

GENERAL SKYLINE DEVELOPMENT GUIDELINES

Public meetings were held in 2002 to discuss preservation of scenic view corridors. A key component in view corridor preservation is the visual impact of structures built on ridges, as seen from the County's most traveled roads. The County understands and respects an individual's private property rights, but also believes that the community's goals need to be achieved. These guidelines are provided as a reflection of the community's intent to preserve "skylined" ridges.



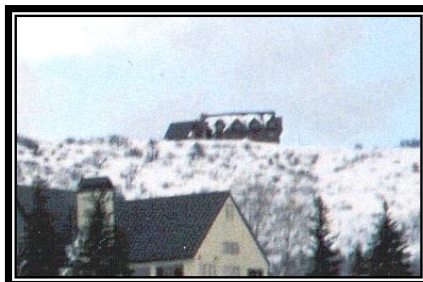
Not Skylined, on Skylined Ridge



Skylined

Basically, if a structure rises above the ridgeline and creates a silhouette against the sky, it would be considered "skylined." If a landowner decides to locate a structure in a skylined location, there are certain measures that a proposed or existing structure can utilize in order to soften the appearance (or even hide it). The preferred option would be to simply move the building down so that it does not create a skylined silhouette. If a skylined location is selected, the visual impact can be mitigated by including some or all of the following mitigation measures into the design of the building and site:

- Reduce the height of the building. Simply, a shorter structure would not protrude as much into the sky, and would have less of an impact.
- Reduce the width of the building (or decreasing the mass). Similar to limiting the height, a smaller building would be less visible. This house (below) would be "softened" if the mass was reduced, and landscaping was installed.



- Blend the roofline into the surrounding landscape. Utilize the shape or profile of the ridge when designing the exterior of the structure, and blend the roofline into the ridgeline, treeline, rock outcroppings, and other site features. In the picture below, this home could have blended into the hillside if the shape of the roofline was designed as a continuation of the surrounding ridges. Trees could also be used for the ridge-to-roofline transition.



- Add trees and other vegetation to break-up or hide the structure. As seen in this photo, the homeowner used either existing trees, or planted new ones, that helped blend the “A-frame” shape of the home in with the appearance of the ridge.



- Use exterior colors and finishes that would help blend the structure into the surrounding landscape. During the daytime, structures that contrast with the surrounding landscape tend to stand out. At night, lighting should be downcast and shielded so that the light bulbs can not be seen from surrounding properties.
- Any other technique that would help soften the appearance of the structure.

Although this guideline handout was created to inform Routt County landowners of the importance of preserving view corridors, regulations requiring visual mitigation measures for proposed skylined structures may apply to your specific site. A “Skylined Areas Map” is displayed at the Planning Department, and should be consulted to determine the areas where regulations apply.