

Stoney Ridge  
Architectural Design Guidelines

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## **Design Guidelines**

The Design Guidelines have been prepared to provide a framework to guide the design and construction of all improvements in Stoney Ridge and to assist each buyer of a homesite in Stoney Ridge to maximize the quality of the living experience in the neighborhood. The purpose of the Guidelines is to enhance the aesthetic experience in Stoney Ridge, promote harmonious residential design and to protect and enhance property values.

All development within Stoney ridge shall conform to the guidelines and all applicable subdivision and other approvals issued for the Stoney Ridge Subdivision by the Town of Silt Colorado. The Design Review Board ("DRC") has adopted these Guidelines in accordance with the Declaration of Covenants, Conditions, Restrictions and Easements for the Stoney Ridge Subdivision, Phase I, II and III and all supplemental declarations thereof (the Covenants). The DRC's role is to provide assistance to all homeowners and their chosen design professionals and to ensure that the design process is a smooth and satisfying experience. The Guidelines may be amended from time to time by the DRC and it is the responsibility of buyers or their representatives to obtain and review a copy of the most recently revised Guidelines. Where there are conflicts between the Guidelines and City codes and City approvals, the most restrictive will govern. Where there are conflicts between the Guidelines and the Covenants, the Covenants will govern.

## **Design Philosophy**

The design philosophy at Stoney Ridge is the creation of a traditional neighborhood and landscape based upon the traditional values and lifestyles of Western Colorado communities in the first half of this century. Within that architectural focus, a diversity of architectural designs and creativity will be encouraged. While the guidelines do not dictate one specific architectural style, all buildings should share a number of common design elements. These design elements include site design solutions based upon lot sizes, grades, etc., a residential scale of buildings, the traditional roof forms, consideration of surrounding architecture, front porches, and compatible materials and colors.

### **2. Site Design Guidelines**

The goal of the site and landscape design is to assure the sensitive integration of a building with its site and surroundings.

#### **2.2 Building Siting**

Buildings and improvements should be sited and designed as an integral element of the lot and should adapt to adjacent lot conditions.

## **2.3 Grading**

Site grading should integrate the home with the site and adjacent lots. Grading should be designed as a combination of cuts and fills designed as an extension of existing topography on the site and retaining walls may be necessary. Re-graded slopes shall not exceed 2:1.

## **2.4 Retaining Walls, Landscape Walls, and Fences**

2.4.1 When feasible, retaining and landscape walls should be designed as an extension of the home or as an extension of the natural landscape.

2.4.2 The top and ends of walls should be designed to blend with natural contours to visually tie the wall to the surrounding landforms. Walls are to be constructed of boulders or laid stone, logs, landscape timbers or interlocking blocks. Creosote railroad tie walls are not permitted.

2.4.3 Retaining walls shall not exceed 48" in height. Where retaining walls exceed 48" in height, they shall be stepped to form benches which shall not exceed 48" tall and which can be softened with landscaping.

2.4.4 Fence materials shall be compatible with materials used on the home. Fences in front yards shall not exceed three feet high and may be a two rail, split rail natural wood material. Corner lots recognize front yards on both streets. Chain link, aluminum or vinyl fencing materials are not permitted in front yards or side yards directly adjacent to the residence. These materials are allowed in rear yards. Rear yard fences shall not exceed 72" in height.

## **2.5 Drainage**

Drainage solutions should not cross property lines, except natural drainages in place.

## **2.6 Driveways and Garages**

2.6.1 Driveway width at the street where property is not accessed from an alley, shall not exceed 24' in width at the curb, but may thereafter widen to access garages, or parking areas. If property has access from an alley, all vehicle access must take place from that alley. All driveways shall be surfaced and may be constructed of concrete, stone pavers or brick.

2.6.2 Each lot shall contain a minimum of four parking spaces, any of which may be enclosed within a garage. Unenclosed spaces must be located within the lot boundaries. The minimum size for a parking space is 9' X 19'. Tandem spaces are allowed.

2.6.3 Garage doors are not intended to dominate the streetscapes. When garage doors face the street, garage doors shall be set back a minimum of five feet from the front of the building or the entry porch projection. At least a double car garage shall be built with each home. Duplexes may have single garages and 2 parking spaces for each duplex. Single width garage doors are allowed. Garage door colors shall match or be complementary to the predominant building color, contrasting garage door colors are not permitted.

## **2.7 Outdoor Living Spaces**

2.7.1 Outdoor living spaces can provide an effective transition between a home and the outdoors and also reinforce the visual connection of the home and the landscape.

2.7.2 Terraces, verandahs, patios, porches, courtyards, paths, walkways and other similar on grade features should be an integral element of the design of the home and the landscape by blending with existing topography. Materials should be consistent with materials used on the residence.

## **2.8 Landscape Design and Materials**

2.8.1 The goal of landscape design is to reinforce the integration of homes and related improvements with the setting of the lot. Landscape plans shall address the following issues: appropriateness of plant material to this climate, the scale of the house and lot, public vs. private areas, and long term maintenance.

2.8.2 Plant materials should be indigenous to the surrounding area. A list of acceptable plant materials will be provided upon request.

2.8.3 Landscape plants should address the public face of the front and side yards as well as the private areas of the back yard. The front yard landscape plan should create a welcoming entrance to the property. A minimum of two trees must be planted in the area between the front of the building and the front property line. Deciduous trees shall have a trunk measuring at least 1 ½ inches diameter measured by a caliper at a height of three feet from the ground. The balance of the front yard shall be planted with grass or other ground cover. The additional use of flower and shrub beds is encouraged. Avoid planting vegetation that will encroach on the public sidewalk or obscure views at drive entrances. The back yard or private area can contrast to the front uses. Vegetation can be used to screen areas or create private, outdoor spaces.

2.8.4 Long-term site maintenance should also be considered in the initial landscape design including installation of irrigation systems to the neighborhood raw water irrigation system. Edging material like metal, stone, wood, or brick can be used to define individual areas in the landscape. Plastic landscape edging is not recommended because it breaks down when exposed to the sun. Mulch can be used

to top planting beds, define walking paths, or prevent soil from splashing onto structures. Mulch material shall be organic or indigenous to the Stoney Ridge area. Wood chips, compost and river rock are appropriate materials. Foreign stone, like white quartz is discouraged.

2.8.5 Outdoor sculpture elements shall not exceed five feet in height.

## **2.9 Lighting**

2.9.1 Exterior lighting should be minimized. Where outdoor lighting is required, fixtures shall be covered so that no light source is directly visible from the street or neighboring homes at a height of five (5) feet from the ground plane at the light source. Lights, which produce a warm effect, rather than a cool effect, should be used. Incandescent, color corrected high-pressure sodium and metal halide lights are appropriate. Some types of fluorescent and mercury vapor lights are not appropriate.

## **2.10 Easements, Utilities, Service Areas & Satellite Dishes**

2.10.1 Easements have been provided throughout Stoney Ridge to allow for the installation and maintenance of utilities. All utility lines to serve a home shall be located underground. Additional easements have granted private trails.

2.10.2 Satellite dishes larger than 24" in diameter may not be installed in front or side yards. Roof top installations, or installations on the street façade of a residence or garage are not permitted.

2.10.3 Roof mounted evaporative coolers are permitted in the back of the house.

## **3. Architectural Guidelines**

The essence of the architectural design guidelines for Stoney Ridge is to encourage homes that are designed to appear as a contemporary interpretation of the traditional neighborhoods of Western Colorado communities in the first half of this century. The guidelines also intend to protect the aesthetic values of the community through elimination of those architectural styles and those building materials that detract from the appearance of the neighborhood as a whole. Prohibited styles generally identify styles from other regions that are not compatible with regional and traditional vernacular designs.

A list of prohibited styles include:

- A-frames
- Domes
- Mediterranean

Tudor  
Chalets  
Chateau  
Southwestern  
Adobe

### **3.1 Building Height and Mass**

3.1.1 Maximum allowable building heights are not intended to imply that all portions of a building may be built to the maximum allowable building height limit. Rather, in all cases, buildings should be designed with a low profile understated appearance. Building massing should create a sense of residential scale as viewed from the street. No single roof plane shall extend more than 60% of the length of any façade. A dormer can serve to break up a roof plane the main roof must be a minimum of 5/12 pitch.

3.1.2 Building massing on larger lots should emphasize horizontal scale and form. Sloped sites may require stepping house massing to connect the home to the site. Residential scale should be reinforced by varying building heights and considering features with cottage type scale, such as multiple gables and dormers. Large structures and continuous unbroken vertical and horizontal building planes should be avoided.

3.1.3 The front of the house shall be parallel to the street or a porch or entry roof element shall face the street. At narrow lots, with less than 60 feet of street frontage, the residence should be designed with the principle gable end facing the street and a secondary element, such as a porch or entry element also facing the street. At wider lots, with 60 feet or greater of street frontage, the principle gable ridge line can run parallel to the street and a secondary roof element in addition to the porch or entry element shall face the street the Architectural Control Committee can make deviations.

### **3.2 Building Forms and Materials**

3.2.1 Building form is comprised of three major elements, the foundation, the building walls and the roof. General parameters for each of these elements are outlined.

3.2.2 Foundations. In order to “ground” a building with its site, a minimum of exposed foundation concrete is desired. Masonry materials may help ground the building where foundation walls are above grade. Siding should be extended to within 12” of finished grade to minimize exposed foundation concrete. A parged finish or stucco coating (finished concrete) or masonry veneer may cover the exposed foundation concrete to allow a finished surface to exceed the 12” minimum exposure. Landscape walls may also be used to minimize exposed concrete foundation walls.

3.2.3 Building walls. Building walls should not exceed two stories in height and may be constructed of wood or masonry. The following Exterior finishes are allowed:

Horizontal or vertical board siding, natural wood or composite Stucco material, shall not exceed 80% of exterior wall surfaces. Stone, synthetic stone, unpainted brick, wood or hardboard shingles.

3.2.4 Combinations of up to three different materials are encouraged. Columns posts and balconies are to be of wood, stone or finished concrete (parged or stucco). Concrete column foundations may be exposed a maximum of 12".

3.2.5 Roofs. All homes shall have sloping roofs in the range of 5:12 to 12:12 for the main mass of the home. Secondary roof elements may have roof pitches between 2:12 and 12:12. Flat roofs are not permitted on primary structure.

Roof fascia and rake trim shall be a minimum of 8" nominal, (7 ¼ actual) in width. Multi piece trim of heavier massing is encouraged, where appropriate in proportional scale with the overall building mass. Exposed rafter designs are encouraged and the fascia dimension may be less than the 8" required of all other roofs. The following roof materials will be permitted:

Fire retardant cedar shingle or cedar shake, Slate, Non-reflective metal, Fiberglass/asphalt shingles in limited thickness styles with a minimum 25 year warranty.

3.2.6 Exterior finish materials shall be consistent on all of the building massing.

### **3.3 Building Structure**

3.3.1 Exposed structural elements, such as, beams, purlins, rafters and columns may be expressed in all buildings. Structural expression should be consistent through all elements of a building – the foundation, the walls and the roof. Glass should never appear to be supporting beams or other structural elements of a building.

### **3.4 Windows and Doors**

3.4.1 Windows and doors provide an opportunity to reinforce building scale and to add interest and individual expression to a house. Windows and doors should be designed as an integral architectural element of the home. All windows and doors should appear to be recessed and large areas of glass should be shaded by overhangs, balconies or similar features in order to establish shadow patterns to reduce reflectivity of the glass.

3.4.2 Windows and doors shall be designed in proportion with the overall structure and form of the home. The treatment of all windows and doors should be consistent on all sides of a building. Window frames should appear as substantial

building elements. The substantial cross section of framing and trim around windows and doors creates shadow lines and add interest to a building's façade. Windows of unusual shapes and sizes, the use of colored, highly tinted or mirrored glass is prohibited. Raw aluminum windows and doors are not allowed, they must be painted.

### **3.5 Colors**

3.5.1 An underlying goal of Stoney Ridge is for all buildings to be designed in harmony with the natural surroundings and consistent with the neighborhood. All building colors should be selected to achieve this goal.

3.5.2 The colors of all exterior-building materials shall be consistent with the traditional color palettes of the older neighborhoods of Western Colorado. Natural finishes or transparent or semi-transparent stains may be used on wood materials. The use of paint requires muted colors, somewhat darker in value, for the background colors. Accent colors are encouraged to add interest to a home.

3.5.3 Acceptable roof colors should be compatible with the balance of the building.

### **3.6 Fireplaces, Chimneys, Vents, Flues and Gutters**

Fireplaces are limited to gas devices only. Chimneys should be designed in proportion to the home and generally reflect a simple, understated appearance. Flat profile chimney caps to conceal flues are encouraged. All other rooftop equipment and vents should be consolidated, concealed and/or painted to match the roof color. Gutters, when used, shall blend in color with the building.

### **3.7 Porches, Balconies and Decks**

3.7.1 A one story high front porch with a minimum width of ten feet facing the street is required. In lieu of a front porch, a covered one-story entry element with a minimum width of ten feet facing the street can be provided. If the required width appears to intrude on the scale of the home. Open front porches may encroach 5'-0" into the front yard setback.

3.7.2 Balconies and above grade decks provide outdoor living space and add interest and scale to a home. Above grade balconies and decks should be designed as an integral element of the building. Balconies and decks should be designed within the mass of a building, or when designed as a cantilevered element of the building, should be supported by substantial structural elements such as timber columns. In no case shall projecting decks be supported by narrow posts or columns less than a 6 x 6.

3.7.3 The underside of balconies and decks above grade shall be treated or stained to match the residence. Railings on balconies and above grade decks shall be treated or stained to match the residence. Railings on balconies, decks, stairs and



porches should be made of materials that appear to be natural extensions of the building.

### **3.8 Dormers**

3.8.1 The use of dormers should be considered to establish residential scale to roof forms and to break up the appearance of large roof planes. When used, dormers should be in scale and proportion with the rest of the home.

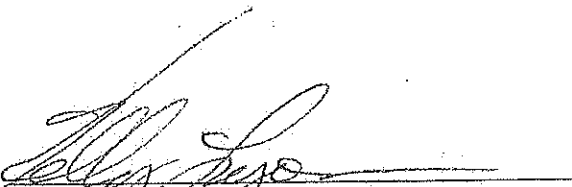
### **3.9 Skylights and Solar Panels**

3.9.1 Skylights and solar panels must be integrated into the architectural composition.

### **3.10 Accessory Dwelling Units and Auxiliary Units**

3.10.1 In addition to the requirements of these Design Guidelines and the Design Guidelines contained within the covenants, Accessory Dwelling Units are also subject to all requirements applicable to the same set forth and incorporated within section 5.03.21 of the Garfield County Zoning Resolution of 1978, as amended. An Accessory Dwelling Unit is an attached or detached building on a lot used as a dwelling unit which is secondary to the main dwelling unit and which may be rented or leased for monetary or other financial consideration.

Approved by the Homeowner's Association August 1, 2003.



Kelly Lyon, President

