimously.

**TOWN MANAGER REPORT**

Community Development Director Aziz announced and explained the wildfire management program.

**PUBLIC HEARING I**

**Ordinance 2025-05 Repealing and Replacing Section 10.10 of the Palisade Land Development Code**  
Chair Gekas opened the public hearing at 6:03 pm.

Community Development Director Aziz gave a brief presentation that addressed technological advances, improved safety standards, ensured First Amendment compliance, and provided clarity on enforcement procedures.

Chair Gekas opened the discussion to public comment.

Mark Authier, Palisade, CO, inquired whether the streetlight on the corner of 4th and Main Streets can be shielded.

Members of the Commission and Community Development Director Aziz discussed the following items and concerns:

- The definition of parapet (under the awning/marquee section of the Code)
- Existing signs that will be made non-compliant with the adoption of the proposed Ordinance
- Window Signs
- Business Open/Closed Signs

*Motion #3* by Vice-Chair Burke, seconded by Commissioner Hull, to forward a recommendation of approval of Ordinance 2025-05, with amendments excluding open/closed signs and clarification of parapet to the Board of Trustees.

A roll call vote was requested.

**Yes:** Vice-Chair Burke, Commissioner Sparks, Chair Gekas, Commissioner Pinder, Commissioner Hull, Commissioner Seymour

**No:**

**Absent:** Commissioner Zahrte

Motion carried.

Chair Gekas closed the public hearing at 6:24 pm.

**PUBLIC COMMENT**

None were offered.

**ADJOURNMENT**

*Motion #4* by Vice-Chair Burke, seconded by Commissioner Hull, to adjourn the meeting at 6:45 pm.

A voice vote was requested.

Motion carried unanimously.

**X**

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Keli Frasier, CMC  
Town Clerk

**X**

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Amy Gekas  
Planning Commission Chair



**MINUTES OF THE REGULAR MEETING OF THE  
PALISADE PLANNING COMMISSION  
July 15, 2025**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chair Amy Gekas. Present were Commissioners LisaMarie Pinder, David Hull, Alex Sparks, Ed Seymour, and Vice Chair Brandon Burke. Commissioner Brett Zahrte was absent. A quorum was declared. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Community Development Director Devan Aziz, and Special Event Coordinator Rebecca Loucks.

**AGENDA ADOPTION**

*Motion #1* by Vice-Chair Burke, seconded by Commissioner Hull, to approve the agenda as amended to add *Palisade Art Vision Sculpture Review and Recommendations* to NEW BUSINESS.

A voice vote was requested.  
Motion carried unanimously.

**CONTINUED BUSINESS**

**Non-Residential Districts Section 5.04**

Community Development Director Aziz gave a brief presentation and led Commission discussion regarding proposed amendments to development standards for downtown and commercial areas to implement the walkable, bikeable community vision from Palisade's 2022 Comprehensive Plan. Building heights in these districts have been addressed with protecting the viewshed in mind.

Chair Gekas opened the item to public comment.

Matt Payne, Palisade, CO; commented that residents who walk a lot would benefit from a thoroughfare along irrigation ditches.

Rondo Buecheler, Mesa, CO; encouraged the Commission to look at bike paths and come up with a plan on how to get people through town on bikes and on foot.

Ellen Wilson, Palisade, CO; requested that the Commission explore using alleyways to enhance walkability.

Jay Miller, Palisade, CO; looked at examples of Town plans and is questioning where new developments are planned to go. He'd like to keep Palisade walkable and not overcrowded.

Members of the Commission and Community Development Director Aziz discussed the following items and concerns:

- The possibility of utilizing irrigation canal roads as thoroughfares for pedestrians and bicyclists
- Additional parking throughout Town
- Underground Parking
- Landscaping and facadism

***Direction from the Commission*** is to continue adapting the land development code to focus more on building form. The Commission likes the idea of activating streets and being flexible to development while maintaining town character. Pedestrian infrastructure and parking requirements were emphasized as being critical to this text amendment.

### **NEW BUSINESS**

#### **Palisade Art Vision Sculpture Review and Recommendations**

Community Development Director Aziz explained that PAV will be selecting new artwork for the downtown area and requested that the Planning Commission recommend pieces for the selection committee.

***Direction from the Commission*** is to recommend the selection of the following art pieces:

PEDESTAL: Dragonfly and Marble Woman

SIDEWALK: Peaceful Warriors and Storm Chaser

WHEELCHAIR RAMP: City Frog and Screechy

### **PUBLIC COMMENT**

Jasmine Cook of Palisade, CO, read and passed out a letter to the Commission regarding mobile food vendor regulations.

### **ADJOURNMENT**

*Motion #2* by Vice-Chair Burke, seconded by Commissioner Hull, to adjourn the meeting at 7:07 pm.

A voice vote was requested.

Motion carried unanimously.

X

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Keli Frasier, CMC  
Town Clerk

X

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Amy Gekas  
Planning Commission Chair



**PALISADE PLANNING COMMISSION**  
**Agenda Item Cover Sheet**

**Meeting Date:** August 05, 2025

**Presented By:** Community Development Director

**Department:** Community Development

**Re:** Kestrel Landing Subdivision: Concept Plan

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**SUBJECT:**

**Purpose of Concept Plan:** The stated purpose of a Concept Plan is to allow the Planning Commission and the Board of Trustees to preview a proposed subdivision. It provides them with an opportunity to offer an initial evaluation regarding the subdivision layout and design, public open space, public dedications, and public improvements.

This plan is specifically required for any residential subdivision consisting of ten (10) or more lots.

**RECOMMENDATION:**

Forward Planning Commission comments to the Board of Trustees and Applicant for the Kestrel Landing Subdivision Concept Plan.





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[www.townofpalisade.org](http://www.townofpalisade.org)

## COMMUNITY DEVELOPMENT STAFF REPORT MAJOR SUBDIVISION

RE: Major Subdivision: Concept Plan – Kestrel Landing Townhomes 3701 G Road (Parcel # 2941-032-00-156)

### APPLICATION SUMMARY:

The Town of Palisade received an application for a concept plan at 3701 G Road (Parcel # 2941-032-00-156) as applied for by Three Sail Enterprise. The concept is intended for early feedback and refinement before more detailed preliminary and final plat applications. The application is for a townhouse development with nine (9) individual townhouse units in the form of three (3) triplex buildings with frontage off Shiraz Ave. The property is currently zoned Hospitality Retail (HR), and townhomes are permitted under HR zoning.

The applicant had a pre-application conference on 2/13/2025 and has been in frequent communication with staff since 06/06/25 to bring forward a concept plan that aligns with the adopted codes of the Town of Palisade.

This application is being presented to the Planning Commission on 08/05/25 for their review and recommendation. The Planning Commission will review the application and forward its evaluation and any comments or concerns to the Board of Trustees for consideration.

### KESTREL LANDING 3701 G RD



7/28/2025, 2:12:03 PM



**Town of Palisade, Colorado**



1:1,128  
0 0.01 0.01 0.03 mi  
0 0.01 0.02 0.05 km  
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Erii Community Maps contributors, Map layer by Erii

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Erii Community Maps contributors, Map layer by Erii | Source: Erii, Maxar, Earthstar Geographics, and the GIS User Community | Mesa County GIS | City of Grand Junction GIS |



## **Town of Palisade LDC Section 4.05 Major Subdivision – Concept Plan**

### *Compliance with the Land Development Code (LDC)*

#### *Utilize Existing Infrastructure*

The development utilizes existing infrastructure and proposes access and utilities from Shiraz Ave.

#### *Fire Hydrant Proximity*

The proposed development complies with fire safety requirements for hydrant proximity. There is an existing fire hydrant adjacent to the proposed development, providing adequate fire protection coverage for all proposed townhome units.

Section 10.08

#### *Open Space Requirement*

The proposed development is under 10 dwelling units and is not required to adhere to the open space dedication. Section 9.13.C.3

#### *Landscaping*

The Preliminary and Final Plat will adhere to all landscaping, buffering, and stormwater requirements. Section 10.03 / Section 9.02

#### *Parking*

The development complies with the required two spaces per dwelling unit. Section 10.01

#### *Dimensional Standards*

The development complies with all applicable dimensional standards (setbacks, height, building separation, impervious surface, etc.) for Townhomes in the HR district. Section 5.04

#### *Mandatory HOA*

The development will establish a mandatory Homeowners Association (HOA) to maintain common areas and shared infrastructure. Section 10.09

#### *Density*

The development meets the maximum density requirement of 11 dwelling units per acre allowed in the HR zoning district. The proposed 9 townhome units on approximately 0.82 acres of townhome lots and HOA common areas results in a density of approximately 11 units per acre, which complies with the district standards. Section 5.04

#### *Zoning*

The proposed Kestrel Landing subdivision requires a zoning change from the current Hospitality Retail (HR) designation to Multifamily Residential (MFR) zoning. The subdivision will create individual townhome lots that will be sold as separate residential properties to individual homeowners, which requires appropriate residential zoning designation. The MFR zoning will provide the necessary regulatory framework for this type of attached residential development and ensure compliance with local land use regulations.

## **RECCOMENDATION:**

Staff is requesting that the Planning Commission review the Concept Plan for Kestrel Landing Townhomes and forward its evaluation to the Board of Trustees.

**REQUIRED ATTACHMENTS:**

- (a) vicinity map
- (b) legal description of the site
- (c) general topographic features
- (d) labeled access to the site from existing street network
- (e) location of common (shared) areas
- (f) location and areas of lots, rights-of-way, public open space, school land, irrigation and drainage features, and water ways
- (g) land use summary that includes the total area; acreage of developable land; number of residential units by type of dwelling units; and residential units per acre of developable land

**DOCUMENTS PROVIDED BY THE APPLICANT:**

# Vicinity Map

## Kestrel Landing Townhomes



## Legal Description

### **CONCEPT PLAN SUBMITTAL**

#### Kestrel Landing Townhomes

BEG NE COR W2 W 20A LOT 4 SEC 3 1S 2E UM W 235FT S 290FT E 235FT N TO BEG & BEG  
NW COR SD LOT 4 S 89DEG51'48SEC E 94.97FT S 0DEG01'48SEC W 290FT S  
89EG51'48SEC E 234.91FT S 0DEG01'50SEC E 137.98FT S 89DEG58'48SEC W 309.80FT N  
0DEG01'12SEC E 398.61FT N 89DEG51'48SEC W 20FT N 0DEG01'12SEC E 30FT TO BEG  
EXC ROAD ROW PER RN-3101977 RECD 8/21/2024 MESA CO RECDS



# Topographical Features Map

## CONCEPT PLAN SUBMITTAL

### Kestrel Landing Townhomes







**GENERAL NOTES:**

HR Existing Zoning  
Mixed Use Future Land Use (2023 Comp Plan)

Proposed # of Townhomes 9 Units  
Area of disturbance: 0.82 Ac.  
Gross acreage of land 2.96 Ac.  
Max Density allowed in HR 32 Units  
(11 un/ac per LDC 5.04.D)

HOA Maintained Landscape Easements for front and side yards. Private rear yards.

**TOWNHOME BUILDING NOTES:**

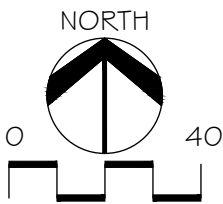
End Unit Attributes (Lots 1,3,4,6,7,9):

- One level (*Height ±16'*) [*Max 25'*]
- 1,100-1,600sf
- 2 or 3 Bedroom
- 2 Car garage
- Side entry (*optional*)
- Private rear yard (*10' Min*)

Middle Unit Attributes (Lots 2,5,8):

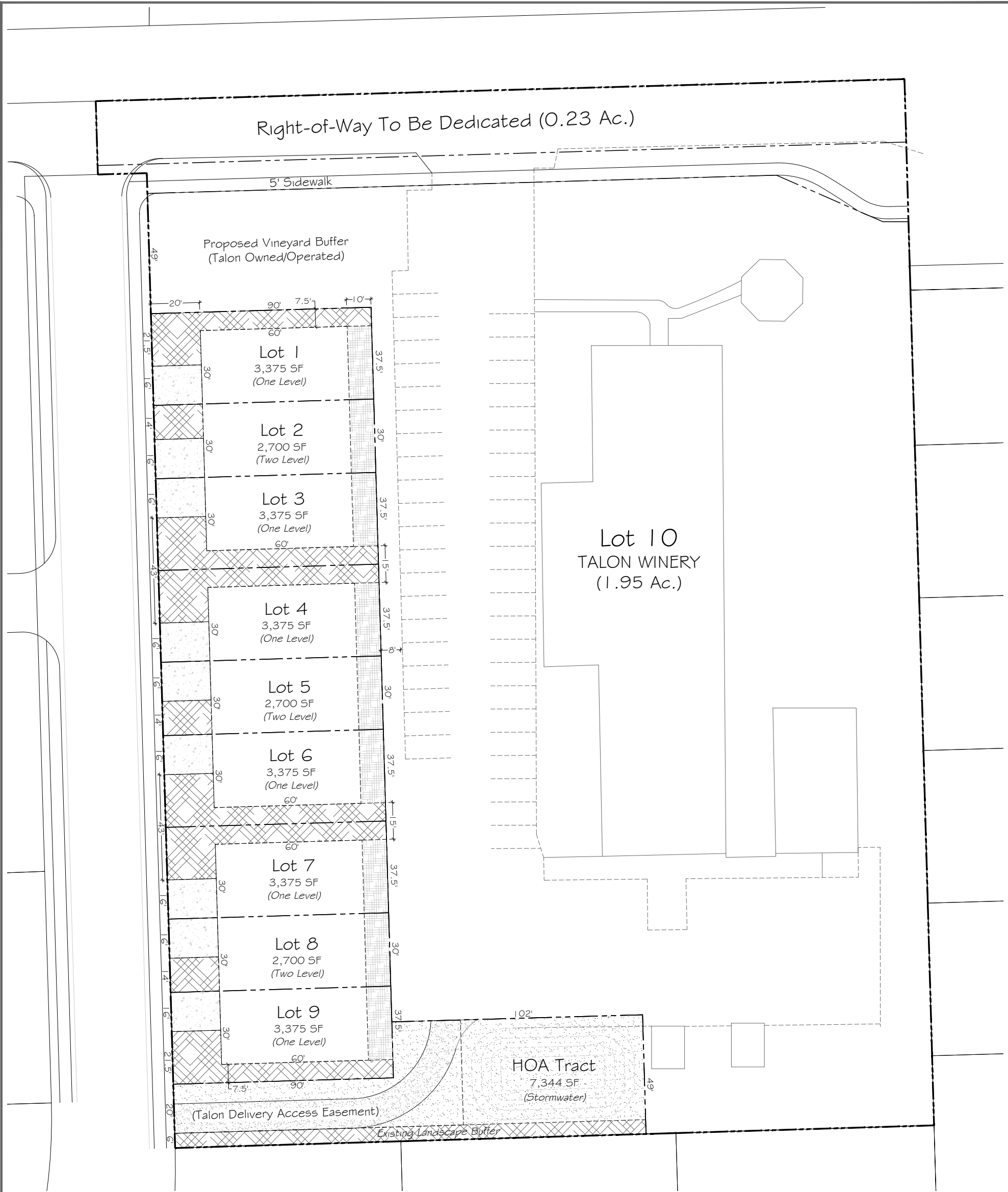
- Two level (*Max Height 25'*)
- 1,300-1,800sf
- 2 or 3 Bedroom
- 2 Car garage
- Front entry
- Private rear yard (*10' Min*)

Concept Plan  
9 Townhouse Units (3 Tri-plex)  
KESTREL LANDING TOWNHOMES



STRATEGIC PLANNING  
&  
PROJECT ADVOCACY  
GRAND JUNCTION, CO  
970-210-7680  
KEHLERS@THREESAIL.NET





**GENERAL NOTES:**

HR Existing Zoning  
Mixed Use Future Land Use (2023 Comp Plan)

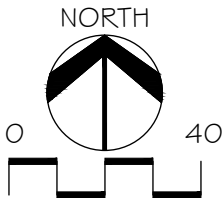
Proposed # of Townhomes 9 Units  
Area of disturbance: 0.82 Ac.  
Gross acreage of land 2.96 Ac.  
Max Density allowed in HR 32 Units  
(11 un/ac per LDC 5.04.D)

HOA Maintained Landscape Easements for front and side yards. Private rear yards.

**TOWNHOME BUILDING NOTES:**

- End Unit Attributes (Lots 1,3,4,6,7,9):
- One level (*Height ±16'*) [*Max 25'*]
  - 1,100-1,600sf
  - 2 or 3 Bedroom
  - 2 Car garage
  - Side entry (*optional*)
  - Private rear yard (*10' Min*)
- Middle Unit Attributes (Lots 2,5,8):
- Two level (*Max Height 25'*)
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Concept Plan  
9 Townhouse Units (3 Tri-plex)  
KESTREL LANDING TOWNHOMES



STRATEGIC PLANNING  
&  
PROJECT ADVOCACY  
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Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	U	HR	CP	Specific Use Standards
Residential Uses												
Alley-loaded house			P	P	P	P						Section 7.01C
Group home (8 or more)		C	C	C	P	P		P				Section 7.01J
Manufactured home park or subdivision				C	C							Section 7.01I
Multifamily					C						C	Section 7.01G
Nursing home or assisted living center		C			P	C	P	P	P			Section 7.01K
Single-family detached		P	P	P	P	P						Section 7.01A
Short term vacation rental		P	P	P	P	P						Section 7.01M
Townhouse				P	P	P					P	Section 7.01F
Two-family dwelling (duplex)				P	P	P						Section 7.01B
Upper-story residential		P				P	P	P	P	P		Section 7.01H
Zero lot line house					P	P	P					Section 7.01D

## Site and Infrastructure

The proposed townhouse development will activate a currently vacant and underutilized strip of land adjacent to Shiraz Drive, without requiring the extension of any new public infrastructure. The site is not currently in agricultural production or any other active use, and therefore no existing uses will be displaced as a result of the project.

Stormwater detention will be accommodated within a designated HOA tract located at the southern end of the site, approximately 100 feet from the roadway. Sewer and water services will connect to existing mainlines within Shiraz Drive. Where feasible, utility connections will be consolidated to minimize surface disruption during construction.

The buildings are anticipated to have 15' of separation, but any architectural variations that encroach within the targeted 15' of separation will comply with applicable building codes and the setback requirements of Section 5.06.G.5 of the Land Development Code.

### Land Use Summary:

28,350sf (0.65 Ac.)	Townhouses (Lots 1-9)
84,729sf (1.95 Ac.)	Talon Property (Lot 12)
7,344sf (0.16 Ac.)	Stormwater & Access Facilities
<u>8,605sf (0.20 Ac.)</u>	<u>Hwy 6 Right-of-Way Dedication</u>
129,025sf (2.96 Ac.)	Total Area

## Architectural Features & Landscaping

The proposed development will consist of a mix of two- and three-bedroom townhouse units, ranging in size from approximately 1,200 to 1,800 square feet. The architectural concept emphasizes variety and visual interest through a combination of unit heights and floorplans. For example, end units may be designed as single-story residences, while interior units are expected to be two-story, subject to refinement during final design development.

Front and side yard areas will be located within individual lots and maintained by the Homeowners Association through a recorded landscape maintenance agreement and easement. These areas will not be placed in a separate tract. Each unit will also include a private rear yard located within the rear setback area, offering individual outdoor space for residents.

Garages and integrated storage areas are included within each unit to accommodate a range of owner needs, including commuter vehicles, recreational gear, and alternative transportation options such as bicycles or scooters. Driveway access points are consolidated wherever feasible to reduce sidewalk crossings and maintain spacing that is consistent with surrounding neighborhood patterns.



**PALISADE PLANNING COMMISSION**  
**Agenda Item Cover Sheet**

**Meeting Date:** August 05, 2025

**Presented By:** Community Development Director

**Department:** Community Development

**Re:** Land Development Code Text Amendment

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**SUBJECT:**

The Town is proposing updates to residential building standards that streamline requirements while maintaining neighborhood safety and quality. These amendments align with the Comprehensive Plan's goals of modernizing regulations, fostering design flexibility, increasing housing diversity and affordability, and improving development processes.

*Building Materials*

Removes restrictions limiting siding to wood, brick, stucco, or stone. Instead, all materials require to meet building code standards, recognizing that modern materials can be safe and cost-effective while providing more design options. However, shipping containers, cargo containers, or similar industrial containers shall not be used as primary residential structures or building components.

*Roof Design Standards*

Allows shed roofs, flat roofs, and other contemporary designs that comply with building codes, moving beyond current requirements for traditional gable or hip styles.

*Minimum Home Size Requirements*

Eliminates the 800 square foot minimum since building codes already ensure adequate living space. Combined with reduced minimum lot sizes, this allows smaller, more affordable homes while preserving yard space and letting the market determine appropriate home sizes.

*Zero Lot Line Housing*

Removes zero lot line provisions entirely. This housing type requires entire subdivisions designed specifically for it, the Town lacks successful examples, and the community prefers traditional setbacks to prevent drainage and maintenance conflicts.

*Community Benefits*

Property owners gain freedom to choose from wider ranges of safe, approved materials and architectural styles. The changes particularly benefit those seeking smaller, more affordable homes, a growing community need.

**DIRECTION:**

Proceed with developing updated residential standards to implement the housing diversity and design flexibility vision from the Comprehensive Plan.

## Section 7.01

### A. Single-Family Detached

Single-family detached shall meet the following standards:

- ~~1. The siding shall be wood, brick, stucco or stone or material which looks like wood, brick, block, stucco or stone;~~
- ~~2. Be attached to an excavated and backfilled, continuous concrete or concrete block perimeter foundation that complies with the Building Code;~~ **1. Be attached to a foundation that complies with the Building Code; and**
- ~~3. Have a gable or hip type roof construction with at least Class C shingle or metal roofing material; and the roof slope must have a vertical rise of four (4) inches for every twelve (12) inches of horizontal run with a minimum eave projection and roof overhang of one (1) foot, which may include guttering. Roofs may be flat if the architecture is such that it reflects Santa Fe or Territorial style architecture;~~ **2. Have a roof that complies with the Building Code. Roofs may be gable, hip, shed, flat, or other contemporary designs.**
- ~~4. Have a minimum of eight hundred (800) square feet of enclosed and heated living area per dwelling unit; and~~

### B. Two-Family Dwelling (Duplex)

All two-family dwellings shall meet the following standards:

- ~~1. The siding shall be wood, brick, stucco or stone or material which looks like wood, brick, block, stucco or stone;~~
- ~~2. Be attached to an excavated and backfilled, continuous concrete or concrete block perimeter foundation that complies with the Building Code;~~ **1. Be attached to a foundation that complies with the Building Code; and**
- ~~3. Have a gable or hip type roof construction with at least Class C shingle or metal roofing material; and the roof slope must have a vertical rise of four (4) inches for every twelve (12) inches of horizontal run with a minimum eave projection and roof overhang of one (1) foot, which may include guttering. Roofs may be flat if the architecture is such that it reflects Santa Fe or Territorial style architecture; and~~ **2. Have a roof that complies with the Building Code. Roofs may be gable, hip, shed, flat, or other contemporary designs.**
- ~~4. Have a minimum of eight hundred (800) square feet of enclosed and heated living area per dwelling area.~~

### C. Alley-Loaded House

Alley-loaded houses shall meet the following standards:

1. Only dwelling units with alley access shall be considered alley-loaded houses. All vehicular access shall take place from the alley. No parking shall be permitted in the required street yard or street (side) yard; **and**
- ~~2. The siding shall be wood, brick, stucco or stone or material which looks like wood, brick, block, stucco or stone;~~
- ~~3. Be attached to an excavated and backfilled, continuous concrete or concrete block perimeter foundation that complies with the Building Code;~~ **2. Be attached to a foundation that complies with the Building Code; and**
- ~~4. Have a gable or hip type roof construction with at least Class C shingle or metal roofing material; and the roof slope must have a vertical rise of four (4) inches for every twelve (12) inches of horizontal run with a minimum eave projection and roof overhang of one (1) foot, which may include guttering. Roofs may be flat if the architecture is such that it reflects Santa Fe or Territorial style architecture; and~~ **3. Have a roof that complies with the Building Code. Roofs may be gable, hip, shed, flat, or other contemporary designs; and**
- ~~5. Have a minimum of eight hundred (800) square feet of enclosed and heated living area per dwelling unit.~~ **4. This section shall not apply to accessory dwelling units (ADUs), which are regulated separately.**

### D. Zero Lot Line House

Zero lot line houses shall meet the following standards:

- ~~1. The site area designated for a detached single family zero lot line development shall not be less than one (1) acre;~~
- ~~2. A single side yard shall be provided comprising the equivalent of two (2) side yards of a conventional detached house or ten (10) feet, whichever is more. This reduction shall not be allowed on the street yard or to the side yard adjacent to lots that are not part of the zero lot line development;~~
- ~~3. An easement between the two (2) properties to allow for maintenance or repair of the house shall be required when the roof overhang or side wall of the house are within four (4) feet of the adjacent property line. The easement on the adjacent property must provide at least five (5) feet of unobstructed space. The easement shall be recorded on the subdivision plat;~~
- ~~4. The eaves on the side of a house with a reduced setback may project a maximum of eighteen (18) inches over the adjacent property line. In this case, an easement for the eave projection must~~

~~be recorded on the deed for the lot where the projection occurs; 4. The eaves on the side of a house with a reduced setback may project a maximum of eighteen (18) inches over the adjacent property line only if proper drainage is provided to prevent stormwater from shedding onto the adjacent property. In this case, an easement for the eave projection and a drainage plan must be recorded on the deed for the lot where the projection occurs;~~

~~5. If the side wall of the house is on the property line or within three (3) feet of the property line, windows or other openings that allow for visibility into the side yard of the adjacent lot shall not be allowed. Windows that do not allow visibility into the side yard of the adjacent lot, such as a clerestory window or a translucent window, shall be allowed;~~

~~6. In no case other than in Section 7.01.D.4 above, shall any part of a dwelling unit in a zero lot line development extend beyond the property line; Except as specifically allowed in Section 7.01.D.4 above, no part of a dwelling unit in a zero lot line development shall extend beyond the property line;~~

~~7. The siding shall be wood, brick, stucco or stone or material which looks like wood, brick, block, stucco or stone;~~

~~8. Be attached to an excavated and backfilled, continuous concrete or concrete block perimeter foundation that complies with the Building Code; 7. Be attached to a foundation that complies with the Building Code;~~

~~9. Have a gable or hip type roof construction with at least Class C shingle or metal roofing material; and the roof slope must have a vertical rise of four (4) inches for every twelve (12) inches of horizontal run with a minimum eave projection and roof overhang of one (1) foot, which may include guttering. Roofs may be flat if the architecture is such that it reflects Santa Fe or Territorial style architecture; 8. Have a roof that complies with the Building Code. Roofs may be gable, hip, shed, flat, or other contemporary designs;~~

~~10. Have a minimum of eight hundred (800) square feet of enclosed and heated living area per dwelling unit; and~~

~~11. 9. All garages and parking areas shall be located to the rear of the lot. No parking shall be permitted in the required street yard.~~

#### **D.** ~~E.~~ Manufactured Home

Manufactured homes located outside of manufactured home parks shall meet the following standards:

1. The home shall have a label or documents certifying that it is constructed in compliance with the National Manufactured Housing Construction and Safety Standards Act of 1974; **and**
2. The wheels, axles, tongue, towing apparatus and transporting lights shall be removed prior to final installation of the unit; **and**

~~3. The siding shall be wood, brick, block or stone or material which looks like wood, brick or stone;~~

~~4. Be attached to an excavated and backfilled, continuous concrete or concrete block perimeter foundation that complies with the Building Code;~~ **3. Be attached to a foundation that complies with the Building Code; and**

~~5. Have a gable or hip type roof construction with at least Class C shingle roofing material; and the roof slope must have a vertical rise of four (4) inches for every twelve (12) inches of horizontal run with a minimum eave projection and roof overhang of one (1) foot, which may include guttering; and~~ **4. Have a roof that complies with the Building Code and manufacturer specifications.**

~~6. Have a minimum of eight hundred (800) square feet of enclosed and heated living area per dwelling.~~

**E. F.** Townhouse

Townhouses shall meet the following standards:

1. Side yards are not required for interior townhouses, but street and rear yards shall be provided for all townhouses and building separation requirements shall be maintained for all townhouse structures; **and**

~~2. The siding shall be wood, brick, stucco or stone or material which looks like wood, brick, block, stucco or stone;~~

~~3. Be attached to an excavated and backfilled, continuous concrete or concrete block perimeter foundation that complies with the Building Code;~~ **2. Be attached to a foundation that complies with the Building Code; and**

~~4. Have a gable or hip type roof construction with at least Class C shingle or metal roofing material; and the roof slope must have a vertical rise of four (4) inches for every twelve (12) inches of horizontal run with a minimum eave projection and roof overhang of one (1) foot, which may include guttering. Roofs may be flat if the architecture is such that it reflects Santa Fe or Territorial style architecture; and~~ **3. Have a roof that complies with the Building Code. Roofs may be gable, hip, shed, flat, or other contemporary designs; and**

~~4.5.~~ The maximum number of units allowed in a single building is eight (8).

**F. G.** Multifamily

Multifamily structures shall meet the following standards:

1. All garages and parking areas shall be located to the rear of the lot. No parking shall be permitted in the required street yard; **and**



2. No off-street parking space shall be located closer than ten (10) feet to any residential building wall; **and**
3. For developments of forty (40) or more dwelling units, a divided ingress-egress driveway with a landscaped median for all entrances from public streets shall be provided; **and**
4. Sidewalks shall be constructed within the interior of the development to link residential buildings with other destinations such as, but not limited to: parking, adjoining streets, mailboxes, trash disposal, adjoining sidewalks or greenways and on-site amenities such as recreation areas; **and**
5. No building shall be located closer than ten (10) feet from any interior street, drive or off-street parking area; **and**
- ~~6. All dwelling units shall have a minimum usable living area of four hundred eighty (480) square feet for an efficiency unit, five hundred seventy five (575) square feet for a one-bedroom apartment and one hundred fifty (150) square feet of additional area for each additional bedroom;~~
- ~~7. Maximum number of dwelling units per building shall be limited to eight (8);~~
- ~~8.~~ **6.** No building shall exceed two hundred (200) feet in length or width; and
- ~~9.~~ **7.** Location of building must allow access by firefighting equipment from all sides.

~~H.~~ **G.** Upper-Story Residential

NO AMENDMENTS

~~I.~~ **H.** Manufactured Home Park and Subdivision

NO AMENDMENTS

~~J.~~ **I.** Group Home

NO AMENDMENTS

~~K.~~ **J.** Nursing home or Assisted Living Center

NO AMENDMENTS

~~L.~~ **K.** Tiny Home Development

NO AMENDMENTS

~~M.~~ **L.** Short Term Vacation Rental

NO AMENDMENTS

**N. Prohibited Structures and Materials**

1. **Shipping containers, cargo containers, or similar industrial containers shall not be used as primary residential structures or building components.**

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