21.09.070 SITE DEVELOPMENT AND DESIGN STANDARDS

A. Purpose and General Goals

The purpose of the standards is to ensure new development avoids adverse impacts on the environment and natural resources while maintaining and enhancing the appearance and character of the valley. Specific purposes of the standards include:

1. To help maintain high quality living environments, small-town character, and the presence of the natural landscape within Girdwood neighborhoods;

2. To preserve and reinforce the unique natural qualities of the site, to fit the building into the land to leave its natural landforms and features intact; and

3. To treat the building as an integral part of the natural environment and an attractive addition to the Girdwood community.

B. Applicability

Except as specified below, all development in Girdwood shall comply with the following development and design standards. The standards shall apply in addition to any standards contained in chapter 21.45, *Supplementary District Regulations.* In case of any conflict, the standards in this section shall apply.

Alternative development standards proposed through the master area planning and/or master development planning process shall be equivalent to or exceed the generally applicable development standards and shall result in high-quality, environmentally sensitive development, keeping with the intent of this chapter and the character of Girdwood.

C. Hazard Areas

All development lots, except for lots to be developed with ski slopes, platted after [date of adoption] shall comply with the following standards:

1. No lot shall be located entirely within a high hazard avalanche area or rockfall area, or have an average slope of greater than thirty-five percent (35%); and

2. A lot located so that portions of the lot are within a high hazard avalanche area or a rockfall area, or where portions of the lot are steeper than thirty-five percent (35%), shall be designed so that there is an adequate building site which is outside of the above-listed areas.

D. Grading and Drainage

1. Intent
This section is intended to set basic standards for grading and drainage, to reduce the drainage impacts from new development on existing development.

2. Applicability
This section shall apply to all new development in Girdwood.

3. Grading

Grading required for development shall mimic natural forms and blend into the existing landscape on the site. After completion of grading, restoration of slopes to natural-appearing conditions is required.

4. Drainage and Storm-Water Run-off

Run-off from a site shall be controlled and directed to drainage ditches in the road right-of-way or to drainage swales at the property line. Pre-existing drainage patterns onto neighboring lots may be maintained, but additional drainage shall not be directed onto neighboring lots as the result of new development.

E. Landscaping, Vegetation and Tree Retention

1. Intent

An important characteristic of Girdwood is the forested landscape and the continuity of natural habitats. The purpose of this section is to retain trees and natural vegetation by specifying the quantity of vegetation required in a development.

2. Permit Required

Clearing and grubbing of any lot or tract shall not exceed 6,000 square feet without first obtaining a land use permit and, if necessary, any other development approvals required by this chapter and title 21.

3. Applicability

This section establishes the minimum vegetation coverage standards for multifamily residential and non-residential development, and for any residential subdivision of two (2) or more lots. Except for subsections 6.b. and 8, below, these standards shall not apply to existing single-family lots or in the gR-1, gR-2, gR-2A, and gR-4 districts.

4. Minimum Vegetation Coverage

a. ***Amount***

The standards given in Table 21.09.070-1 are the minimum percentage of any lot to be maintained as natural vegetation, as defined at 21.09.070E.3.c, and permeable surface, as defined at 21.09.050D.5.

TABLE 21.09.070-1: Minimum Vegetation Coverage, by Use

	Single-family or Two-family Residential	Multifamily Residential	Commercial or Public / Institutional	Industrial
Natural Vegetation	30%	20%	10%	5%
Total Permeable Surface, including Natural Vegetation	50%	40%	20%	10%

b. ***Location and Dimensions***
Required vegetated areas may be located anywhere on the site or lot. Individual vegetated areas shall be a minimum of 200 square feet, with no dimension less than ten (10) feet.

c. ***Natural Vegetation***
Natural vegetation means either existing vegetation left in its natural state, or landscaping provided according to the following:

i. Evergreen trees a minimum of five (5) feet high, with a ratio of height to spread no less than five (5) to three (3), and deciduous trees a minimum of eight (8) feet high, with a caliper no less than one and one-half (1 ½) inches, planted at average intervals not greater than fifteen (15) feet on center. No more than fifty percent (50%) of the trees may be deciduous.

ii. Three shrubs per tree, each shrub a minimum of eighteen (18) inches in height, and ground cover or mulches, placed so that the ground will be covered within three (3) years.

5. Planting Materials
All new trees planted for required landscaping shall have the following characteristics:

a. ***Evergreen Trees***
Evergreen trees shall be native Alaska species. Sitka spruce and hemlock are encouraged to be used because of their predominance and adaptability for survival in Girdwood. If nursery grown, the trees shall be a minimum of five (5) feet in height, with a ratio of height to spread not less than five (5) to three (3). Field collected specimens shall be a minimum of twenty-four (24) inches in height.

b. ***Deciduous trees***
Deciduous trees shall be a minimum of eight (8) feet in height and 1 ½ inches caliper.

6. Setback Area Vegetation

a. ***General***
The purpose of this section is to retain vegetation in setbacks and along street frontages. Required vegetation for setbacks may be used to count toward vegetation coverage requirements in subsection 3., above.

b. ***Alyeska Highway Frontage Setback Vegetation***
All vegetation within twenty-five (25) feet of the Alyeska Highway right-of-way shall be retained, except to accommodate a driveway, a utility easement, or utilities located by permit.

c. ***Buffering Non-Similar Uses***
Setbacks between commercial/ industrial and residential properties, and between multifamily and single/ two-family residential properties, shall be retained as natural vegetation areas.

7. Tree Protection During Construction

a. ***Ski Trail Construction***

Trees designated to be retained to comply with this section shall be delineated through such methods as paint marking or flagging.

b. ***Other Construction***

Trees designated to be retained to comply with this section shall be protected during construction by use of sturdy fencing or other firm barriers placed at the drip line. Grading is not permitted within ten (10) feet of the trunk, or within the critical root zone (drip line), whichever is greater, of any tree to be retained as part of the natural vegetation requirement.

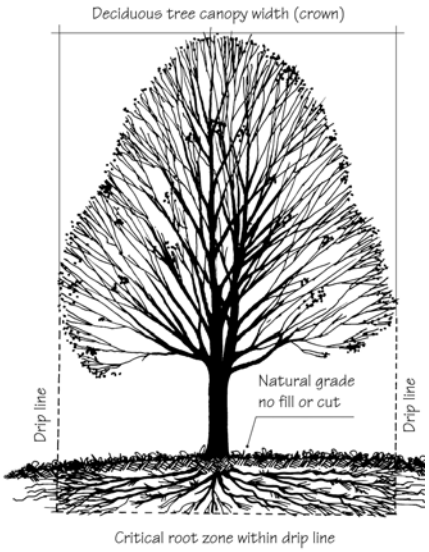


Figure 21.09-5:
Critical Root Zone

8. Re-vegetation of Disturbed Areas

All ground surfaces on the site, disturbed during construction and not to be occupied by buildings, structures, storage yards, drives, walks, pedestrian areas, off-street parking or other authorized installations, shall be re-vegetated with plant material of the landowner's choice. However, the plant materials shall not be invasive plants as listed in the Selected Invasive Plants of Alaska booklet produced by the United States Department of Agriculture and the Forest Service, Alaska Region. To promote re-vegetation, biodegradable erosion control netting or mulch blanket shall be used on disturbed slopes steeper than 3:1 (run to rise). Slopes shall be stabilized and re-seeded before September 1. The re-seeding material shall be erosion control vegetation, such as those with aggressive, non-sod-forming, rooting habits. Ski slopes are exempted from this provision.

F. Transportation and Connectivity

1. Street Types

The three street types are arterial, collector, and local, as set forth in the Official Streets and Highways Plan.

2. Municipal Street Standards

All collector and local streets shall meet the standards and requirements set forth in the Design Criteria Manual, except as specifically provided otherwise in this chapter, to preserve and enhance the unique character and aspirations of Girdwood.

3. Collector Streets – General

Except as provided in section 4. below, a collector street has the following attributes:

a. The street shall be paved over an engineered base; and

b. Paved shoulders shall be provided; and

c. Swales or drainage ditches on each side of the street shall be provided to accommodate surface drainage and snow storage; and

d. Swales and drainage ditches shall be planted with natural grasses and/or hardy perennials; and

e. A paved pedestrian path/bikeway shall be provided on at least one side of the street and detached if possible; and

f. Buffers of native vegetation shall be retained on both sides of the street; and

g. On-street parking shall be prohibited, except where allowed in subsection 4., below; and

h. Driveways, subject to subsection 21.09.070N., are permitted as follows: Swale and drainage ditch crossings shall use culverts.

i. The dimensions of the collector street cross-section shall be as illustrated below:

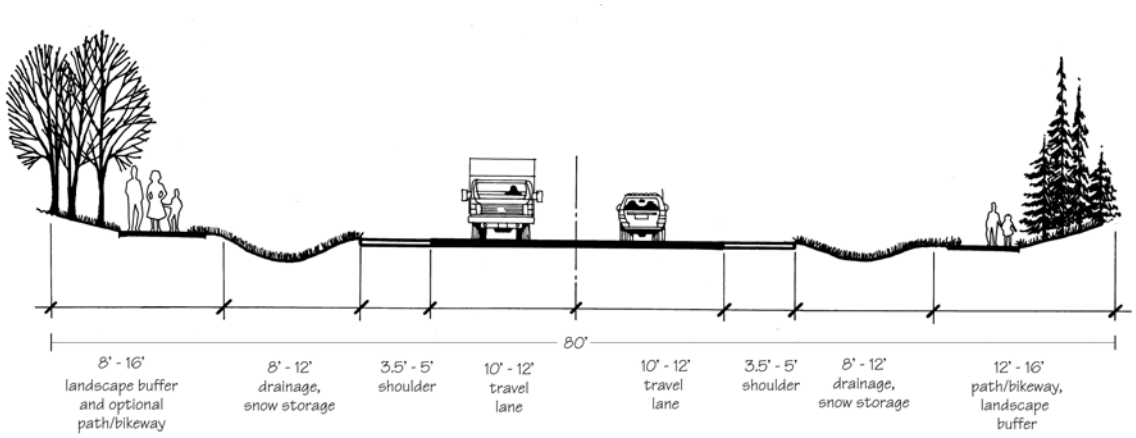


Figure 21.09-6: Collector Street Dimensions

4. Townsite Commercial Area Streets

Streets in commercial townsite areas shall differ in design from the general street standards in order to support the main street commercial and mixed-use environments intended for the old and new townsite areas. Townsite streets have the following attributes:

a. The street shall be paved over an engineered base; and

b. Curb and gutter shall be provided where practicable; and

c. The street shall be designed to accommodate on-street parking to the maximum extent feasible; and

d. A paved sidewalk seven (7) feet or greater in width shall be provided on both sides of the street, and may be back-of-curb; and

e. Individual driveways for each individual lot are discouraged, in order to limit the number of curb cuts, minimize pedestrian-vehicle conflicts, increase the continuity of main street pedestrian networks, and maximize the number of on-street parking spaces.

5. Local Residential Streets

A local residential street has the following attributes:

a. The street shall be paved, or shall be a non-dust-generating non-porous material, such as RAP or chip-seal, over an engineered base; and

b. Swales or drainage ditches on each side of the street shall be provided to accommodate surface drainage and snow storage; and

c. Swales and drainage ditches shall be planted with natural grasses and/or hardy perennials; and

d. A pedestrian path/bikeway of at least five (5) feet in width and either paved, or treated with a non-dust-generating material, shall be provided on at least one side of the street and detached if possible; and

e. Driveways, subject to section 21.09.070N., are permitted.

f. The dimensions of the local street cross-section shall be as illustrated below:

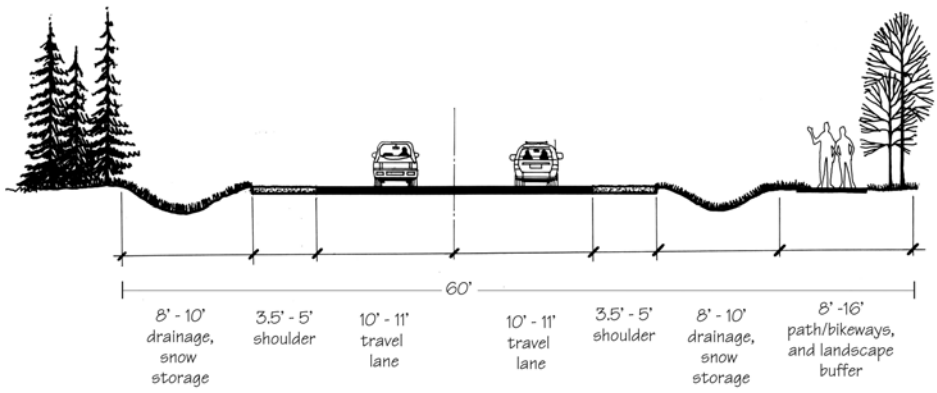


Figure 21.09-7: Local Residential Street Dimensions

6. Neighborhood Connectivity and Distribution of Traffic

a. ***Purpose***

The purpose of the standards is provide a well-connected street grid. The design requirements do not mandate a rectilinear or uniform grid; the requirements shall, however, result in a network distributing traffic evenly and equitably, and ensuring good access for emergency services equipment. Such a street network reduces the daily miles of vehicular travel in the valley by providing direct, non-circuitous routes for drivers and by encouraging walking and bicycling.

b. ***Connectivity Standards***

i. Within contiguous residential and commercial developments, no local street may be developed longer than 450 feet, unless the street is connected to another street at each end.

ii. Within contiguous residential and commercial developments, local streets shall have at least nine (9) intersections per mile.

G. Lighting

1. Street and Trail Lighting Standards

a. ***Applicability***

This section applies to street and trail lighting, and is subject to the provisions of the Design Criteria Manual, except as specifically provided in this section, in order to preserve and enhance the unique character and aspirations of Girdwood. This section does not apply to site lighting, including alpine ski slope lighting. The lighting standards in this section do not apply to state-maintained roads.

b. ***Location***

Street lights shall be installed where required by the Traffic Engineer for vehicle and/or pedestrian visibility and safety. Street lighting on local residential streets should be avoided if possible.

c. ***Lighting Color***

Fixtures for street and trail lighting shall use white light sources with a color rendering index (CRI) of sixty-five (65) or greater.

d. ***Poles***

i. *Local Streets and Intersections*

Street light poles at intersections of local streets with local streets, and along local streets, shall not exceed twenty (20) feet in height.

ii. *Collector Streets and Intersections*

Street light poles at intersections of collector streets with collector streets, and of collector streets with local streets, shall not exceed twenty-five (25) feet in height.

iii. *Arterial Streets*

Street light poles along arterial streets shall not exceed thirty-five (35) feet in height.

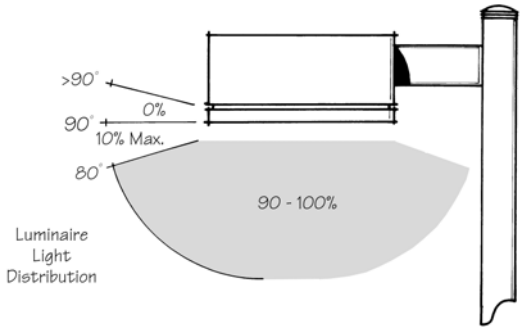
iv. *Trails*

Trail light poles shall not exceed sixteen (16) feet in height. Poles shall be of treated wood or painted metal.

e. ***Fixtures***

Street and trail lighting shall be full cut-off, as defined by the Illuminating Engineering Society of America (IESNA).

Figure 21.09-8:
Full Cut-off
Luminaire



f. ***Trail Lighting***
Pedestrian trails along collectors and arterials shall be lit.

2. Exterior Site Lighting

a. ***Applicability***
This section shall apply to site lighting, building lighting, and parking lot lighting in all developments, except for alpine ski slopes and single- and two-family developments.

b. ***Light Poles***
Light poles shall not exceed fourteen (14) feet in mounting height, except light poles for parking areas in the gC-1, gC-2, gI-1, and gI-2 districts may be up to twenty (20) feet in mounting height. Poles shall be non-reflective, neutral and dark in color, blending into the site's nighttime backdrop.

c. ***Shielding, Glare and Light Trespass***
Exterior site and building wall lighting shall be designed and located to direct light toward the ground, to minimize glare or light trespass onto adjacent properties or light pollution in the valley. The light source shall not be visible at the property line, provided, however, light fixtures for walkways may have a visible light source if diffused by a translucent cover, such as frosted glass. Upward-directed exterior lighting is prohibited, unless the light beam is directed only toward, and is contained within, the mass of the ceiling, wall, tree or other feature to be illuminated.

d. ***Lighting Color***
Fixtures for area lighting shall use white light sources, such as one of the following, without limitation: Color corrected metal halide, induction, compact fluorescent, incandescent (tungsten-halogen), or high-pressure sodium with a color rendering index (CRI) of sixty-five (65) or greater. Lights at building entrances, steps, stairs, ramps, driveway crossings and entrances to parking structures or garages may be incandescent. Aesthetic landscaping or building facade lighting is exempt from color restrictions.

e. ***Parking Lot and Display Lot Lighting***
Parking lot and display lot lighting fixtures shall be full cut-off fixtures, as defined by the Illumination Engineering Society of North America.

f. ***Athletic Playing Fields***
The standards set forth in this section shall not apply to lighting of public athletic playing fields.

H. Pedestrian Circulation

1. Applicability
All multiple-family residential and non-residential developments shall meet the minimum standards of this section.

2. Walkway System – Residential
In multifamily projects, and in attached single-family and two-family dwelling projects containing more than two residential buildings, paved and lighted walkways shall be provided from individual units or common building entries to parking areas and to paved public trails or sidewalks abutting the property. The maximum grade on pedestrian walkways is five percent (5%) without a handrail, or eight percent (8%) if a handrail is provided.

3. Walkways System – Public/Institutional and Commercial Uses
Walkways shall connect parking areas to sidewalks and building entrances. There shall be a connecting walkway between all buildings in a multiple building development. Walkways and sidewalks shall have an unobstructed width of no less than five (5) feet. When walkways adjoin areas used by vehicles for driving or parking, walkways shall be defined by curbs, plant beds, bollards, or other materials, to create a well-defined physical separation between the uses.

4. Weather Protection
Exterior stairways to habitable upper levels, and any pedestrian walkways exposed to snow shedding from roofs, shall be covered.

I. Fences and Walls

1. Fences in Residential Districts
Fences up to eight (8) feet in height are permitted in side and rear setback areas, where needed for child safety, privacy, security, or animal control. However, in no case shall fences extend into the setbacks for more than thirty percent (30%) of the total linear perimeter of the lot. Fences are prohibited in the front setback.

2. Walls in Nonresidential Sites
Low walls on any nonresidential site shall be of local stone, or stone of comparable appearance, or heavy timber wide enough to allow for comfortable seating when located adjacent to walkways. When connected to a building, the wall shall duplicate the building base material.

3. Fences and Walls in Commercial Districts
Fences less than forty-two (42) inches in height may be constructed in front setbacks. Except as otherwise provided in the gC-7 district-specific standards, fences and free-standing walls, up to six (6) feet high, may be constructed within the side and rear setbacks. Fences associated with golf driving ranges are exempt from this section.

4. Fences and Free-Standing Walls in Industrial Districts
Fences and freestanding walls up to eight (8) feet high may be constructed within side and rear setbacks. A fence up to eight (8) feet high may be constructed in the front setback, but it shall not be sight-obscuring.

J. Utilities and Utility Equipment Standards

1. Commercial, Industrial, and Multiple-Family Residential

a. *Undergrounding of Utilities*

New utilities, including electrical distribution lines, shall be placed underground. Utility easements shall be dedicated to allow future access to the underground lines. Existing and proposed utility lines shall be depicted on the site plan.

b. *Location of Underground Utilities in gR-3 and gR-5 Districts*

Underground utility lines in the gR-3 and gR-5 districts shall avoid disturbing natural vegetation, and shall be placed in the right-of-way in front of lots, and not along side or rear lot lines, except where needed to create looped systems. Pad-mounted facilities may be located in easements abutting rights-of-way.

c. *Location of Above-Ground Utilities*

Above-ground utility enclosures, such as transformers, major telephone equipment boxes, and similar facilities, shall be located a minimum of twenty (20) feet from entrances to dwelling units, driveways, or garage entrances. Above-ground utilities shall be located to minimize visibility from entries, and above-ground utilities not mounted on the building shall be screened with vegetation. Electric and gas meters and fire sprinkler risers shall be located within the building service area for structures with a separate service entry or, in the absence of a separate service entry, on side or rear walls.

d. *Design Standards for Above-Ground Utilities*

Except as necessary for safety and maintenance, above-ground utility boxes shall be screened from the road right-of-way with vegetation or with screening constructed of stone, wood, or textured concrete block.

2. Single-Family Residential

a. *Undergrounding of Utilities*

New utilities, including electrical distribution lines, shall be placed underground. Utility easements shall be dedicated to allow future access to the underground lines. Existing and proposed utility lines shall be depicted on the site plan.

b. *Alyeska Highway Utilities*

Utilities to be extended to lots along Alyeska Highway shall be placed under driveways, to the maximum extent practicable.

K. Snow Management

1. Commercial, Public/Institutional, Industrial, and Multiple-family Residential

a. *Snow Storage Area*

Snow storage space adjacent to surface parking lots and pathways shall be identified on the site plan. To facilitate snowplowing and snow removal, snow storage areas equal to at least twenty percent (20%) of the total area of the site used for parking, access drives, walkways, and other surfaces needing to be cleared of snow, shall be designated on the site plan.

b. ***Exemptions and Alternatives***

i. Minimum snow storage area requirements may be waived for properties within the boundaries of a public parking, local improvement, or snow management district where district-wide snow removal services is provided.

ii. Vehicle driveway and parking areas and pedestrian walkways with heated surfaces for melting snow shall be exempt from snow storage area requirements.

c. ***Snow Storage and Drainage***

The location of snow storage areas shall be coordinated with drainage plans so the stored snow does not block meltwater from swales and drains.

d. ***Snow Storage and Landscaping***

Areas designated for snow storage shall be landscaped only with groundcovers and shall have positive drainage away from structures and pavements. Storage of snow is prohibited in required natural vegetation areas.

L. Off-Street Parking Standards

1. General

Required parking shall be provided in accordance with section 21.45.080, except as specified in this section. The director may waive an off-street parking requirement if sufficient public parking in the district satisfies off-street parking requirements.

2. gC-5, gC-8, and gC-9 Districts

Required parking for any non-residential use in the gC-5, gC-8 or gC-9 districts may be located off-site within the adjoining right-of-way or within 600 feet of the site in community parking areas under a municipal parking agreement.

3. gC-7 District

In the gC-7 district, on-site parking for new commercial development is prohibited. Parking for new commercial development shall be located within the adjoining right-of-way, or in community parking areas under a municipal parking agreement. Required parking for upstairs dwelling units in the gC-7 district may also be located off-site. Any on-site parking for residential units shall be located on the side or rear of the principal building and enclosed within a garage architecturally compatible with the principal building and no closer to the street than the building's primary front façade. On-site parking in the rear setback is prohibited.

4. Parking Lot Location – Residential

Parking for multifamily dwellings or multiple residential dwelling structure projects is prohibited in any required setback. All surface parking areas shall be screened from adjacent streets, properties, and public trails through the use of retained vegetation and/or landscaping encompassing the front setback, with breaks for driveways and walkway access.

5. Parking Lot Location – Nonresidential

Parking is prohibited in any required setback, except in the gC-3 district as provided in subsection 21.09.040C.2.c.iii.(B).

6. Parking Lot Landscaping

Public and private parking lots shall have a twenty (20) foot landscaped break in any line of parking spaces over twenty (20) cars long and a minimum fifteen (15) foot landscaped strip between every other double-loaded bay of cars.

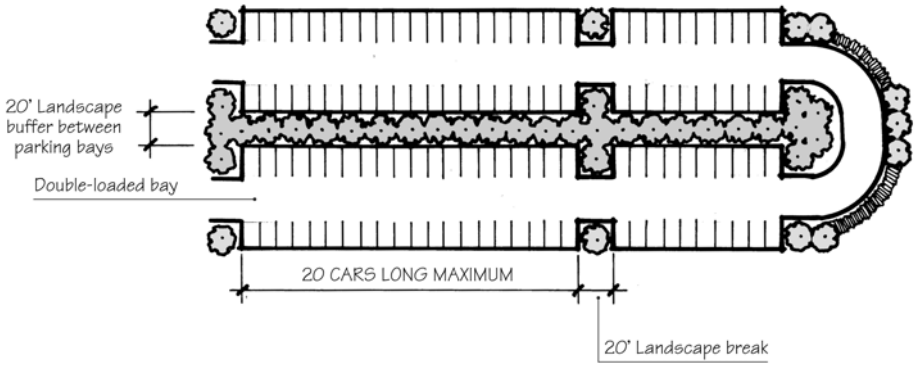


Figure 21.09-9: Parking Lot Landscaping

7. Parking Within Multifamily and Non-Residential Structures

Parking structures for more than two (2) cars within multifamily and nonresidential structures, shall be constructed at least half a level below grade or, if constructed at grade, shall be earth covered using berming at least a half level on all sides. Vegetative and/or architectural screening of multiple level parking structures is required. The mechanical equipment required to vent enclosed parking shall be located away from outdoor play areas or entries, public rights-of-way and pedestrian spaces, and shall be completely screened from view.

Figure 21.09-10: Parking within Multifamily and Non-Residential Structures

8. Parking Surfacing Materials

Interior roads, driveways, and parking areas shall be paved, except paving of driveways and surface parking areas for single-family and two-family residences is not required.

M. Signage

Except as set forth below, the generally applicable sign standards contained in section 21.47, *Sign Standards*, shall apply. The regulations set forth below shall apply in addition to those contained in section 21.47, except in case of conflict, in which case the regulations below shall govern.

1. Commercial and Industrial Signs

The following standards apply to signage for any commercial or industrial use, except for Fueling Stations, as set forth in subsection 4., below. Directional and wayfinding signs are exempt from this section.

a. ***Freestanding Signs***

i. *Number*

A single, freestanding sign is allowed, but shall not be placed in the right-of-way, or in the sight distance triangle as defined in subsection 21.09.050D.

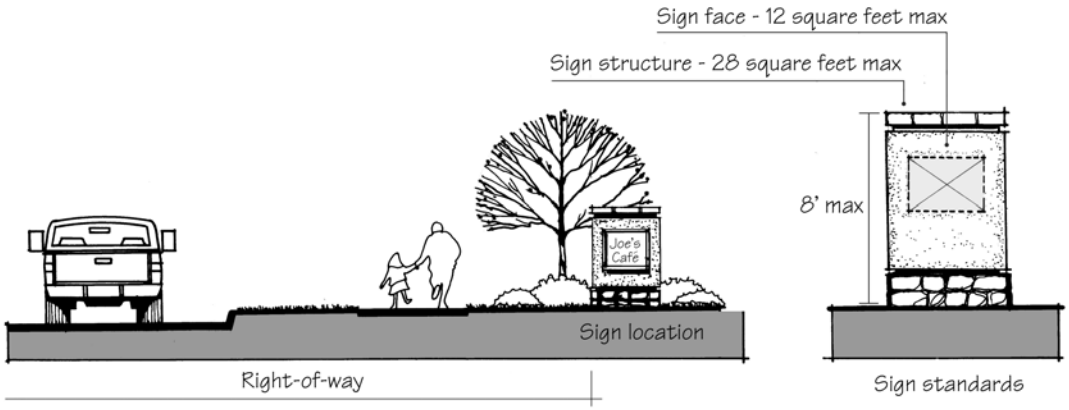


Figure 21.09-11: Freestanding Commercial Sign

ii. *Maximum size and height*

The maximum size shall be twelve (12) square feet per face. The sign shall be monument-style, ground mounted, and shall not exceed a maximum height of eight (8) feet. There may be lettering on both sides. The total area of each face of the sign, including the structural base, shall not exceed twenty-eight (28) square feet.

iii. *Materials*

Signage materials shall be complementary to the architectural character and materials of the principal building.

iv. *Style and Color*

The letter style and color of freestanding identification signs shall be consistent with those used on other signs close to or attached to the building. If the sign is internally illuminated, the background shall be a translucent darker color, with a lighter contrasting color for the letters and symbols.

v. *Electronic Changeable Copy Signs*

Electronic changeable copy signs or signs with flashing lights or highly reflective elements are prohibited.

vi. *Icon Signs*

Developments subject to a master plan requirement may have one icon sign exceeding the size and height limits specified in this section. An icon sign is a sign using natural materials, such

as logs or stone, and is designed to keep with the character of a mountain resort community and emblematic of the primary use on the site (e.g., skiing). The dimensions of the icon sign shall be determined and approved as part of the master planning process.

b. ***Building Signs***

i. *Maximum Area*

In addition to freestanding signs, each commercial building on a lot shall have a total building signage area allowance for each side of the building facing a public right-of-way, based upon the width of the building frontage as follows:

Building Frontage Width (ft.)	Square Feet Allowed
< 20	10
20-30	15
31-40	20
41-50	30
>50	40

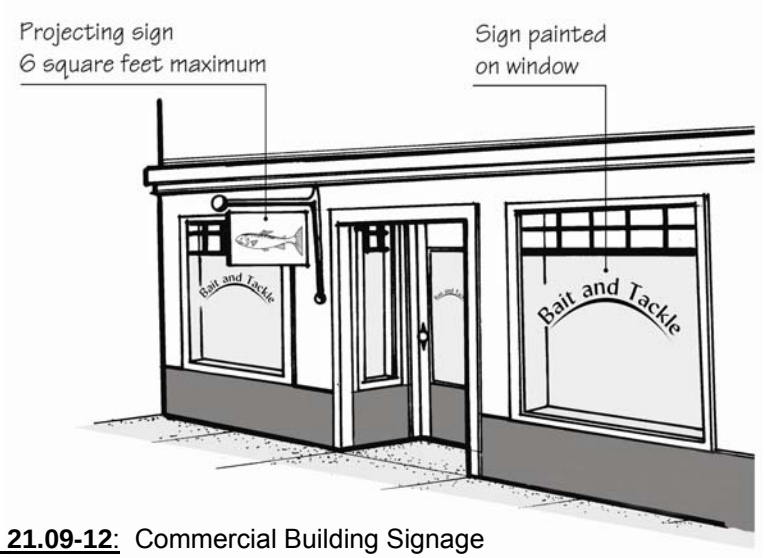


Figure 21.09-12: Commercial Building Signage

ii. *Types of Signs*

The total area of all signs shall not exceed the amount set forth above.

(A) *Projecting Sign*

Each occupant of a commercial building is allowed a single projecting sign. The maximum size of a hanging or projecting sign shall be six (6) square feet. Projecting signs shall be at least 6' 10" above a walkway and may not extend more than five (5) feet from the building façade. The lettering may be on both sides.

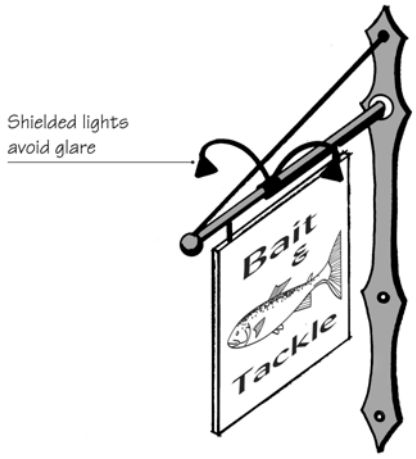


Figure 21.09-13:
Lighted Projecting Sign

(B) *Window Signs*
Permanent window signs shall cover no more than thirty percent (30%) of the window area, but fifty percent (50%) of that sign area must be transparent.

(C) *Other Signs*
Other allowed signs may be flush-mounted, painted on doors or windows, mounted on awnings, canopies and arcades, or attached to railings. Flush-mounted or painted signs shall be at the ground floor level.

iii. *Materials and Colors*
Permitted sign materials are wood, metal, stone, ceramic, glass, or plastic surface mounted on a wood or metal backing. The surface shall be painted, stained or treated to ensure durability.

iv. *Lighting*
Internally lit signs are not permitted, except logos and channel signs consisting of individual letters may be internally lit. External illumination shall be shielded and be directed downward to shine only on the sign area to be illuminated.

v. *Electronic Changeable Copy Signs*
Building signs with electronic changeable copy are prohibited in Girdwood.

vi. *Operational Information Signs*
If window or door space used to display operational information, such as phone numbers, address, hours of operation, charge cards accepted, or similar information, is less than a rectangle twelve (12) by eighteen (18) inches in size, the sign does not count against the maximum area specified above.

vii. *Temporary Sign*
The display of temporary sales signs, advertisements or other signage is prohibited on the outside of buildings.

2. Residential Uses

a. ***Multiple-Family***

The standards for signs for multifamily buildings in residential districts (section 21.47.040) shall apply to multiple-family residential.

b. ***Single-Family, Two-family and Townhouse***

The sign standards of section 21.47.040 shall apply to a single-family dwelling, duplex or townhome, except only one freestanding identification sign shall be allowed for any residential subdivision.

3. Public/Institutional Uses

The sign regulations set forth in section 21.09.070M.1. (*Commercial and Industrial Signs*) shall apply to public/institutional uses. Signage for public buildings that are intended as civic landmarks shall be compatible and integrated with the architectural character, proportions, and details of the building.

4. Fueling Station Signage

a. ***Primary Freestanding Signage Height and Area Maximums***

A fueling station may have a primary freestanding sign up to twenty-five (25) feet in height, not to exceed thirty (30) square feet in area, and one (1) road front entrance sign on each road frontage, each sign not to exceed eight (8) feet in height or twenty (20) square feet in area.

b. ***Fuel Price Signs***

One sign identifying fuel prices is permitted, not to exceed four (4) panels four (4) feet square, to be arranged in a square or vertical format, not to exceed twelve (12) feet in height.

c. ***Instructional Signs***

Up to six (6) instructional signs are permitted, each not to exceed two (2) feet square, to guide traffic movement and parking.

5. Grocery Store Signage

In spite of subsection 1. above, a grocery store with 15,000 or more square feet gross floor area and with multiple points of vehicle site access may have two (2) freestanding signs, each sign shall not to exceed a total of twenty (20) square feet. No more than twenty-five percent (25%) of window area may be used for signage, including signs located inside but readable from four (4) feet away from the building.

6. Bed and Breakfast Signage

A bed and breakfast shall have and maintain the appearance of a single-family detached dwelling unit or a dwelling unit of a two-family dwelling. No more than one (1) non-illuminated sign is permitted to reflect the operation of a bed and breakfast, and the sign may be one of the following:

a. A maximum one (1) square foot sign, mounted flat against the principal building; or

b. A post and sign located on the property, no more than ten (10) feet from the driveway. The sign area is limited to two and one-half (2.5) square feet, and the framing area is limited to fifteen (15) square feet.

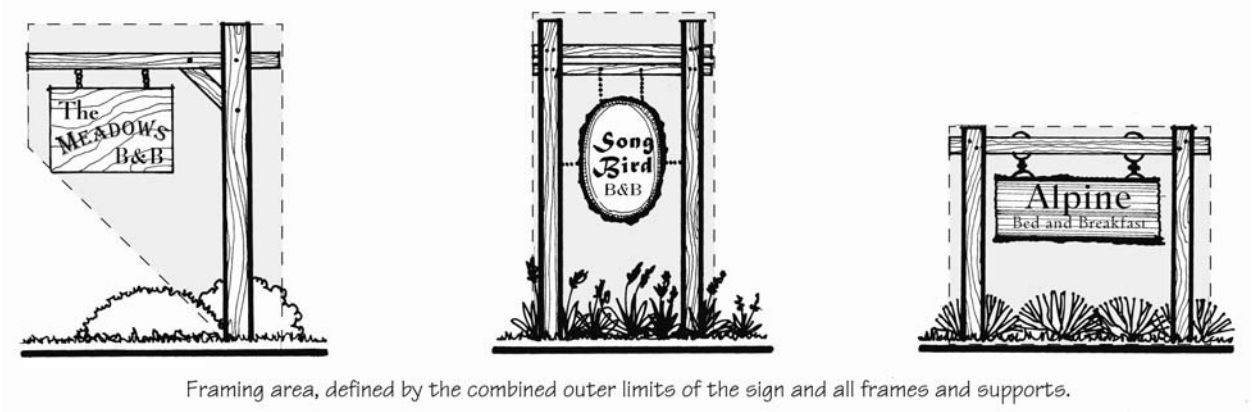


Figure 21.09-14: Bed and Breakfast Signs

N. Driveway Standards

1. Intent

To maintain the natural qualities of the site, driveways shall be of minimum width, follow site contours, and be routed to preserve amenities such as rock outcroppings and stands of mature trees. Driveways shall be designed with safety as a priority, with as little gradient as practicable.

2. Driveway Standards for Residential Uses

TABLE 21.09.070-2: DRIVEWAY STANDARDS FOR RESIDENTIAL USES

	Single-family/ Two-family Uses	Multiple-family Residential
Minimum width	10 feet	12 feet
Maximum width per driveway This applies to the length of the driveway within a setback and public right-of-way.	20' wide maximum	one-way driveway – 14' max. width two-way driveway – 24' max. width
Two driveways	If two driveways are used for either a single family or a two family lot, they each shall be no more than 10 feet wide.	The total width of both driveways measured within a setback and public right-of-way shall not exceed 40% of the frontage of that lot on the street.
More than two driveways	Not allowed.	Allowed if it is shown that they will substantially improve circulation safety both on and off site. All other standards of this subsection apply.
Separation between driveways on a single lot	A minimum 10' wide vegetated separation required where there is more than one driveway to the same street.	
Slope	Slopes of up to 10% are allowed on all residential driveways. Driveways with slopes greater than ten percent (10%) require prior approval by the Municipal Traffic Engineer.	
Materials	Compactible material suitable for intended use. Surface course or pavement of any type is optional.	Concrete or asphalt compound to the standards prescribed by the traffic engineer.

3. Driveway Standards for Commercial Districts and Nonresidential Uses in Residential Districts

TABLE 21.09.070-3: DRIVEWAY STANDARDS FOR COMMERCIAL DISTRICTS (sf = square feet)							
	gC-1, gC-2		gC-3, gC-4		gC-5 through gC-10~~4~~		
	≤5,000 sf lot	>5,000 sf lot	≤5,000 sf lot	>5,000 sf lot	≤5,000 sf lot	5,000 - 43,560 sf lot	>43,560 sf lot
Minimum width	12 feet	12 feet	12 feet	12 feet	12 feet	12 feet	12 feet
Maximum width per driveway*	24 feet	28 feet	24 feet	24 feet	24 feet	24 feet	24 feet
Maximum width of each driveway for two driveways*	Not allowed	28 feet	Not allowed	14 feet	Not allowed	14 feet	24 feet
More than two driveways	Lots are allowed a maximum of two driveways per frontage.		Lots are allowed a maximum of two driveways per lot.		Allowed if it is shown to improve circulation safety, on & off site		
Separation between driveways	Where separate driveways are provided on a lot in a GC district, there shall be a naturally vegetated or landscaped area at least 20 feet wide between the driveways. The separation area may not be used for the parking of vehicles.						
Slope	Slopes of up to 10% are allowed on all commercial driveways. Driveways with slopes of 10-15% require prior approval of the municipal traffic engineer.						
Orientation	Within the required front setback on any lot, driveways shall run perpendicular to the street.						
Materials	Concrete or asphalt compound to the standards prescribed by the traffic engineer. Permeable materials are allowed if approved by the municipal traffic engineer.						
* Maximum width may be exceeded when approved by the municipal traffic engineer.							

4. Driveway Standards for Industrial Districts

TABLE 21.09.070-4: DRIVEWAY STANDARDS FOR INDUSTRIAL DISTRICTS		
	gI-1	**gI-2**
Maximum width One driveway	30 feet	30 feet
Maximum width Two Driveways	30 feet each	30 feet each
More than two driveways	Not allowed	
Separation between driveways	Where separate driveways are provided on a lot, there shall be a naturally vegetated or landscaped area at least 20 feet wide between the driveways. The separation area may not be used for parking vehicles.	
Slope	Driveways shall not exceed a slope of 10%.	
Orientation	Within the required front setback on any lot, driveways shall run perpendicular to the street.	
Materials	Concrete or asphalt compound to the standards prescribed by the municipal traffic engineer.	

5. Driveway Standards for Other Districts

a. *Number and Width*

i. *GA District*

A lot in the GA district may have up to two (2) driveways with a maximum width of thirty (30) feet.

ii. *GOS and GIP Districts*
The maximum width and maximum number of driveways shall be as specified below.

(A) Up to 5,000 square foot lot: One (1) driveway, maximum twenty-four (24) feet wide; or

(B) Greater than 5,000 square foot lot: One (1) driveway, maximum 24 feet wide; or two (2) driveways, maximum fourteen (14) feet wide.

iii. *GDR and GRR Districts*
One (1) driveway, maximum twenty-four (24) feet wide; or two (2) driveways, maximum fourteen (14) feet wide.

b. ***Separation Between Driveways***

i. *GA district*
If two (2) driveways are on the lot, there shall be a minimum twenty (20) foot separation between the two (2) driveways.

ii. *GOS, GIP, GDR and GRR Districts*
Where separate driveways are on a lot, there shall be a vegetated area (either natural or landscaped) at least twenty (20) feet in width between the two (2) driveways. The vegetated area between sections of driveway may not be used for the parking of vehicles.

c. ***Orientation***

i. *GA, GOS, GIP, GDR and GRR Districts*
Within the required front setback on any lot, driveways shall run perpendicular to the street.

d. ***Slope***

i. *GOS, GIP, GDR, and GRR Districts*
Driveways shall not exceed a slope of ten percent (10%).

O. Trash Management in Multi-Family, Commercial, Industrial, and Resort Districts

1. The placement of refuse containers in the front setback is prohibited.

2. All refuse containers stored outdoors shall be bear-proof.

3. Refuse containers shall be screened from public view within a three-sided structure. Enclosures shall be durably constructed and designed to be consistent with the primary structure(s) on the property.

21.09.080 BUILDING DESIGN STANDARDS

A. Purpose and General Goals

The design standards establish control over certain aspects of the design of multiple-family, commercial, and resort development in order to retain the visual beauty and character of Girdwood Valley's natural landscape and to reduce the visual and physical problems arising from poor site planning. Except as modified by an approved development master plan, these standards apply to new or remodeled development, as noted in the specific applicability statements, and related new accessory structures. Specific purposes include:

1. To preserve and reinforce the unique natural qualities of the site;

2. To fit the building into the land in a way to keep natural landforms and features intact; and

3. To treat the building as an integral part of the natural environment and an attractive addition to the Girdwood community.

No part of chapter 21.09, is meant to preclude, discourage, or inhibit the design, installation, or implementation of ecologically sound methods of harnessing and utilizing wind, solar, hydro, or other sources of renewable energy in Girdwood.

B. Alternative Equivalent Compliance

1. Purpose
Alternative equivalent compliance is a procedure that allows development to meet the intent of the design-related provisions of this chapter through an alternative design. It is not a general waiver or weakening of regulations. Rather, the procedure permits a site-specific plan that is equal to or better than the strict application of a design standard specified in this chapter. This procedure is not intended as a substitute for a variance or administrative modification or a vehicle for relief from standards in this chapter.

2. Applicability
The alternative equivalent compliance procedure shall be available only for this section 21.09.080.

3. Pre-Application Conference Required
An applicant proposing to use alternative equivalent compliance under this section shall request and attend a pre-application conference prior to submitting the site plan for development, to determine the preliminary response from the director. Based on that response, the site plan application shall include sufficient explanation and justification, in both written and graphic form, for the alternative equivalent compliance requested.

4. Decision-Making Responsibility
Final approval of alternative equivalent compliance under this section shall be the responsibility of the decision-making body responsible for deciding upon the application. For example, proposed alternative equivalent compliance on a conditional use application shall be considered and decided upon by the planning and zoning commission. By-right projects that would not ordinarily require review under this title, yet which are proposing alternative equivalent compliance, shall receive written approval of the alternative equivalent compliance from the

director. All applications for alternative equivalent compliance shall be processed and reviewed in a timely fashion.

5. Criteria

To grant a request for alternative equivalent compliance, the decision-making body shall find that the following criteria are met:

a. The proposed alternative design achieves the intent of the subject design standard to the same or better degree than the subject standard.

b. The proposed alternative design achieves the goals of the Girdwood Area Plan to the same or better degree than the subject standard.

c. The proposed alternative design results in benefits to the community that are equivalent to or better than compliance with the subject design standard.

6. Effect of Approval

Alternative equivalent compliance shall apply only to the specific site for which it is requested and does not establish a precedent for assured approval of other requests.

C. Single-Family (Detached) Building Design Standards

1. Applicability

The following design standards shall apply in the gR-3 district.

2. Mix of Housing Models

a. Any development of ten (10) or more units shall have at least three (3) different types of housing models. Each housing model shall have at least two (2) of the following differentiations:

i. Different floor plans;

ii. Different placement of the building footprint on the lot;

iii. Different garage placement; or

iv. Different roof lines.

b. The development shall be arranged in such a way so whenever any four (4) houses are next to each other along a street, at least one (1) of each of the three (3) required models shall be included in the group of four (4).

D. Two-Family and Attached Single-Family Building Design Standards

1. Applicability

The following design standards shall apply to all two-family and attached single-family development.

2. Roof Forms and Materials

a. ***Height***

Roofs shall vary in height and, with the exception of shed roofs, the majority of roof ends shall be lower than the center of the structure.

b. ***Overhangs***
Roof overhangs shall be sufficient to provide weather protection for building walls. Overhangs on the gable end shall be a minimum of twelve (12) inches. Overhangs on the eave ends shall be a minimum of twenty-four (24) inches, except the upper eave end of a shed roof is not required to have an overhang. This standard shall not apply to solariums. Flat-roofed structures shall provide an appropriate means of managing runoff to protect exterior walls.

c. ***Snow and Rain Protection***
Roof forms shall be designed to protect the areas where people stand or enter the building from snow and rain. Roof forms shall protect doorways, exterior stairs, balconies, parking areas, deck entrances, and garage entrances.

d. ***Roofing Materials***
Roofing materials shall be non-reflective.

3. Two-Family Dwelling Building Style
A two-family structure shall appear to be a single-family dwelling unit in architectural form, style, materials and color. "Mirror image" two-family dwellings are prohibited. There shall be a common front entrance or, if separate entrances are desired, the entrances shall be on different sides of the building.

E. Multiple-Family and Townhouse Building Design Standards

1. Applicability
Development of any multifamily residential structure shall, except as specifically provided herein, comply with the standards of this section. When a structure contains both residential and commercial uses, section 21.09.080D., *Commercial Building Standards*, shall apply.

2. Building Style, Massing, and Size

a. ***Building Style—General***
Although no specific architectural style is required, it is intended the design of buildings take into consideration the Girdwood climate and physical setting. The Girdwood physical environment requires structures to be built for its special circumstances.

b. ***Mass***
The mass of a single building or group of buildings shall be organized so it appears to be an arrangement of smaller-sized connected structures. Large roof forms shall step or be broken by dormers. Upper level residential floors may be incorporated into the roof form to reduce the apparent height and mass of buildings.

c. ***Scale and Size***
No wall line shall be longer than forty (40) feet without a change or alteration in alignment of at least four (4) feet in depth from the plane of the façade, extending for at least one third (1/3) the length of the building. The maximum length of any building side is 120 feet.

d. ***Building Façades***
There shall be trim around openings and windows. Exterior corridors to room entrances are prohibited for buildings with more than eight (8) dwelling units.

3. Roof Form

a. ***Shed or Pitched Roofs***
Sloping roof forms are encouraged.

b. ***Flat Roofs***
Flat-roofed buildings shall be permitted only if the roof areas are divided into separate segments, each no more than 3,000 square feet in area, and separated from adjoining segments by at least four (4) feet in vertical elevation.

c. ***Cornices***
Flat portions of roofs shall have distinctive cornice features.

d. ***Roof Overhangs***
Roof overhangs shall be sufficient to provide weather protection for building walls. Overhangs on the gable end shall be a minimum of twelve (12) inches. Overhangs on the eave ends shall be a minimum of twenty-four (24) inches, except an upper eave end of a shed roof is not required to have an overhang. Flat-roofed structures shall provide an appropriate means of managing runoff to protect exterior walls. Solariums are exempt from this subsection.

e. ***Snow and Rain Protection***
Roof structures shall be designed to protect doorways, exterior stairs, emergency exits, balconies, vehicle service bays, and garage entrances from snow, ice and rain. Balconies shall be designed to avoid drainage onto other balconies or pedestrian spaces below.

f. ***Roofing Materials***
Roofing materials may be asphalt shingle, metal, slate, or built-up materials on flat sections. Brightly colored enameled, reflective metal, and wood shakes are prohibited roofing materials.

g. ***Projections from Roofs***

i. *Location on the Roof*
Chimneys, flues, vents and antennae shall penetrate the roof near the ridge or only where protected from snow movement off the roof. Vent pipes and flues shall be consolidated into orderly clusters or incorporated into chimney structures.

ii. *Cladding Material*
Chimneys and metal flue pipes shall be clad in wood, stone, or stone veneer.

4. Porches and Entrances

a. ***Landing Height***
Where landings are used, they shall be a minimum of six (6) inches higher than adjacent walkways or streets.

b. ***Entrances***
Common building entryways shall be a minimum of twelve (12) feet in width or twenty percent (20%) of the width of the building wall, whichever is greater. Fire exits are not considered building entrances for the purpose of this section. The entrance shall be weather protected and well lit.

c. ***Porte Cocheres***
Porte cocheres and porticoes may extend outward from the building entrance over driveways or drop-off areas to provide weather protection. Exterior materials and design shall be consistent or compatible with the building.

5. Building Materials

a. ***Durability***
Durable, weatherproof materials shall be used for foundations and the lower sections of building facades subject to the affects of snow accumulations and rain splashback.

b. ***Alternative Façade Materials***
On multistory buildings, façade materials may include pre-cast concrete or plaster surfaces, if such surfaces are heavily ribbed, textured, or brush hammered, and colored to fit the overall building design and mountain setting. No more than thirty-five percent (35%) of any building façade shall consist of textured or treated concrete.

c. ***Remodels***
The architectural design and the materials used in an addition to an existing structure, or accessory structure, shall be compatible with the architectural style and building materials used in the existing structure, unless an entire facade is to be remodeled in a uniform architectural style.

d. ***Restricted Materials***
No more than twenty percent (20%) of any given building façade may be composed of aluminum, untextured vinyl or plastic siding, T-111 siding, or brick. Up to thirty-five percent (35%) of any given building façade may be composed of stucco, treated or textured CMU, or simulated stone veneer. No more than five percent (5%) of any given building facade may be painted brick.

e. ***Prohibited Materials***
The following exterior materials are prohibited:

i. Shiny, reflective metal surfaces anywhere on the building;

ii. Highly reflective or mirrored glass;

iii. Untreated or untextured concrete or masonry;

iv. Unstained or untreated wood, except for cedar or redwood; all other wood elements shall be treated with oil, stain, or other weathering agent, or painted to resist weathering and discoloration from water;

v. Plywood siding without board and batten; and

vi. White roof gravels.

6. Building Colors

a. ***Principal Colors***

Principal colors on buildings shall generally be natural color tones, such as browns, tans, wood colors, green, rust, barn red and gray. White or cream shades of color are permitted on not more than thirty-five percent (35%) of each facade. Bright, primary colors are permitted on not more than fifteen percent (15%) of each facade.

b. ***Trim Colors***

Brighter colors than principal building colors are permitted for trim and highlight details, such as cornices, window frames, handrails, and entrance doors.

7. Accessory Elements

a. ***Detached Parking, Garages, and Carports***

Detached garages, carports and parking garages shall be designed with architectural elements and materials related to the principal residential building or buildings, and shall be screened from view from public roads and primary common areas with landscaping and/or berming.

b. ***Resident Storage and Other Accessory Buildings***

A multiple-family project shall provide a minimum of forty (40) square feet per dwelling unit of covered, enclosed, and secure storage areas for bikes and other belongings typically cannot be accommodated within individual dwelling units. This storage area may be provided as part of a garage. Storage and other accessory buildings shall be designed with materials and/or architectural elements related to the principal buildings.

F. Commercial, Resort and Public/ Institutional Building Design Standards

1. Applicability

Development of any structure containing a use categorized in Table 21.09.050-1 as a public/institutional or commercial use shall, except as specifically provided herein, comply with the standards of this subsection. Where a structure contains both residential and commercial uses, the standards of this section shall apply.

2. Building Style, Massing and Size

a. ***Mountain Building Style – Intent***

The design of new buildings shall have the appearance of structures appropriate for Girdwood's climate, mountain valley setting, and small western mining town character. Commercial and resort buildings shall utilize a mountain style defined primarily by the materials, roof pitches, use of porches, and street treatment as set forth below and in section 21.09.070F.

b. ***Residential Building Style – Intent***

New buildings in the old and new Girdwood townsite commercial areas shall have a residential character, even though the zoning permits and encourages commercial uses. Building forms and detail elements shall have predominantly pitched roofs, porches, traditional rectangular windows with a vertical orientation (on the ground floor), avoidance of blank walls or materials associated with industrial uses. Buildings shall consist of relatively small, human-scaled or appear to be an aggregation