

Exhibit B

Ranch At Coulter Creek PUD PUD Zoning (Applicable Zone District Regulations)

Pursuant to the Planned Unit Development Rezoning approval granted by the Garfield County Board of County Commissioners on January 12, 2004, as described in Resolution _-_, the Ranch at Coulter Creek PUD Subdivision is subject to the restrictions and regulations governing use; building height; lot area; lot coverage; setbacks, etc. for the ARRD zone district as contained in Section 3.02 of the Garfield County Zoning Resolution of 1978 as amended and in force on January 12, 2004 (the date PUD Rezoning approval was granted). The following paragraphs are excerpted from the Zoning Resolution of 1978 and contain the applicable regulations and restrictions for the Ranch at Coulter Creek PUD.

3.02 A/R/RD -- AGRICULTURAL/RESIDENTIAL/RURAL DENSITY

- 3.02.01 Uses, by right: Agricultural including farms, garden, greenhouse, nursery, orchard, ranch, small animal farm for production of poultry, fish, fur-bearing or other small animals and customary accessory uses including buildings for shelter or enclosure of persons, animals or property employed in any of the above uses, retail establishment for sale of goods processed from raw materials produced on the lot; Guiding and outfitting, and park;
Single-family dwelling and customary accessory uses. (A. 86-09)
Accessory dwelling unit approved as a part of a public hearing or meeting on a subdivision or subdivision exemption or guesthouse special use approved after 7/95 and meeting the standards in Section 5.03.02.
- 3.02.02 Uses, conditional: Aircraft landing strip, church, community buildings, day nursery and school; group home for the elderly. (A. 97-60)
Boarding or rooming houses, studio for conduct of arts and crafts, home occupation, water impoundments. (A. 86-09;87-108)
- 3.02.03 Uses, special: Airport utility, feedlot as principal use of the lot, crematorium, agriculture-related business, resorts, kennel, riding stable, and veterinary clinic, shooting range facility(A.98-108);
Two-family dwelling, camper park, ski lift and trails; broadcasting studio, communication facility, corrections facility, storage, storage of heavy equipment, golf course driving range, golf practice range and accessory facilities, commercial recreation facility/park;(A. 97-60; 97-112) Mass Transit Facility (added 2002-12)
Public gatherings; storage of oil and gas drilling equipment; Site for extraction, processing, storage or material handling of natural resources; utility lines, utility substations; recreational support facilities and guest house. (A. 79-132; 80-64; 80-180; 80-313, 81-145; 81-263; 84-78; 86-9; 86-84; 86-106; 87-73; 99-025)
Accessory dwelling unit meeting the standards in Section 5.03.02 for any lot not created after a public hearing or meeting after 7/95.

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- 3.02.04 Minimum Lot Area: Two (2) acres; except as otherwise approved in a Cluster Option (2003-17)
- 3.02.05 Maximum Lot Coverage: Fifteen percent (15%).
- 3.02.06 Minimum Setback:
- (1) Front yard: (a) arterial streets: seventy-five (75) feet from street centerline or fifty (50) feet from front lot line, whichever is greater; (b) local streets: fifty (50) feet from street centerline or twenty-five (25) feet from front lot line, whichever is greater;
- (2) Rear yard: Twenty-five (25) feet from rear lot line;
- (3) Side yard: Ten (10) feet from side lot line, or one-half (1/2) the height of the principal building, whichever is greater.
- 3.02.07 Maximum Height of Buildings: Twenty-five (25) feet.
- 3.02.08 Additional Requirements: All uses shall be subject to the provisions under Section 5 (Supplementary Regulations).