








DOWI VALLEY COMPREHENSIVE PLANNING FUTURE LAND USE MAP







MAP 2

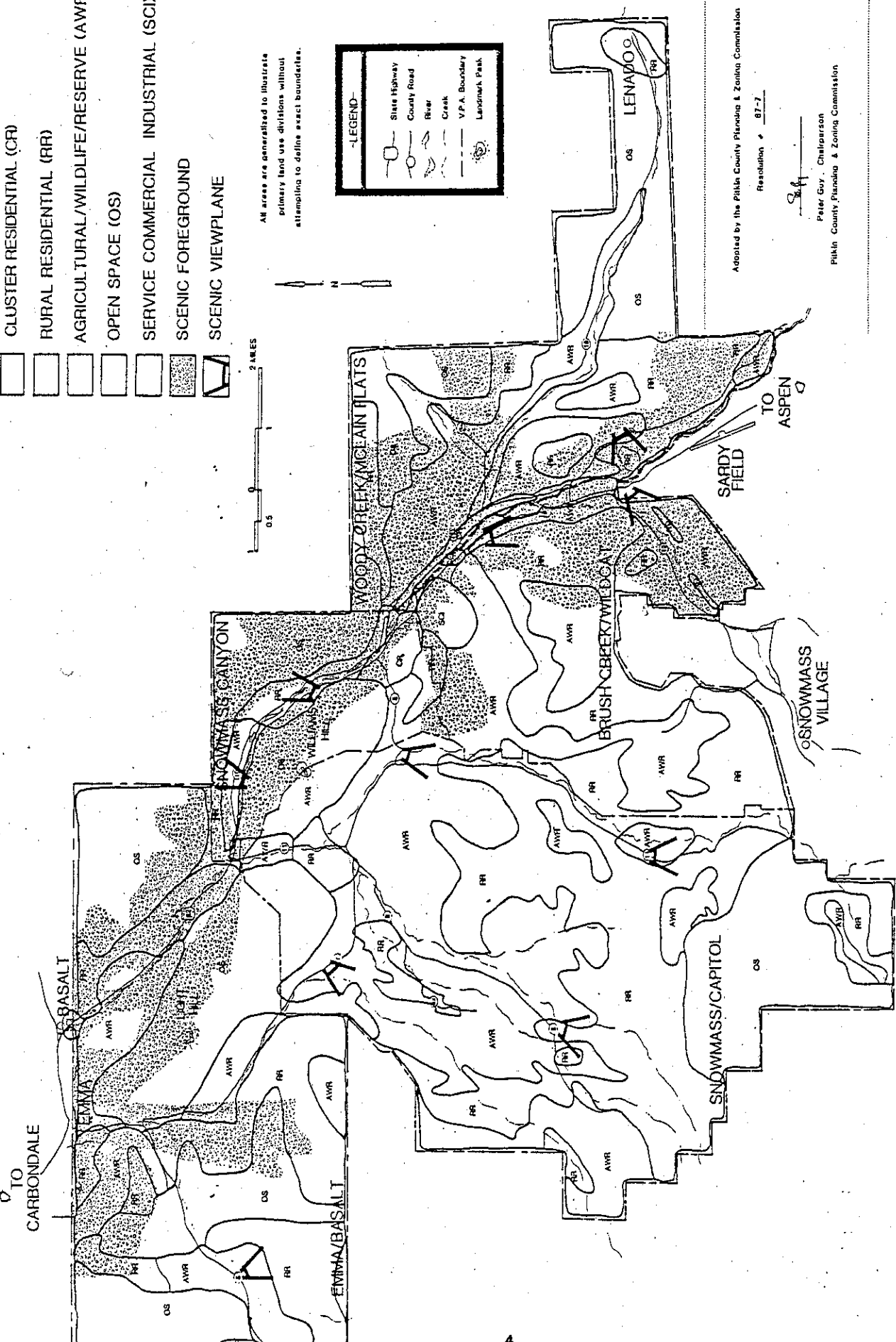
-  CLUSTER RESIDENTIAL (CR)
-  RURAL RESIDENTIAL (RR)
-  AGRICULTURAL/WILDLIFE/RESERVE (AWR)
-  OPEN SPACE (OS)
-  SERVICE COMMERCIAL INDUSTRIAL (SCI)
-  SCENIC FOREGROUND
-  SCENIC VIEWPLANE

0.5 1 2 AREAS

All areas are generalized to illustrate primary land use divisions without attempting to define exact boundaries.

-LEGEND-

-  State Highway
-  County Road
-  River
-  Creek
-  V.P.A. Boundary
-  Landmark Peak



Adopted by the Pitkin County Planning & Zoning Commission
 Resolution # 87-7
 Peter Guy, Chairperson
 Pitkin County Planning & Zoning Commission

FIGURE IV.1

RURAL RESIDENTIAL AND AGRICULTURAL/WILDLIFE
RESERVE DISTRICT DEVELOPMENT GUIDELINES

1. Locational Site Planning Guidelines
 - a. Developments should be designed to minimize the disruption of land from its natural state. Clustering is encouraged where appropriate to minimize the amount of land disrupted from roads, water and sewer facilities and accessory structures.
 - b. Developments should be planned to minimize interference with on or off-site agricultural activities or neighboring uses which support agricultural activities.
 - c. Developments should seek to concentrate near County roadways to minimize the amount of land disruption unless topography, unique site conditions or potential conflicts with agriculture operations or wildlife habitat dictate other locations which are consistent with the guidelines.
2. Visual Site Planning Guidelines
 - a. Development sites should be planned to minimize visual impacts on scenic amenities or rural character of the area.
 - b. Developments where possible should utilize existing topography such as dry ridges and hills to screen buildings.
 - c. Developments should not rely upon large landforms and manmade visual barriers to justify building in scenic areas but manmade landforms may be used on a limited basis to compliment development.
3. Guidelines to Minimize Interference with Agriculture and Wildlife
 - a. Developments should have covenants which seek to minimize interference with agriculture and wildlife including but not limited to provisions for adequate water rights, prohibition of dogs, and maintenance of fencing between residential and agricultural uses.
 - b. Developments should utilize Planned Unit Development

indicated pattern on the Map are within the Scenic Foreground. Development in the district should be consistent with the Pitkin County Land Use Code Scenic Foreground Overlay criteria.

Scenic Viewplanes -

View planes from roadways determined to be highly significant to the public are indicated on the Map. These scenic viewplanes should be preserved by encouraging site planning which recognizes the designated viewplanes.

Cluster Residential - CR

A designation recommended for areas which have been found to be suitable for development based upon an analysis of land use characteristics, surrounding land uses and the capability of the community to provide services. Principal uses may include clustered single-family or duplex dwellings. Certain areas may be suitable for more innovative clustered types of housing including, but not limited to, zero lot line houses, townhouses, patio houses and atrium houses.² Just as the type of housing units may vary, the density of clustered residential development will also vary from three units per acre to one unit per two acres depending upon the unique site characteristics and compatibility with surrounding areas. Public Moderate Housing (PMH) may be an appropriate zoning designation for portions or all of the

² Kendig, Lane. Performance Zoning, Planners Press, American Planning Association, Washington D.C., 1980, Pages 51-65.

commercial centers in the Roaring Fork Valley, generally separated by rural and wilderness areas. The exception to this rule is the presence of several concentrations of residential land uses which are already in existence and expanded planned residential land uses in Woody Creek northwest of the Tavern and on the east side of Watson Divide in the vicinity of Aspen Village. It is anticipated that Transfer of Development Rights receiving areas may be designated in these areas pending completion of a more detailed study of potential receiving areas. Housing oriented to locals, including sites designated PMH, is encouraged.

The County will seek to steer residential and commercial land uses away from the visible portions of the State Highway 82 and Brush Creek Corridors which are designated by the Scenic Foreground to enhance the entrances to the resort for visitors and residents. New residential development is permitted in both corridors, however, new structures within the designated Scenic Foreground should be planned in a manner consistent with the Scenic Foreground site planning guidelines. New commercial development of any kind is strongly discouraged within the State Highway 82 Corridor. The existing 200 foot setback for State Highway 82 should be maintained and the 200 foot setback regulation should be adopted for the Brusck Creek Corridor. Unclassified lands located in the State Highay 82 Corridor should be rezoned to AF-1, consistent with the zone district which sur-

residences within the district.

Figure IV.2 presents the projected ultimate peak housing and population data for the Down Valley Planning Area. The data show the ultimate projected peak population to be approximately 6,050 to 7,510 people. This represents an increase in the existing peak population of 3,280 ranging from approximately 2,770 to 4,230 people or a 84 to 129 percent increase. The resident Down Valley population presently represents approximately 62 percent of the peak population. It is projected that the total number of housing units in the Down Valley Area at ultimate buildout will be approximately 2,340 to 2,870. This represents an increase of 1,150 to 1,680 dwelling units as compared to the existing 1,190 dwelling units.