

Appendix L

Design Standards

Red Ridge Village PUD

Objective

The design standards for Red Ridge Village establish clear, objective requirements for architecture, site design, and landscape treatment that ensure compatibility with Valley County ordinances and Red Ridge Village vision and sustainability goals. These standards guide building form, orientation, height, materials, and grading practices so development responds to natural landforms, minimizes visual impact, and supports a unified mountain-modern character. The standards maintain flexibility for architectural variation while ensuring predictable and consistent outcomes.

Architectural Character and Materials

General Requirements

Architectural design throughout Red Ridge Village is intended to follow a contemporary mountain style that emphasizes clean lines, articulated building forms, and a strong relationship to the natural landscape. Buildings must comply with the Valley County Zoning Ordinance height limit of thirty-five feet unless additional height is approved through the PUD process. To reduce the apparent mass of structures, façades will vary at natural intervals, achieved through changes in plane, material, or form. These requirements ensure that building profiles remain varied and visually cohesive across all neighborhoods. See Appendix A, Figure 10 for example buildings and materials.

Materials

Exterior materials must consist primarily of natural or natural-appearing products such as wood, stone, masonry, and compatible composite materials. Metal, fiber-cement, and engineered products may be incorporated when they demonstrate durability, low reflectivity, and aesthetic compatibility with the primary palette. All exterior finishes should utilize subdued colors and natural textures that blend with the surrounding environment, reducing visual prominence and supporting a consistent architectural identity.

Building Massing and Orientation

Massing Principles

Building massing will respond to topographic conditions and the hillside development requirements of Valley County. For example, structures built on slopes will step or terrace in line with existing grades to ensure integration with the terrain and reduce visibility. Rooflines will incorporate variation in pitch and configuration to maintain visual interest and avoid repetitive silhouettes. Walls should be varied for the same reason and can be achieved through changes in material or other appropriate design strategies.

Orientation

Buildings should be oriented to take advantage of natural views, solar exposure, and privacy relationships while minimizing visibility from public roadways and prominent viewpoints. Structures may not silhouette against ridgelines; to avoid this, buildings must be located at least fifty feet below the nearest ridgeline or demonstrate reduced visibility consistent with County visual impact standards. Orientation and siting must work together to reduce the overall visual footprint of development.

Neighborhood Types and Standards

Townhome Neighborhood

The townhome neighborhood will be organized into clustered pods composed of three to five structures. Buildings within these pods may contain between two and six units, but they must be designed to resemble large single-family homes in massing and exterior expression. All structures are limited to a maximum height of thirty-five feet. Front and rear setbacks will conform to Valley County code requirements, zero lot lines are requested for townhome and duplex lots within each pod.

Single Family Residential (3/4 and 1 acre lots)

These neighborhoods consist of lots averaging approximately $\frac{3}{4}$ and 1 acre, with development patterns following natural terrain to minimize grading and the disruption of natural vegetation. A buffer of at least 100 feet will be maintained between these areas and adjacent neighborhoods, property lines, and roadways to maintain privacy and visual separation. All residential structures must comply with Valley County regulations governing height, setbacks, and lot coverage.

Estate Lots

Estate lots will average approximately two acres in size with consistent 200' road frontages; building sites will be set back from roadways to maintain the neighborhood's natural character. All building sites will be located at least fifty feet below the ridgeline to reduce

visual impacts. Existing vegetation should be preserved to the maximum extent feasible, and areas disturbed during construction must be restored using approved native species. Lots on steep slopes will reduce significant grading and surface cut / fill through building design.

Village Center

The Village Center serves as the development's mixed-use core and may include buildings up to three stories for a maximum height of 50 feet. Buildings may be placed directly at the front property line or with minimal setbacks when consistent with Valley County commercial and mixed-use standards. Ground floors must support active uses through storefronts, dining areas, or entry porches and stoops. Parking should be integrated into structures whenever feasible, and surface parking must be located at block interiors or project edges to reduce visual impact.

Maintenance Yard

The maintenance yard will be positioned so that terrain or vegetation provides natural screening from public roads and nearby uses. Any outdoor storage will be fully enclosed with opaque, non-reflective fencing. All operational practices related to noise, dust, and odor must comply with applicable Valley County standards.

Site Design, Grading, and Slope Management

Site design will minimize grading and comply with Valley County hillside development requirements. Cut and fill slopes should not exceed a two-to-one ratio unless supported by engineered solutions and appropriately screened. Retaining walls may not exceed six feet in height in a single lift; greater changes in elevation must be managed through terraced walls. All disturbed areas must be revegetated with native species within one growing season to promote stabilization and visual integration.

Landscape Management Standards

Landscaping must rely on native, drought-tolerant, and wildlife-safe species to reinforce the ecological character of the site. Turf areas are limited to active recreation spaces. Preservation of mature trees is required when feasible, and irrigation must be limited to turf and plant establishment. Stormwater management features such as bioswales, vegetated berms, and other low-impact development practices must be incorporated where appropriate. See Appendix A, Figures 7-11 for examples of vegetation and design. See Appendix I for details on open space development and management.

Lighting

All exterior lighting must meet Valley County lighting requirements and use full cutoff fixtures to reduce light spill and protect night skies. Color temperature must not exceed 3000K to limit glare and preserve the natural nighttime environment. See Appendix G Lighting Standards, for specific lighting requirements.

Snow Management

The rights of way and layout in the development have been designed with adequate space and circulation to accommodate the heavy snow loads and plowing operations. Roof forms and site layouts must accommodate snow shedding in a manner that avoids conflicts with pedestrian routes, driveways, and vehicle circulation. Each neighborhood must identify on-site snow storage areas adequately sized for typical Valley County snow conditions and must ensure that snow placement does not obstruct drainage or create safety hazards.

Service and Mechanical Screening

Mechanical equipment, meters, and service areas must be screened from public view with materials that match or are visually compatible with the primary structure. Trash and recycling enclosures must be covered and constructed of durable, non-reflective materials that withstand local climate conditions.

Signage and Wayfinding

Signage within the Village Center and neighborhood areas must be scaled for pedestrian environments and constructed of materials consistent with the proposed architectural palette. Wayfinding elements must assist users in navigating between commercial areas, trail networks, and open spaces. See Appendix A, Figure 11 for example design elements.

Compliance and Review

In accordance with Valley County development code, all applications will include architectural elevations, materials documentation, grading plans, and landscaping plans that demonstrate compliance with these standards.