

Zone District Regulations
Ranch Creek PUD/ReSubdivision
Parcels 1 and 2B, Phase II
Ranch at the Ranch at Roaring Fork
(Roaring Fork Ranch)

Garfield County P.U.D./Subdivision Application
██████████
Stryker/Brown Architects
300 S. Spring St., Aspen, Co. 81611
925-2254, fax: 925-2258

Zone District Regulations

1.0 R/SF/PUD
Residential/Single Family/Planned Unit Development

1.01 Uses, by right: Single-Family dwelling and customary accessory uses, including buildings for shelter of automobiles or property accessory to use of the lot for single-family residential purposes, and fences, hedges, gardens, walls, patios, decks, porches, covered walkways, sheds, and similar landscape features; parks; home occupations with no employees, visitation of clients permitted; water impoundments, underground utility lines and easements therefore; access easements and rights of way.

1.02 Uses, conditional: daycare, day nursery, community building.

1.03 Uses, special: Studio for sale of arts and crafts,

1.04 Minimum Lot Area: Four thousand five hundred (4,500) square feet and as further provided under Supplementary Regulations.

1.05 Maximum Lot Coverage by buildings: 50%

1.06 Minimum Setbacks:

Per Schedule of Lot Sizes Attached.

1.07 Maximum Height of Buildings: twenty-five feet (25') per county regulations in place in 1996.

1.08 Maximum Floor Area Ratio: .5/1.0 and as further provided under the Supplementary Regulations. Garages and accessory storage structures shall be exempt from FAR for the first 600 square feet of enclosed space.

1.09 Additional Requirements: All uses shall be subject to the provisions under Section 5 (Supplementary Regulations), except for the following provisions:

1. Eaves, brackets, gutters, porches, bay windows, and similar building projections that may extend into a setback no more than three feet (3').
2. Fences in side and rear setbacks shall not be taller than six feet (6'). Fences on Street fronts may not be greater than three feet (3') high.
3. Front porches are required and shall be a minimum of four feet (4'-0") deep and six feet (6') wide.
4. The slope of the main portion of the roof over the largest mass of the house shall be not less than six (6) inches rise in twelve (12) inches run (6/12).
5. Parking of vehicles may occur within setbacks.



513181 09/04/1997 10:47A B1032 P505 447

8 of 9 R 0.00 D 0.00 N 0.00 GARFIELD CLERK

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2.0 P/P
Park/Parking

3.01 Uses, by right: landscaping, and fences, hedges, gardens, and similar landscape features; park; Parking, not to exceed 24 hours; school bus shelter, common storage for landscape maintenance equipment.

3.02 Uses, conditional: none

3.03 Uses, special: daycare, day nursery, community building,

3.04 Minimum Lot Area: Three thousand (3,000) square feet and as further provided under Supplementary Regulations.

3.05 Maximum Lot Coverage: 25% by buildings, 95% by parking.

3.06 Minimum Setback:

Per Schedule of Lot Sizes attached.

3.07 Maximum Height of Buildings: fifteen feet (15')

3.08 Maximum Floor Area Ratio: .25/1.0 and as further provided under the Supplementary Regulations. Garages and accessory storage structures shall be exempt from FAR for the first 500 square feet of enclosed space.

3.09 Additional Requirements: All uses shall be subject to the provisions under Section 5 (Supplementary Regulations), except for the following provisions:

1. Eaves, gutters, and similar building projections may extend into a setback no more than three feet (3').
2. Fences in side and rear setbacks shall not be taller than six feet (6'). Fences on street fronts may not exceed three feet (3') in height.
3. The slope of the main portion of the roof shall be not less than six (6) inches rise in twelve (12) inches run (6/12). Subordinate roofs and sheds may be less than 6/12.
4. Uncovered parking is permitted within any setback.
5. Bus Shelters may occur within any setback.

SCHEDULE OF LOT SIZES

RANCH CREEK PUD/Subdivision Application

Sheet 6

Revised June 22, 1997 Ranch Creek Drive ROW not included in lot sizes

Lot sizes reflect lot line adjustment with Parcel A on south west side

LOT Number	Lot Size (approximate)	Use	Front Setback	Side Setback	Rear Setback	Notes
Parcel 2B						
1	6549	sf single family	25'	10'	10'	30' setback from creek edge, 10' on east at Lot 2 south side setback is north edge of sewer easement
2	9366	sf single family	25'	10'	42'	
3	9217	sf single family	25'	10'	55'	
4	7510	sf single family	15'	10'	59'	
5	10717	sf single family	15'	10'	65'	
6	8295	sf single family	15'	10'	68'	
7	6445	sf single family	15'	10'	20'	
8	6783	sf single family	15'	10'	20'	
9	6092	sf single family	15'	10'	20'	
10	7690	sf single family	25'	10'	20'	
11	9984	sf single family	25'	10'	20' south	25' on both street fronts
12	7964	sf single family	25'	10'	20' south	25' on both street fronts
13	17170	sf Park/Parking	25'	10'	20'	Parking permitted on Lot per Final Plat
Parcel 1						
J1	12978	sf single family	20'	10'	65'	
J2	11094	sf single family	20'	10'	50'	
J3	10219	sf single family	20'	10'	50'	
J4	12693	sf single family	20'	10'	50'	
J5	19497	sf single family	25'	10'	50'	
J6	7015	sf single family	15'	10'	20'	
J7	4707	sf single family	15'	10'	20'	
J8	4970	sf single family	15'	10'	20'	
J9	6274	sf single family	25'	10'	20'	
J10	5955	sf single family	25'	10'	20'	
J11	3365	sf Park/Parking	25'	10'	10'	Common Landscape Equipment storage shed 25' setback on Stagecoach Lane only

NOTES:

1: 25' Height Limit all buildings

2: RE: 4.08.04 all uses are residential. Conditional use is home occupations with no employees.

3: Maximum number of Dwelling Units: 22 Single Family

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1.08 Maximum Floor Area Ratio: .45/1.0 and as further provided under the Supplementary Regulations. Garages and accessory storage structures shall be exempt from FAR for the first 500 square feet of enclosed space. Accessory Dwelling Units are not exempt from FAR requirements/limits. The maximum allowable floor area shall be five-thousand five hundred (5,500) square feet.

1.09 Additional Requirements: All uses shall be subject to the provisions under Section 5 (Supplementary Regulations), except for the following provisions:

1. Building Parts, components, assemblies, sub-assemblies may be fabricated and constructed in whole or in part either on or off site.
2. Eaves, gutters, and similar building projections that do not touch the ground may extend into a side or rear setback no more than two feet (2').
3. Fences in side and rear setbacks shall not be taller than six feet (6').
4. Front porches are required and shall be a minimum of four feet six inches (4'-6") deep and six feet (6') wide.
5. The slope of the main portion of the roof shall be not less than six (6) inches rise in twelve (12) inches run (6/12). Subordinate roofs and sheds may be less than 6/12.
6. A maximum of five parking places will be required for any dwelling unit.

2.0 R/SF-D/TCD Residential/Single Family-Duplex/Transit Center Density

2.01 Uses, by right: Single-Family dwelling and customary accessory uses, including buildings for shelter of automobiles or property accessory to use of the lot for single-family residential purposes, and fences, hedges, gardens, walls, patios, decks, porches, covered walkways, sheds, and similar landscape features; parks; home occupations with no employees; water impoundments, underground utility lines and easements therefore; access easements and rights of way; duplexes; multi-family in duplex (two dwelling units per building) configurations.

2.02 Uses, conditional: church, daycare, day nursery, school, community building, school bus shelter.

2.03 Uses, special: Row house, studio for sale of arts and crafts, guest house.

2.04 Minimum Lot Area: Eight (8,000) square feet; four-thousand (4,000) square feet per dwelling unit, and as further provided under Supplementary Regulations.

2.05 Maximum Lot Coverage: 40%

2.06 **Minimum Setback:**

1. Front Yard
 - a. Arterial Streets: twenty-five feet (25')
 - b. Local Streets and Collectors: ten feet (10') from the edge of paving or zero feet (0') from the edge of Right of Way or access easement, whichever is greater.
 - c. Streets and Roads serving less than 12 residences: ten feet (10') from the edge of paving or zero feet (0') from the edge of Right of Way or access easement, whichever is greater.
2. Side Yard: three feet (3').
3. Rear Yard: three feet (3').
4. Setbacks from buildings on adjacent lots or on the same lot: eight feet (8').

2.07 **Maximum Height of Buildings:** twenty eight feet (28') above the highest finish grade adjacent to the building.

2.08 **Maximum Floor Area Ratio:** .45/1.0 and as further provided under the Supplementary Regulations. Garages and accessory storage structures shall be exempt from FAR for the first 500 square feet of enclosed space per dwelling unit.

2.09 **Additional Requirements:** All uses shall be subject to the provisions under Section 5 (Supplementary Regulations), except for the following provisions:

1. Building Parts, components, assemblies, sub-assemblies may be fabricated and constructed in whole or in part either on or off site.
2. Eaves, gutters, and similar building projections that do not touch the ground may extend into a side or rear setback no more than two feet (2').
3. Fences in side and rear setbacks shall not be taller than six feet (6').
4. Front porches are required for each dwelling unit and shall be a minimum of four feet six inches (4'-6") deep and six feet (6') wide.
5. The slope of the main portion of the roof shall be not less than six (6) inches rise in twelve (12) inches run (6/12). Subordinate roofs and sheds may be less than 6/12.
6. Uncovered parking and garages and carports are permitted within any setback without restriction.



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SCHEDULE OF LOT SIZES

RANCH CREEK PUD/Subdivision Application

Exhibit 6

Revised June 22, 1997: Ranch Creek Drive ROW not included in lot sizes
 Lot sizes reflect lot line adjustment with 2.5' setback on south west side

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- 3: Maximum number of Dwelling Units: 22 Single Family