

SKYLINE DEVELOPMENT REGULATIONS



Not Skylined, on Skylined Ridge



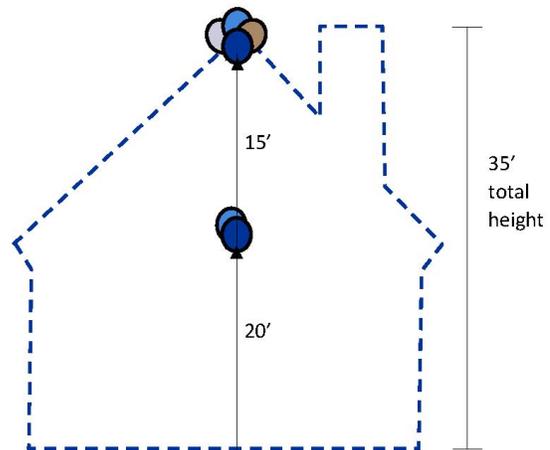
Skylined

This guideline handout was created to inform Routt County landowners of the importance of preserving view corridors. If a structure rises above the ridgeline and creates a silhouette against the sky, it would be considered “skylined.” The County has mapped areas that are potentially skylined. To determine if your desired building site is in a mapped skyline, please call the Planner of the Day or refer to the [GIS Interactive Map](#).

Balloon Test

If a landowner decides to locate a structure in a skylined location, a balloon test will be required prior to the Planning Department signing off on the building permit. The process for a conducting balloon test are detailed below. A key aspect of the regulations is that it allows a structure to be skylined up to 15'. For this example, a 35' tall structure will be utilized to explain the process.

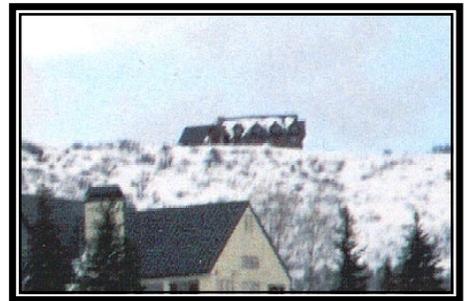
1. The location of the lowest point of the structure will need to be identified on the ground.
2. Once the location is identified, a RIGID 35' temporary structure will be placed on this point. Materials that staff has seen used to construct this includes lumber and 3"-4" PVC pipe.
3. A group of brightly colored balloons (10-15 balloons) are placed at the top of the temporary structure. Since 15' of the proposed structure is allowed to be skylined, another group of brightly colored balloons (10-15) is placed 15' below the top group of balloons.
4. Planning staff will be on-site to ensure that enough brightly colored balloons are used and that they are placed at the proper height.
5. Once the balloons and height are confirmed, staff will drive the applicable roads that fall within the ¼-3 mile radius of the structure. If the bottom set of balloons (ones located 15' below the top set) are back dropped by the sky from any of the applicable roads for a cumulative distance of one mile, then the proposed structure is skylined. If this is the case, the structure height must be reduced until the bottom set of balloons is not visible, and mitigation measures will be encouraged if the upper balloons are still visible.



Mitigation Measures

If any projection above the ridge exists (if the upper set of balloons are visible), there are certain measures that a proposed or existing structure can utilize in order to soften the appearance. The preferred option would be to simply move the building down until it does not create any 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. A shorter structure will not protrude as much into the sky, and will have less of an impact.
- Use exterior colors and finishes that 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 must be downcast and shielded so that the light bulbs cannot be seen from surrounding properties.
- Reduce the mass or width. Similar to limiting the height, a smaller building will be less visible. This house pictured to the right 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, tree line, 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.



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

