

RIVER VALLEY RANCH

PUD ZONE DISTRICTS

1. **INTRODUCTION.** This document sets forth the approved zone district text for the River Valley Ranch Planned Unit Development, Town of Carbondale, Colorado. It is being recorded pursuant to the terms and conditions of Ordinance No. 20, Series of 1994, an Ordinance approving the PUD Application of the Crystal River Land Company for Property known as the Gray Ranch (hereinafter Ordinance 20), and the Agreement relating to the Annexation of the Gray Ranch Property and Sopris Ranch Property to the Town of Carbondale, Colorado (hereinafter Annexation Agreement). The following zone text contains all terms and conditions of the approved zoning as set forth in the original development application for the PUD as approved and modified by the Town of Carbondale in Ordinance No. 20 and the Annexation Agreement. The following zone text shall supersede and replace in its entirety that document entitled "IV. Gray Ranch PUD Zone Districts/Use and Density" recorded in the records of Garfield County January 16, 1995 at Book 928, Pages 926-936, inclusive.

No use shall be allowed within any of the zone districts established hereby unless it is specifically enumerated as an allowed use within such particular zone district. However, it is also recognized that some appropriate uses may have been omitted. Any uses not enumerated may be allowed pursuant to the process set forth in Section 18.55.045 of the Carbondale Municipal Code (hereinafter Code). The allowed uses within the zone districts AS set forth herein are thus examples of the types of uses which are appropriate within each zone district.

Title 17, "Subdivisions," and Title 18, "Zoning" of the Code pertaining to subdivisions and zoning respectively, shall be applicable to this PUD insofar as they are consistent with the zone districts and development standards set forth below. To the extent that any specific subdivision or zoning regulations contained in Title 17 or Title 18 of the Code conflict with any provisions regarding use, density and supplementary requirements of this PUD, such conflicting provisions of the Code shall not be applicable and the provisions of this PUD shall control.

2. ZONE DISTRICTS AND DEVELOPMENT STANDARDS.

2.1 *Districts Established.* To carry out the purposes and objectives of the PUD, the following zone districts are established:

- R/LD/10,000 Residential/Low Density/10,000 square foot minimum
- R/LD/10,000-D Residential/Low Density/10,000 square foot minimum - Duplex
- R/LD/6,000 Residential/Low Density/6,000 square foot minimum
- R/MD Residential/Medium Density
- GRD Golf Recreation District
- GFD Golf Facilities District
- OS/P Open Space/Parks
- COD/R Conservation Overlay District/Riparian
- COD/U Conservation Overlay District/Uplands

2.2 PUD Site Plan. The location and boundaries of the zone districts established within the PUD are shown upon the River Valley Ranch PUD Site Plan which is attached hereto and incorporated herein by this reference.

2.3 Residential Zone Districts In accordance with approved PUD plan there will be 685 dwelling units within the PUD as follows:

- A. 300 dwelling units in the R/LD/10,000 Zone District, plus an additional 30 accessory dwelling units, or caretaker units, within the R/LD/10,000 District. No separate ownership of the caretaker units will be allowed (via condominiumization, resubdivision, townhouse procedures, or otherwise). The thirty lots within the R/LD/10,000 District which will be allowed a caretaker unit will be designated at the time of issuance of a building permit. *→ minor plan*
- B. 40 duplex dwelling units (20 duplex structures) within the R/LD/10,000-D Zone District.
- C. 95 dwelling units within the R/LD/6,000 Zone District.
- * D. 220 dwelling units within the R/MD Zone District. These units will be medium density single family/ patio/townhome units, or small multi-plex units, with an overall gross density of no less than 10.4 dwelling units per acre. Included within the 220 units in the R/MD Zone District are 40 accessory rental units which will not allow for separate ownership of the accessory unit (via condominiumization, subdivision, townhouse procedures or otherwise).

2.3.1. Residential/Low Density/10,000 Square Foot Minimum.

The permitted uses, density schedule and supplemental requirements applicable to the R/LD/10,000 Zone District are as follows:

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- A. Permitted Uses.
 - 1. Single Family Dwelling;
 - 2. Accessory Dwelling Units on up to thirty (30) lots within this Zone District with said lots to be designated at the time of building permit;
 - 3. Garage, carport, utility shed, storage shed and other accessory buildings;
 - 4. Non-commercial gardening;
 - 5. Home occupations subject to the conditional use requirements prescribed by Section 18.20.015C of the Code.
- B. Permitted Density.
 - 1. One unit per 10,000 square feet of lot area, with up to thirty (30) lots having an accessory dwelling unit as authorized herein.
 - 2. Minimum Lot Size: 10,000 sq. ft.
 - 3. Minimum lot width: 75 ft.
 - 4. Minimum lot depth: 100 ft.

5. Minimum yard setbacks: To be established by building envelope as approved and depicted upon final plat.
6. Maximum impervious lot coverage; as allowed by Section 18.20.025 of the Code.
7. Maximum building height as measured pursuant to Section 18.50.020 of the Code.:
Principal Building: 27 feet
Accessory Dwelling Unit as Authorized herein: 27 feet
Other Accessory Structures: 20 feet
8. Minimum floor area: 1500 square feet, provided, that authorized accessory dwelling units shall have a minimum floor area of 350 feet.

C. Supplementary Requirements.

1. Fences shall be allowed provided they meet the standards set forth in Section 18.20.025 of the Code.
2. Minimum off-street parking: four spaces per principal dwelling unit ("stacked" parking allowed).
3. Satellite dish siting shall be subject to Section 18.50.010D of the Code.
4. Accessory dwelling units on designated lots as authorized within this Zone District shall meet the following standards:
 - a. Accessory Dwelling Units shall not be more than one-third size of principal dwelling unit.
 - b. Accessory dwelling units shall be allowed on up to thirty (30) lots within the Zone District as designated at time of building permit and only one accessory dwelling unit will be allowed on each lot designated therefor.
 - c. No separate water or sewer utility services between the principal dwelling unit and the accessory dwelling unit are allowed. Other utilities may be separately metered.
 - d. No separate ownership of the accessory dwelling unit is allowed, via condominiumization, subdivision, townhouse procedures, or otherwise.
 - e. The accessory dwelling unit must meet all other zoning requirements of the Zone District, such as lot coverage, set-backs and height restrictions.

2.3.2. Residential/Low Density/10,000-Duplex. The permitted uses, density schedule and supplemental requirements applicable to the R/LD/10,000-D Zone District shall be as follows:

A. Permitted Uses.

1. Single family dwelling or duplex structure;
2. Garage, carport, utility shed, and other accessory buildings
3. Non-commercial gardening;

4. Home occupations subject to the conditional use requirements prescribed by Section 18.20.015C of the Code.

B. Permitted Density.

1. Two units or a single duplex structure per 10,000 square feet of lot area
2. Minimum duplex lot size: 10,000 square feet
3. Minimum duplex lot width: 75 feet
4. Minimum duplex lot depth: 100 feet
5. Minimum duplex yard set-backs: To be established by building envelope as approved and depicted upon final plat.
6. Maximum impervious duplex lot coverage: as authorized by Section 18.20.025 of the Code.
7. Maximum building height as measured pursuant to Section 18.50.020 of the Code: Principal Building: 27 feet. Accessory Structures: 20 feet
8. Minimum floor area: 1000 square feet per unit

C. Supplementary Requirements.

1. Fences shall be allowed in accordance with the provisions of Section 18.20.025 of the Code.
2. Minimum off-street parking: two spaces per dwelling unit.
3. Satellite dish siting shall be subject to Section 18.50.010D of the Code.

2.3.3. Residential/Low Density/6,000. The permitted uses, density schedule and supplemental requirements applicable to the R/LD/6,000 Zone District shall be as follows:

A. Permitted Uses:

1. Single family dwelling;
2. Garage, carport, utility shed and other accessory buildings;
3. Non-commercial gardening;
4. Home occupations subject to the conditional use requirements prescribed by Section 18.20.015C of the Code.

B. Permitted Density:

1. One unit per 6,000 square feet of lot area.
2. Minimum lot size: 6,000 square feet
3. Minimum lot width: 40 feet
4. Minimum lot depth: 85 feet
5. Minimum yard set-backs: To be established by building envelope as approved and depicted upon final plat.
6. Maximum impervious lot coverage shall be as allowed by Section 18.20.025 of the Code
7. Maximum building height as measured pursuant to the provisions of Section 18.50.020 of the Code:

Principal building: 27 feet

Accessory structures: 20 feet

8. Minimum floor area: 1,000 square feet

C. Supplementary Requirements:

1. Fences shall be allowed in accordance with the provisions of Section 18.20.025 of the Code
2. Minimum off-street parking: two spaces
3. Satellite dish siting shall be subject to Section 18.50.010D of the Code

2.3.4. Residential/Medium Density. The purpose of the R/MD Zone District is to provide medium to high density neighborhoods comprised of a mixture of single family detached homes and small scale multi-family dwellings in a comfortable, healthy, safe and pleasant environment, together with parks, trails, and other facilities necessary for a quality living environment. The average density of the R/MD Zone District shall be a minimum of 10.4 dwelling units per acre. The permitted uses, density schedule and supplemental requirements applicable to the R/MD Zone District are as follows:

A. Permitted Uses:

1. Single family dwelling;
2. Multiplex structures (two-six dwelling units per structure) upon specific lots to be designated at the time of final plat;
3. Accessory dwelling units on up to forty (40) lots within the Zone District to be designated at the time of building permit; *(As per described in the zone order sheet)*
4. Garage, carport, utility shed, and other accessory buildings;
5. Non-commercial gardening;
6. Home occupations subject to conditional use requirements prescribed by Section 18.20.015C of the Code;
7. Non-commercial recreational facilities, including playgrounds, parks and public parking for access to the Crystal River.

B. Permitted Density.

1. Minimum lot size: 2800 square feet; provided, however, that the average density of the R/MD Zone District shall be a minimum of 10.4 units per acre.
2. Minimum lot width: 25 feet; provided, however, that in the case of townhouse type units lot width may be as narrow as 18 feet. Approval of lots with widths below the specified minimum lot width provided herein shall be determined at the time of subdivision approval.
3. Minimum lot depth: 50 feet.
4. Minimum yard set-backs: To be established by building envelope as approved and depicted upon final plat.
5. Minimum set-back from Highway 133: 50 feet

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2.3.5 Residential/Multi-Family. The purpose of the R/MF Zone District is to provide medium density neighborhoods comprised primarily of small scale multi-family dwellings with the possibility of intermingled single family detached homes in a comfortable, healthy, safe and pleasant environment, together with parks, trails, and other facilities necessary for a quality living environment. The average density of the R/MF Zone District shall not exceed 7.0 dwelling units per acre. The permitted uses, density schedule and supplemental requirements applicable to the R/MF Zone District are as follows:

A. Permitted Uses:

1. Single family dwelling;
2. Multiplex structures (no more than six dwelling units per structure);
3. Garage, carport, utility shed, and other accessory buildings;
4. Non-commercial gardening;
5. Home occupations subject to the conditional use requirements prescribed by Section 18.20.015C of the Code; provided, however, that the owner of the home occupation shall be allowed only one employee or regular assistant working on the premises who does not reside in the principal dwelling;
6. Non-commercial recreational facilities, including playgrounds and parks.

B. Permitted Density.

1. Minimum lot size: 1200 square feet; provided, however, that the average density of the R/MF Zone District shall not exceed 7.0 units per acre.
2. Lot Dimensions:
 - a. Minimum lot width: 18 feet;
 - b. Minimum lot depth: 50 feet.
Provided, however, that lot width and depth may vary from above if approved through subdivision process.
3. Minimum yard set-backs: To be established by building envelope as approved and depicted upon applicable final plat. Zero lot line may be established at time of subdivision.

4. Maximum impervious lot coverage shall be as determined by Section 18.50.020 of the Code.
5. Minimum floor area: 400 square feet.
6. Maximum building height, measured pursuant to Section 18.50.020 of the Code:
 - a. Principal building: 27 feet;
 - b. Accessory structures: 27 feet
7. Minimum net site area per dwelling in R/MF Zone District applies to all multiplex units, including town homes and condominiums, and detached units. When land is subdivided, minimum area per dwelling shall be considered minimum lot area per dwelling.

C. Supplementary Requirements:

1. Fences shall be allowed in accordance with the provisions of Section 18.20.025 of the Code.
2. Parking:
 - a. Minimum off-street parking: two spaces
 - b. Guest parking requirements: per Code, stacked parking may be allowed if approved at the time of subdivision submittal. Stacked parking may require additional guest parking requirements approved by the Planning & Zoning Commission.
3. Satellite dish siting shall be subject to the provisions of Section 18.50.010D of the Code.

D. Resubdivision or Condominiumization of a Duplex or Other Multiplex Lot.

A duplex or other multiplex lot may be resubdivided by submitting to the Town of Carbondale an Amended Final Plat of the affected lot that subdivides the lot into the appropriate number of lots along the center of the common wall in the duplex or other multiplex unit. Provided the property owners of each of the resulting lots have signed the Amended Final Plat and each of the resulting lots meets the density standards of the Zone District, the Amended Final Plat shall be subject only to administrative review and approval of the Town of Carbondale Planning Department. The Applicant shall pay all costs associated with the submission, review and recording of the Amended Final Plat.

A duplex or other multiplex lot may be condominiumized by submitting to the Town of Carbondale a proposed Condominium Map depicting the duplex or other multiplex structure in three dimensions and delineating the units and the general and limited common elements, if any, of the proposed condominium. Provided the property owners of each of the condominium units have signed the Condominium Map and all condominium units are in compliance with applicable standards of the Zone District, the Condominium Map shall be subject only to administrative review and approval of the Town of Carbondale Planning Department. The Applicant shall pay all costs associated with the submission, review and recording of the Condominium Map.

In addition to the foregoing, resubdivision or condominiumization of a duplex or other multiplex lot within River Valley Ranch shall be accomplished in accordance with the applicable provisions of the Master Declaration of Protective Covenants for River Valley Ranch.

6. Maximum impervious lot coverage shall be as determined by Section 18.50.020 of the Code.
7. Minimum floor area: 400 square feet; provided, however, that the minimum floor area for accessory dwelling units as allowed within this Zone District shall be 350 square feet.
8. Maximum building height, measured pursuant to Section 18.50.020 of the Code:
 - a. Principal building: 27 feet;
 - b. Accessory Dwelling Unit structures: 27 feet;
 - c. Accessory structures: 15 feet

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C. Supplementary Requirements:

1. Fences shall be allowed in accordance with the provisions of Section 18.20.025 of the Code.
2. Parking:
 - a. Minimum off-street parking: two spaces
 - b. Guest parking requirements: per Code, stacked parking is allowed. IF INCOME (1F) *IF INCOME = 50000*
3. Satellite dish siting shall be subject to the provisions of Section 18.50.010D of the Code.
4. Accessory dwelling units on designated lots as authorized within the R/MD Zone District shall meet the following standards:
 - a. Accessory unit cannot be more than one-third size of the main dwelling;
 - b. Accessory dwelling units shall be allowed on up to forty (40) lots within the Zone District as designated at time of building permit and only one accessory dwelling unit will be allowed on each lot designated therefor;
 - c. No separate water or sewer utility services between principal dwelling unit and accessory dwelling unit are allowed. Other utilities may be separately metered;
 - d. No separate ownership of the accessory dwelling unit is allowed, via condominiumization, subdivision, townhouse procedures or otherwise;
 - e. The accessory dwelling unit must meet all other zoning requirements of the Zone District, such as lot coverage, set-backs and height restrictions.

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2.4 GOLF COURSE ZONE DISTRICTS. The PUD includes two (2) Golf Course Zone Districts, designated as Golf Recreation District (GRD) and Golf Facilities District (GFD).

The purpose of the GRD Zone District is to authorize the development and operation of an eighteen (18) hole championship caliber golf course and driving range which will be open to the public on a daily fee, membership, or other for profit basis.

The purpose of the GFD Zone District is to allow for the development of a golf club house, golf maintenance facilities, homeowners facilities and community facilities, including the limited commercial needs which arise therefrom.

2.4.1 GOLF RECREATION DISTRICT (G/RD). The permitted uses, density schedule and supplemental requirements applicable to the G/RD District shall be as follows:

A. Permitted Uses.

1. Golf course;
2. Driving range;
3. Golf practice areas;
4. Irrigation facilities;
5. Water impoundment structures;
6. Restroom facilities.

B. Permitted Density.

1. Maximum building height measured pursuant to Section 18.50.020 of the Code:
 - a. Principal Building: 12 feet
 - b. Accessory Uses: 12 feet.

2.4.2 GOLF COURSE FACILITIES DISTRICT (G/FD). The permitted uses, density schedule and supplemental requirements applicable to the GFD District are as follows:

A. Permitted Uses

1. Golf Club House
2. Restaurant with lounge;
3. Pro shop\sporting goods\general merchandise;
4. Swimming pools and tennis courts;
5. Athletic\health club facilities;
6. Parks, playgrounds and open space;
7. Homeowners Facilities;
8. Community Facilities including theater and meeting rooms;
9. Arts and crafts studio;
10. Athletic instructional schools;
11. Post office;
12. Maintenance facilities, storage buildings and all other structures and uses ancillary to the use, operation and maintenance of the facilities authorized within the Zone District;
13. Administrative offices and real estate sales center related to the development, use, operation and maintenance of the PUD;
14. Irrigation facilities.
15. Water impoundment structures;

B. Permitted Density.

1. Minimum lot size: 6,000 square feet
2. Minimum lot width: 50 feet
3. Minimum lot depth: 80 feet
4. Minimum set backs:

- a. From Highway 133: 50 feet
- b. Front yard: 10 feet
- c. Side or rear yard: 5 feet
- 5. Maximum impervious lot coverage, including parking: 80%
- 6. Maximum building height, measured pursuant to Section 18.50.020 of the Code:
 - a. Principal building: 42 feet for all structures except those historic structures adaptively reused.
 - b. Cupolas and non-habitable features such as bell towers and observation decks may exceed this height limit.

C. Supplementary Requirements.

- 1. Fences shall be allowed subject to the requirement set for in Section 18.25.025 of the Code.
- 2. Parking requirements shall be as set forth by a traffic engineering study to be supplied upon application for building permit.

2.5 Open Space/Parks (OS/P) Zone District. The purpose of the OS/P Zone District is to provide adequate lands which are open to the public for recreational use and to protect these lands from being used for purposes other than open space. The permitted uses, density schedule and supplemental requirements applicable to the OS/P Zone District are as follows:

A. Permitted Uses.

- 1. Passive and active recreation, including pedestrian trails, fishing, picnic areas, playground areas and parks.
- 2. Structures associated with passive and/or active recreational activities as approved by the Homeowners Association.
- 3. Drainage retention earthwork.

B. Supplementary Requirements.

- 1. Maximum structure height: 15 feet
- 2. Maximum non-impervious lot coverage shall be as determined at the time of approval of preliminary plat and shall be set forth on the applicable final plat.
- 3. Improvements shall not be made to the OS/P area located at the southeast corner of the PUD (known locally as the Turnbull Bull Pasture) except for a parking area not to exceed 6,000 square feet, an access road to the parking area, and a primitive trail providing pedestrian access to the Crystal River from such parking lot. Provided, however, active recreational facilities be approved by special use procedure.

2.6 Conservation Overlay Districts. The PUD includes two (2) Conservation Overlay Zone Districts, designated as Conservation Overlay District/Riparian (COD/R) and Conservation Overlay District/Uplands (COD/U).

The purpose of the COD/R Zone District is to protect, restore or enhance environmentally sensitive areas along the Crystal River riparian corridor. River

ecosystem components to be protected are the water quality of the Crystal River, the flood plain area, riparian habitat, wildlife species and habitat in the area, including bald eagles. Another goal of the COD/R Zone District is to enhance riparian lands that have been degraded over time due to historic land uses.

The purpose of the COD/U Zone District is to maintain a primitive, open space buffer of upland property along a portion of the westerly boundary of the PUD. It is expected that this area will remain primarily in its native state and will provide an area of upland wildlife habitat.

The imposition of the Conservation Overlay Districts is to ensure that special design, management consideration and planning occurs in the development and post-development process in order to protect these Districts.

2.6.1. Conservation Overlay District/Riparian (COD/R). The entire stretch of the Crystal River throughout the PUD is included within the COD/R District as well as generally the one hundred (100) year flood plain areas and areas identified as jurisdictional wetlands. Areas of sensitive riparian habitats and critical bald eagle habitat as identified during the PUD analysis are also included. These areas are identified on the PUD site plan as COD/R.

A. Permitted Uses. The following uses are allowed except as noted within the bald eagle sanctuary area within the District. Plans for any of these uses may be submitted with a preliminary plat. These plans will carefully be analyzed during the preliminary plat process for conformance with the purposes provided in Section 2.7 above.

1. Golf holes, including tees, greens, fairways, rough/hazards and cart paths.
2. Vehicular bridges and associated roads.
3. Park/fishing access area at the southeastern area of the project.
4. Three (3) identified park areas for public access. These areas will include primitive trails, picnic areas and appropriate signage.
5. Pedestrian and golf cart bridges across the river for golf access and for access to the identified river park areas.
6. Fishing.
7. General Matters. Specific plans for the above uses may be approved with the preliminary plat. If there is not a specific plan for any of these land use items submitted with a preliminary plat, the procedures outlined in Section 18.45.010 of the Carbondale Municipal Code shall be followed. These uses would be allowed by either Special Use Permit or simplified PUD plan as enumerated in the Municipal Code. Any other uses proposed for this District may be allowed through amendment of the PUD plan. Specific closure regulations for the bald eagle protection areas will be established at subdivision

and may affect the uses provided in paragraphs 1-6 above.

B. Performance Standards.

1. Golf Course Development.

- a. Except in accordance with the approved drainage plan, all drainage shall be sloped away and otherwise prevented from directly draining into the Crystal River.
- b. No leaching of pesticides, herbicides, etc. from the golf course will be allowed to percolate into the Crystal River except in accordance with the approved drainage plan.
- c. All areas between the river and defined fairway and greens shall be in natural landscaping materials.
- d. Sensitive riparian areas defined during preliminary plat may have restrictions in terms of golf course use (*e.g.*, no ball retrieval in wetlands).

2. Vehicular bridges and associated roads.

There shall be minimum disturbance of wetlands or riparian areas impacted by roads and bridges. Post construction restoration may be required with appropriate permits.

3. Parks/fishing areas along southeastern river stretch.

- a. This area shall be seasonally closed from December 1 to March 15 in order to avoid human disturbance to bald eagles using the "sanctuary."
- b. There shall be appropriate signage directing users of this area away from sensitive areas.
- c. There shall be an approved grading plan for an access path from the bridge down to the designated fishing area.

4. Public access trails.

- a. Signs describing use of trails in order to encourage responsible use of the primitive path and picnicking areas only.
- b. There shall be an approved signage plan designating areas that are not available for hiking, etc. The signage plan shall be submitted at time of preliminary plat and may include any educational signage.
- c. Any associated grading plan along areas for the primitive trails shall be submitted at time of preliminary plat. Precise location of trails, signage and picnic areas shall be identified.

5. **Pedestrian/Golf Cart crossing bridges.**
 - a. These areas shall be defined at the time of preliminary plat.
 - b. The location and construction of these bridges shall be submitted to the Army Corps of Engineers in accordance with wetland permitting requirements.
 - c. If necessary to achieve the purposes of this District, these bridges shall be closed from December 1 to March 15. Such determination may be made by the Town.
 - d. At the time of preliminary plat, any areas in the vicinity of these bridges which should not be used because of their sensitive riparian nature shall be identified as well as a signage plan designed to discourage such use.

6. **Fishing (other than in designated fishing easement areas).**
 - a. Fishermen may access via the river in the designated fishing easements.
 - b. Fishermen may wade up and down the river in its entirety but may enter or exit only at approved fishermen access easement points.

7. **Public access.** The public shall have the right to use the Crystal River for fishing, boating and other recreational purposes throughout the subject property. The public shall also have the right to use the Crystal River up to a point five (5) feet beyond the high water mark measured horizontally. The public will be required to access or exit the river at the three (3) designated points of access.

2.6.2. CONSERVATION OVERLAY DISTRICT/ UPLAND (COD/U). The upland areas at the west central and northwest borders of the PUD comprise the COD/U Zone District. These areas are identified on the PUD site plan as COD/U.

- A. **Permitted Uses.**
 1. Passive and active recreation activities limited to primitive pedestrian only trails.
 2. Drainage retention earthwork.
 3. Water storage tank and related facilities.

- B. **Performance Standards.** Any areas within the COD/U Zone District which are disturbed by any construction activity allowed within the District, including the development of an access roadway to the water storage tank, shall be revegetated with native material. Other than the specific allowed uses set forth herein, the COD/U District shall remain in its native state.

REQUIREMENTS

ZONE DISTRICT

	AG	RR	R/LD	R/MD	R/HD
MAXIMUM IMPERVIOUS SURFACE					
NET LOT AREA					
400,000 sf or larger	5 %	5 %	5 %	60 %	60 %
200,000 sf "		7 %	7 %	60 %	60 %
87,120 sf "		15 %	15 %	60 %	60 %
43,560 sf "			20 %	60 %	60 %
20,000 sf "			25 %	60 %	60 %
15,000 sf "			33 %	60 %	60 %
12,500 sf "			35 %	60 %	60 %
10,000 sf "			42 %	60 %	60 %
7,500 sf "			45 %	60 %	60 %
6,000 sf "			52 %	60 %	60 %
4,000 sf "			52 %	60 %	60 %
3,999 sf or less			52 %	60 %	60 %

MINIMUM FLOOR AREA (Gross Interior Area)

Detached Single Dwelling	none	none	none	none	none
Multi-family Dwellings					
Studio				400	400
1 bedroom				620	620
2 bedroom				750	750
3 bedroom				1000	1000
4 bedroom				1250	1250

MAXIMUM FENCE HEIGHTS

	Interior Lot	Corner lot	Through Lot
Front Yard	42 in.	42 in.	42 in.
Side Yard	8 ft.	8 ft.	8 ft.
Rear Yard	8 ft.	8 ft.	42 in.
Street Side Yard		42 in.	42 in.
In front 1/2 Lot			

Exceptions to fence heights:

- 1) Fence heights for through lots and street side yards adjacent to an arterial street may be 8 ft. in rear yard if no access is provided and 8 ft on rear half of side yard.
- 2) Front yard fence height in AG and RR district may be up to 6 ft in height.