



Reception#: 847515
03/25/2014 11:11:25 AM Jean Alberico
4 of 15 Rec Fee: \$0.00 Doc Fee: 0.00 GARFIELD COUNTY CO

IRONBRIDGE PLANNED UNIT DEVELOPMENT

SIXTH AMENDED AND RESTATED GUIDELINES

March 11, 2014



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History:

The planned development is comprised of a mix of single family and multifamily homes. The development includes a Golf Course and other amenities related to creating an integrated and vibrant community.

The following is a consolidation of County approvals regarding the PUD and amendments, including:

Rose Ranch PUD – Approved by Resolution 98-80

First Amendment – 99-067

Second Amendment – 2004-20 RENAMED THE ROSE RANCH PUD TO IRONBRIDGE PUD

Third Amendment – 2004-26

Fourth Amendment – 2006-25

Fifth Amendment – 2008-41

Applicability

To carry out the purposes and provisions of the Garfield County Zoning Regulations, as amended, the Ironbridge Planned Unit Development (PUD) Zone District is divided into the following zone district classifications:

- River Residential 1 Zone District
(PA's 3 & 8)
- River Residential 2 Zone District
(PA 9)
- 20,000 Square Foot (Minimum) Residential Zone District
(PA's 2, 4, & 15)
- 15,000 Square Foot (Minimum) Residential Zone District
(PA's 1, 5, 10, 12, 13, 16, 17 & 18)
- 9,000 Square Foot (Minimum) Residential Zone District
(PA's 6, 7, 11, 14, 19, 21)
- Medium Density Residential Zone District
(PA 19 & 22)
- Club Villas Residential Zone District
(PA 20)
- Common Open Space Zone District
 - Golf Course
 - Common Open Space (General)

Zoning Districts

1. River Residential 1 Zone District

Intent: Individual lot ownership with single family detached residential structures

Permitted Uses: Single-family residential units; with one allowable accessory detached habitable structure consisting of one bedroom, studio, or work shop together with one bathroom, and the gross floor area of which shall not exceed 300 sq. ft., to be called a "Casita Unit". Each Casita shall be used and or occupied exclusively by the owner(s) or the family members and guest(s) of the owner(s) of the subject lot. The casita shall not contain any kitchen facilities and shall not be leased; non-habitable accessory buildings and structures; home offices; sales/marketing center; public and private roads; Private Open Space Easements; open space; utility and drainage easements.

Minimum lot size: 0.70 acres



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Maximum building height: 35'

Minimum lot width: 175', except for lots which are narrower due to added depth

Minimum lot depth 175', except for lots which are more shallow due to available depth between road and wetland/boundary 30' from ordinary high watermark

Minimum primary building setbacks:

Front: 40' for lots that are a minimum of 200' deep; 30' for lots less than 200' deep

Rear: 50' for lots that are a minimum of 200' deep; 25' for lots less than 200' deep

Side: 30' for lots 200' minimum width; 25' for lots less than 200' in width

Parking: A minimum of 4 off street parking spaces must be provided for each primary residential structure; this requirement may be satisfied by the garage and/or driveway.

Density: 21 Units

Other: Building envelopes varying from the above described setbacks may be finalized at the time of the final subdivision platting.

2. River Residential 2 Zone District

Intent: Individual lot ownership with single family detached residential structures.

Permitted Uses: Single-family residential units; with one allowable accessory detached habitable structure consisting of one bedroom, studio, or work shop together with one bathroom, and the gross floor area of which shall not exceed 300 sq. ft., to be called a "Casita Unit". Each Casita shall be used and or occupied exclusively by the owner(s) or the family members and guest(s) of the owner(s) of the subject lot. The casita shall not contain any kitchen facilities and shall not be leased; non-habitable accessory buildings and structures; home offices; sales/marketing center; public and private roads; Private Open Space Easements; open space; utility and drainage easements.

Minimum lot size: 0.50 acres

Maximum building height: 35'

Minimum lot width: 100'

Minimum lot depth 175', except for lots which are more shallow due to available depth between road and wetland/boundary 30' from ordinary high watermark

Minimum primary building setbacks:

Front: 35' for lots that are a minimum of 175' deep; 25' for lots less than 175' deep

Rear: 50' for lots that are a minimum of 175' deep; 25' for lots less than 175' deep

Side: 30' for lots 150' minimum width; 20' for lots less than 150' in width

Parking: A minimum of 4 off street parking spaces must be provided for each primary residential structure; this requirement may be satisfied by the garage and/or driveway.

Density: 17 Units

Other: Building envelopes varying from the above described setbacks may be finalized at the time of the final subdivision platting.

3. 20,000 Square Foot Residential Zone District

Intent: Individual lot ownership with single family detached residential structures.

Permitted Uses: Single-family residential units; with one allowable accessory detached habitable structure consisting of one bedroom, studio, or work shop together with one bathroom, and the gross floor area of which shall not exceed 300 sq. ft., to be called a "Casita Unit". Each Casita shall be used and or occupied exclusively by the owner(s) or the family members and guest(s) of the owner(s) of the subject lot. The casita shall not contain any kitchen facilities and shall not be leased; non-habitable accessory buildings and structures; home offices; sales/marketing center; public and private roads; Private Open Space Easements; open space; utility and drainage easements.

Minimum lot size: 20,000 square feet

Maximum building height: 35'

Minimum lot width: 80', measured at front building line

Minimum lot depth: 150'

Minimum primary building setbacks:

Front: 30'

Rear: 20'

Side: 10'

Parking: A minimum of 4 off street parking spaces must be provided for each primary residential structure; this requirement may be satisfied by the garage and/or driveway.

Density: 27 Units

Other: Building envelopes shall be finalized at time of subdivision.

4. 15,000 Square Foot Zone District

Intent: Individual lot ownership with single family detached residential structures.

Permitted Uses: Single-family residential units; with one allowable accessory detached habitable structure consisting of one bedroom, studio, or work shop together with one bathroom, and the gross floor area of which shall not exceed 300 sq. ft., to be called a "Casita Unit". Each Casita shall be used and or occupied exclusively by the owner(s) or the family members and guest(s) of the owner(s) of the subject lot. The casita shall not contain any kitchen facilities and shall not be leased; non-habitable accessory buildings and structures; home offices; sales/marketing center; public and private roads; Private Open Space Easements; open space; utility and drainage easements.



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Minimum lot size: 15,000 square feet

Minimum lot width: 80', measured at front building line

Minimum lot depth: 120'

Maximum building height: 35'

Minimum primary building setbacks:

Front: 30'

Rear: 20'

Side: 10'

Parking: A minimum of 4 off street parking spaces must be provided for each primary residential structure; this requirement may be satisfied by the garage and/or driveway.

Density: 70 Units

Other: Building envelopes shall be finalized at time of subdivision.

5. 9,000 Square Foot Zone District

Intent: Individual lot ownership with single family detached residential structures and Affordable For-Sale Residential Dwelling Units.

Permitted Uses: Single-family residential units; deed restricted single family residential units complying with the requirements of the Garfield County Affordable Housing Regulations and Guidelines. (Sections 4.07.15.01 and 4.14, Garfield County Zoning Resolution of 1978, as amended); non-habitable accessory buildings and structures; home office; sales/marketing center; public and private roads; open space; utility and drainage easements.

Minimum lot size: 9,000 square feet

Minimum lot width: 175', measured at front building line

Minimum lot depth: 90'

Maximum building height: 35'

Minimum primary building setbacks:

Front: 25'

Rear: 20'

Side: 10'

For lots in Planning Area 19:

Front: 10'

Rear: 20'

Rear: 10'



Parking: A minimum of 2 off street parking spaces must be provided for each primary residential structure; this requirement may be satisfied by the garage and/or driveway.

Density: 36 Units

Other: Building envelopes shall be finalized at time of subdivision.

6. Medium Density Zone District

Intent: Individual lot and unit ownership with single family/multi-family residential structures and Affordable For-Sale Residential Dwelling Units.

Permitted Uses:

Single-family residential units with one allowable accessory detached habitable structure consisting of one bedroom, studio, or work shop together with one bathroom, and the gross floor area of which shall not exceed 300 sq. ft., to be called a "Casita Unit". Each Casita shall be used and occupied exclusively by the owner(s) or the family members and guest(s) of the owner(s) of the subject lot. Casita units are not allowed in PA 22. The casita shall not contain any kitchen facilities and shall not be leased.

Multi-family residential units; deed restricted single family residential units complying with the requirements of the Garfield County Affordable Housing Regulations and Guidelines. (Sections 4.07.15.01 and 4.14, Garfield County Zoning Resolution of 1978, as amended); attached and detached non-habitable accessory buildings and structures; home office; sales/marketing center; time share or fractional ownership units; public and private roads; open space; utility and drainage easements.

Minimum lot size: 4,000 square feet for detached units; no minimum lot size for attached units – common ownership of open areas including parking areas with in this zone is permitted.

Minimum lot width (detached): 35', measured at front building line

Minimum lot depth (detached): 50'

Maximum building height: 35'

Minimum setbacks from lot lines:

For Planning Area 19:

Single Family

Front: 10'

Rear: 15'

Side: 5'

Multi-Family

Front: 10' from street

Rear: 15'

Side: 0' with 10' minimum between primary structures, excluding attached units

For Planning Area 22:

Single Family

Front: 20'

Rear: 15'

Side: 5'

Multi-Family

Front: 15' from street

Rear: 15'

Side: 0' with 10' minimum between primary structures, excluding attached units

Parking: A minimum of 2 off street parking spaces must be provided for each primary structure; this requirement may be satisfied by the garage, driveway, on-street parking and/or common parking area.

Other: Building envelopes shall be finalized at time of subdivision.

Density:

Planning Area 22: twenty (20) units

Planning Area 19: seventy-eight (78) units

7. Club Villas Zone District

Intent: Individual lot and unit ownership with single family residential structures and Affordable For-Sale Residential Dwelling Units.

Permitted Uses: Single-family residential units attached or detached; deed restricted single family residential units complying with the requirements of the Garfield County Affordable Housing Regulations and Guidelines. (Sections 4.07.15.01 and 4.14, Garfield County Zoning Resolution of 1978, as amended); non-habitable accessory buildings and structures; home offices; sales/marketing center; time share or fractional ownership units; public and private roads; open space; trails; utility and drainage easements

Minimum lot size: 4,000 square feet for detached units; no minimum lot size for attached units – common ownership of open areas within this zone is permitted.

Maximum Gross Density: 8 dwelling units/acre

Minimum Gross Density: 4.0 dwelling units/acre

Maximum building height: 35'

Minimum lot width: no minimum lot width for detached or attached units

Minimum lot depth: no minimum lot depth for detached or attached units



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Minimum primary building setbacks:

Front: N/A
 Rear: N/A
 Side: N/A

Parking: A minimum of 2 parking spaces must be provided for each primary structure; this requirement may be satisfied by the garage, driveway, on-street parking and/or common parking area.

Density: 47 Units

Other: No Building Envelopes are required. Lots 259 and 286 are exempt from the minimum lot square footage requirements.

8. Common Open Space Zone District

Intent: To provide a hierarchy of privately owned open space, both developed and undeveloped.

a. Golf Course

Intent: To provide an opportunity for recreational golf.

Permitted Uses: Recreational golf course; golf clubhouse facilities including but not limited to pro shop, restaurant; lounge; driving range; golf related activities; golf shelters; golf course maintenance and accessory facilities; tennis; swimming pool; volley ball; health/fitness center; utilities; utilities access

Maximum structure height: 35' restricted to golf course clubhouse and health/fitness center building; other structures limited to maximum height of 25'

Maximum structure height (utilities): 35', restricted to water storage tank; other structures limited to maximum height of 25'

Minimum building setbacks:

To County Road 109: 30'
 To any adjacent residential use: 20'

Other: Golf course acreage will be finalized during platting; golf course may be parcelized/platted for ownership purposes

b. Common Open Space (General)

Intent: To provide open areas for recreation, visual relief; buffering and wildlife habitat

Permitted Uses: Useable open space, limited open space; community gardens; parking; trails; pedestrian linkages; golf car paths; ponds; overlooks; drainage and utility easements; utilities; utilities access; public fishing easement

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Maximum structure height (utilities): 35', restricted to water storage tank; other structures limited to maximum height of 25'

Other: It is anticipated that one community water system facility will be built in the upper valley, West of County Road 109. This facility will be non-detectable from County Road 109 and accessible by means of a maintenance access path.



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Ironbridge Planning Area Breakout		
2/12/2014		
Planning Area	Lot Numbers	Zone District
PA-1	1 to 6	15,000 Sq. Ft. (Min) Residential
PA-2	7 to 15	20,000 Sq. Ft. (Min) Residential
PA-3	16 to 28	River Residential 1
PA-4	43 to 50	20,000 Sq. Ft. (Min) Residential
PA-5	51 to 58	15,000 Sq. Ft. (Min) Residential
PA-6	29 to 42	9,000 Sq. Ft. (Min) Residential
PA-7	62, 71 to 79	9,000 Sq. Ft. (Min) Residential
PA-8	63 to 70	River Residential 1
PA-9	80 to 96	River Residential 2
PA-10	97 to 100	15,000 Sq. Ft. (Min) Residential
PA-11	101 to 105, 170, 171	9,000 Sq. Ft. (Min) Residential
PA-12	106 to 111	15,000 Sq. Ft. (Min) Residential
PA-13	150 to 165	15,000 Sq. Ft. (Min) Residential
PA-14	112 to 113	9,000 Sq. Ft. (Min) Residential
PA-15	114 to 124	20,000 Sq. Ft. (Min) Residential
PA-16	125 to 132	15,000 Sq. Ft. (Min) Residential
PA-17	133 to 149	15,000 Sq. Ft. (Min) Residential
PA-18	166 to 169	15,000 Sq. Ft. (Min) Residential
PA-19	172 to 249	9,000 Sq. Ft. (Min) Residential Medium Density Residential
PA-20	250 to 296	Club Villas Residential
PA-21	59 to 61	9,000 Sq. Ft. (Min) Residential
PA-22	297 to 316	Medium Density Residential