

GENERAL SKYLINE DEVELOPMENT GUIDELINES

After recent public meetings held to discuss future development in Routt County, it is clear that many County residents desire to preserve 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.



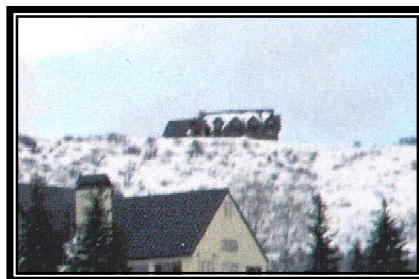
Not Skylined, on Skylined Ridge



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.



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