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GENERAL PUD INFORMATION

CRYSTAL VILLAGE PUD ZONING REGULATIONS

Section I.

- A. To carry out the purposes and provisions of the Zoning Ordinance of the Town of Carbondale, Colorado and, particularly, Chapter 18.52 of that title, as amended, the Crystal Village Planned Unit Development Zone District is further divided into the following Zone District classifications:

R/S.F. - Residential/Single-Family District

R/M.F. - Residential/Multiple Family District

C/R.W. - Commercial/Retail & Wholesale District

C/S. - Commercial/Special District

- B. The boundaries of these Districts shall be located as shown on the Crystal Village PUD Plan.

Section II. R/S.F. - Residential/Single-Family District

- A. Permitted Uses.

Single-Family Dwelling (conventional construction and modular units)

Gardening

Park & Playground

- B. Conditional Uses.

None

- C. Minimum Lot Area.

6,000 square feet

D. Minimum Yards. *RESIDENTIAL*

1. Rear yard set-back from County Road 106: 35 feet.
2. Front yard set-back from other roads: 25 feet.
3. Side yard set-back: 7.5 feet.
4. Rear yard set-back: 25 feet.

E. Maximum Building Height.
27 feet

F. Utility and Drainage Easements.

1. All lots shall be platted with the following minimum utility and drainage easements:
 - a. Side lot: 7.5 feet
 - b. Rear lot: 15 feet
2. No structures, planting or other material shall be placed or permitted to remain within the utility and drainage easements which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow or obstruct or retard the flow of water in and through drainage channels located within the easements.
3. The easements within each lot and all improvements therein shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or one or more utility companies are responsible.

G. Off-Street Parking.

Two off-street parking spaces on the same lot for each dwelling unit.

H. Area Requirements of Structures.

The ground floor area of the principal building, exclusive of one story open porches or garages, shall be not less than 900 square feet nor less than 700 square feet for a dwelling of more than one story.

Section III. - R/M.F. Multiple-Family Residential District

A. Permitted Uses.

Single-Family (conventional construction or modular units)

Two-Family or Class I, II, III, and IV Multiple-Family Dwelling, as defined by Section 18.08.110 of the Zoning Ordinance of the Town of Carbondale, Colorado

Gardening

Park & Playground

B. Conditional Uses.

None

C. Area Ratios.

The ratio of total lot area, (inclusive of open space easements), to the building lot coverage area for other use of ground shall be limited as follows:

1. Building lot coverage area to total ground area: one to four, maximum.
2. Parking, sidewalks, other paving to total ground area: one to four, maximum.
3. Remaining open space to total lot area: one to two, minimum.