

ASPEN GLEN PUD

Eighth Amended PUD Guidelines

A. Applicability Statement

To carry out the purposes and provisions of the Garfield County Zoning Regulations, as amended, The Aspen Glen Club Planned Unit Development Zone District is further divided into the following zone district classifications:

- 2 Acre Residential Zone District
- 1 Acre Residential Zone District
- $\frac{3}{4}$ Acre Residential Zone District
- $\frac{1}{2}$ Acre Residential Zone District
- $\frac{1}{4}$ Acre Residential Zone District
- Duplex Residential Zone District
- Club Villa Residential Zone District
- Golf Course Zone District
- Golf Clubhouse Zone District
- Open Space/River Parks Zone District

B. PUD Zone District Regulations

The following subsections describe the proposed zoning districts for The Aspen Glen Club. It is intended that a preliminary plan and final plat will be submitted for the residential development areas that are consistent with the concept and development standards set forth in the following subsections.

It is intended that, for the Zone Districts described in items enumerated as 1 through 10 of this Section B, in addition to the permitted uses listed in the descriptions for each such Zone District well also include all uses by right permitted within the Garfield County Zone District known as A/R/R/D, as such uses are described in the Zoning Regulation adopted and enacted by the Board of County Commissioners of Garfield County in effect from time to time.

At such time, however, as any portion of the property comprising The Aspen Glen Club is subdivided as evidenced by the recording with the Clerk and Recorder of Garfield County of a final, signed, approved subdivision plat for any such portion of the property, any right to use such platted portion of the property for any additional uses permitted by the A/R/R/D zoning shall automatically terminate, and such platted property shall be zoned only for the permitted uses specifically described in items 1 through 10 following.

1. 2 Acre Residential Zone District

Single-family detached structures intended for individual lot ownership.

- a) Permitted Uses:
Single-family residential plus accessory uses, including guest and/or caretaker's quarters; home occupation; water storage tank.
- b) Minimum Lots Size:
87,120 square feet (2 acres)
- c) Maximum Building Height:
32 feet
- d) Minimum Front Yard if abutting CR 109:
50 feet from ROW line
- e) Minimum Front Yard if Abutting Public/Private Street:
35 feet from roadway easement/ROW
- f) Minimum Lot Width*:
150 feet at building setback
- g) Minimum Lot Depth:
250 feet
- h) Maximum Floor Area Ratio:
.25
- i) Minimum Rear Yard:
35 feet
- j) Minimum Each Side Yard:
10 Feet or ½ height of principal building which is greater
- k) Corner Lot Minimum Side Yard Abutting Public/Private Street:
25 feet from roadway easement/ROW
- l) Minimum off Street Parking per DU:
Four (4) spaces

*Cul-de-sac, pie-shaped and flag lots may have less than minimum width measured at building setback, but not lot shall have less than 25 feet of width on public access right-of-way or easement.

NOTE: Each lot will have a pre-determined building envelope within which all structures will be confined. The remainder of the lot must be left in its natural state, a portion of which shall be designated as an "Area Prohibited for Development" on the PUD Development Plan. The envelope shall be designated at Preliminary Plan.

2. 1 Acre Residential Zone District

Single-family detached structures intended for individual lot ownership.

- a) Permitted Uses:
Single-family residential plus accessory uses, including guest and/or caretaker's quarters; home occupation.
- b) Minimum Lots Size:
45,560 square feet (1 acre)
- c) Maximum Building Height:
25 feet
- d) Minimum Front Yard if Abutting Public/Private Street:
35 feet from roadway easement/ROW
- e) Minimum Lot Width*:
150 feet at building setback
- f) Minimum Lot Depth:
220 feet
- g) Maximum Floor Area Ratio:
.25
- h) Minimum Rear Yard:
20 feet
- i) Minimum Each Side Yard:
10 Feet or ½ height of principal building which is greater
- j) Corner Lot Minimum Side Yard Abutting Public/Private Street:
25 feet from roadway easement/ROW
- k) Minimum off Street Parking per DU:
Four (4) spaces

*Cul-de-sac, pie-shaped and flag lots may have less than minimum width measured at building setback, but not lot shall have less than 25 feet of width on public access right-of-way or easement.

3. ¾ Acre Residential Zone District

Single-family detached structures intended for individual lot ownership.

a) Permitted Uses:

Single-family residential plus accessory uses, except guest and/or caretaker's quarters; home occupation; existing main residence and guest house may be utilized as a Bed and Breakfast for no more than 10 beds and temporary clubhouse for the golf course. Temporary clubhouse uses shall be the same as a typical golf clubhouse facility.

b) Minimum Lots Size:

32,670 square feet (¾ acre)

c) Maximum Building Height:

25 feet

d) Minimum Front Yard if Abutting Public/Private Street:

35 feet from roadway easement/ROW

e) Minimum Lot Width*:

140 feet at building setback

f) Minimum Lot Depth:

175 feet

g) Maximum Floor Area Ratio:

.25

h) Minimum Rear Yard:

20 feet

i) Minimum Each Side Yard:

10 Feet or ½ height of principal building which is greater

j) Corner Lot Minimum Side Yard Abutting Public/Private Street:

25 feet from roadway easement/ROW

k) Minimum off Street Parking per DU:

Four (4) spaces

*Cul-de-sac, pie-shaped and flag lots may have less than minimum width measured at building setback, but not lot shall have less than 25 feet of width on public access right-of-way or easement.

4. ½ Acre Residential Zone District

Single-family detached structures intended for individual lot ownership.

- a) Permitted Uses:
Single-family residential plus accessory uses, except guest and/or caretaker's quarters; home occupation; water treatment facility.
- b) Minimum Lots Size:
21,780 square feet
- c) Maximum Building Height:
25 feet
- d) Minimum Front Yard if Abutting CR 109:
50 feet from ROW line
- e) Minimum Front Yard if Abutting Public/Private Street:
35 feet from roadway easement/ROW
- f) Minimum Lot Width*:
120 feet at building setback
- g) Minimum Lot Depth:
150 feet
- h) Maximum Floor Area Ratio:
.25
- i) Minimum Rear Yard:
20 feet
- j) Minimum Each Side Yard:
10 Feet or ½ height of principal building which is greater
- k) Corner Lot Minimum Side Yard Abutting Public/Private Street:
25 feet from roadway easement/ROW
- l) Minimum off Street Parking per DU:
Four (4) spaces

*Cul-de-sac, pie-shaped and flag lots may have less than minimum width measured at building setback, but not lot shall have less than 25 feet of width on public access right-of-way or easement.

5. ¼ Acre Residential Zone District

Single-family detached structures intended for individual lot ownership.

- a) Permitted Uses:
Single-family residential plus accessory uses, except guest and/or caretaker's quarters; home occupation.
- b) Minimum Lots Size:
10,890 square feet
- c) Maximum Building Height:
25 feet
- d) Minimum Front Yard if Abutting CR 109:
50 feet from ROW line
- e) Minimum Front Yard if Abutting Public/Private Street:
30 feet from roadway easement/ROW
- f) Minimum Lot Width*:
60 feet at building setback
- g) Minimum Lot Depth:
120 feet
- h) Maximum Floor Area Ratio:
.35
- i) Minimum Rear Yard:
20 feet
- j) Minimum Each Side Yard:
10 Feet
- k) Corner Lot Minimum Side Yard Abutting Public/Private Street:
15 feet from roadway easement/ROW
- l) Minimum off Street Parking per DU:
Four (4) spaces

*Cul-de-sac, pie-shaped and flag lots may have less than minimum width measured at building setback, but not lot shall have less than 25 feet of width on public access right-of-way or easement.

6. Duplex Residential Zone District

Two-family attached structures intended for individual lot ownership.

- a) Permitted Uses:
Single-family residential and two-family residential. Provided, however that the following uses shall be allowed upon Lot D45, as depicted on the Final Plat Aspen Glen Filing No. 1: A sales and reception center or real estate sales professionals and customers; a reception center for development sponsored guests of Aspen Glen; offices for real estate sales, administration, homeowners association matters, and related office uses.
- b) Minimum Lots Size:
15,625 square feet
- c) Maximum Building Height:
30 feet
- d) Minimum Front Yard if Abutting Arterial Street:
50 feet from ROW line
- e) Minimum Front Yard if Abutting Public/Private Street:
30 feet from roadway easement/ROW
- f) Minimum Lot Width* (see below):
125 feet at building setback
- g) Minimum Lot Depth:
125 feet
- h) Maximum Floor Area Ratio:
.30
- i) Minimum Rear Yard** (see below):
20 feet
- j) Minimum River Setback (from Normal High Water Line)
50 feet for buildings and 25 feet for fences
- k) Minimum Each Side Yard*** (see below):
10 Feet or ½ height of principal building which is greater; zero lot line allowed between duplex units as provided for in re-subdivision procedure as defined below
- l) Corner Lot Minimum Side Yard Abutting Public/Private Street:
15 feet from roadway easement/ROW

6. Duplex Residential Zone, Con't.

- m) Minimum off Street Parking per DU:
Four (4) spaces

*Cul-de-sac, pie-shaped and flag lots may have less than minimum width measured at building setback, but not lot shall have less than 25 feet of width on public access right-of-way or easement.

** Rear building line and fencing allowances on river golf course and other premium frontage lots are to be determined on a lot by lot basis at time of subdivision platting.

*** Each duplex lot may be re-subdivided along a common wall departing the individual dwelling units of a two-family residence. Re-subdivision of a duplex lot shall be processed as follows:

A plat of the lot to be re-subdivided shall be submitted along with a narrative requesting the re-subdivision and the written consent of the lot owner to the Garfield County Department of Planning.

Staff shall review and compare the plat with the previously recorded plat for the affected area of the Aspen Glen Planned Unit Development.

Within thirty (30) days of submittal the re-subdivision plat shall be brought before the Board of County Commissioners for review and decision. If the re-subdivision plat meets the criteria set forth by these Aspen Glen PUD Zone Regulations, the Board of County Commissioners shall approve the re-subdivision along the common wall of the duplex structure.

A Final Plat having all other signatures and statement required of a plat and titled "Re-subdivision of Lot ____, Block ____ of ____ (reference the title of the appropriate Aspen Glen PUD recorded plat), shall be signed and dated by the County Surveyor, then dated and signed by the Chairman of the Board and recorded in the Clerk and Recorder's Office of Garfield County within ninety (90) days.

NOTE: As provided for in the guidelines of the Protective Covenants, there will be no architectural mirror image of duplex units. While each unit may be similar in size, it is intended the entire duplex structure appear architecturally unified in that the duplex will have the character of one residential structure. The smaller of the two duplex units may not exceed 40% of the allowable square footage.

7. Club Villa Acre Residential Zone District

Single-family attached and single-family detached residential dwellings intended for individual lot ownership, which may include golf villas, townhomes, club villas, and duplexes.

Single-Family Attached

- a) Permitted Uses:
Single-family residential (attached) plus accessory uses, except guest and/or caretaker's quarters; home occupation; water treatment facility.
- b) Minimum Lots Size:
22,500 square feet
- c) Maximum Building Height:
25 feet
- d) Minimum Front Yard if Abutting Public/Private Street:
20 feet from roadway easement/ROW
- e) Minimum Lot Width*:
60 feet at building setback
- f) Minimum Lot Depth:
100 feet
- g) Maximum Floor Area Ratio for Entire Development Tract:
.5
- h) Minimum Rear Yard:
20 feet
- i) Minimum Each Side Yard:
7.5 Feet
- j) Minimum separation Between Buildings:
15 feet
- k) Maximum Number of Attached Units (in a single structure):
8 units
- l) Minimum off Street Parking per DU:
Two (2) spaces
- m) Minimum Open Space per each Villa Development Tract:
25%

7. CLUB VILLA ZONE CONTINUED

Duplex

- a) Permitted Uses:
Single-family residential and two-family residential plus accessory uses, except guest and/or caretaker's quarters; home occupation; water treatment facility.
- b) Minimum Lots Size:
15,625 square feet
- c) Maximum Building Height:
25 feet
- d) Minimum Front Yard if Abutting Public/Private Street:
20 feet from roadway easement/ROW (per Director Decision recorded at Reception Number 796954)
- e) Minimum Lot Width*:
125 feet at building setback
- f) Minimum Lot Depth:
100 feet
- g) Maximum Floor Area Ratio for Entire Development Tract:
.3
- h) Minimum Rear Yard:
20 feet
- i) Minimum Each Side Yard:
10 feet or ½ height of the principle building whichever is greater
- j) Corner Lot Minimum Side Yard Abutting Public/Private Street:
15 feet from roadway easement /ROW
- k) Minimum off Street Parking per DU:
Four (4) spaces

7. CLUB VILLA ZONE CONTINUED

Single-Family Detached

- a) Permitted Uses:
Single-family residential (detached) plus accessory uses, excluding guest and/or caretaker's quarters; home occupation; water treatment facility.
- b) Minimum Lots Size:
10,890 square feet
- c) Maximum Building Height:
25 feet
- d) Minimum Front Yard if Abutting Public/Private Street:
25 feet from roadway easement/ROW
- e) Minimum Lot Width*:
60 feet at building setback
- f) Minimum Lot Depth:
100 feet
- g) Maximum Floor Area Ratio for Entire Development Tract:
.25
- h) Minimum Rear Yard:
20 feet unless abutting BLM or open space/golf parcels then 10 feet
- i) Minimum Each Side Yard:
10 feet
- j) Corner Lot Minimum Side Yard Abutting Public/Private Street:
15 feet from roadway easement /ROW
- k) Minimum off Street Parking per DU:
Two (2) spaces

*Cul-de-sac, pie-shaped and flag lots may have less than minimum width measured at building setback, but not lot shall have less than 25 feet of width on public access right-of-way or easement.

8. Golf Course Zone District

a) Permitted Uses:

Golf course, golf maintenance facility, related activities, fire/security station and accessory uses; water treatment facility

b) Golf Maintenance Building and Accessory Buildings:

1) Maximum Building Height:

25 feet

2) Building setback from CR 109 and any adjacent residential land uses:

25 Feet

9. Golf Clubhouse Zone District

a) Permitted Uses:

Golf clubhouse (including but not limited to, pro-shop, restaurant, lounge, exercise facility, locker rooms, library and memorabilia rooms, meeting and special function rooms); Real estate sales office; fishing tackle sales; beauty salon and barber shop; business services; auto detailing; reservation services; recreational and related activities; convenience store; bed and breakfast for no more than 10 beds; A maximum of ten (10) single family attached residential dwelling units intended for condominium or town home ownership.

b) Maximum Building Height:

40 feet

c) Minimum Front Yard if Abutting Public/Private Street:

5 feet from roadway easement/ROW

d) Maximum Floor Area Ratio for Entire Development Tract:

.25

e) Minimum Rear Yard:

50 feet

f) Minimum Side Yard:

25 feet

g) Minimum off Street Parking per DU:

150 spaces plus one additional space per each bed in bed and breakfast facility

h) For single family attached residential dwelling units allowed within this Zone District, the following Development Standards apply:

1) Minimum lot size per condominium structure:

9,600 square feet

2) Maximum building height:

29 feet

3) Minimum lot width:

40 feet

4) Minimum lot depth:

100 feet

5) Minimum separation between buildings:

20 feet

9. Golf Clubhouse Zone District, Con't.

- 6) Minimum setback from public/private street or driveway:
10 feet

- 7) Maximum floor area ratio (total of floor space of all units on any single condominium or townhome lot):
.5

- 8) Minimum off-street parking per residential dwelling unit:
Two (2) spaces

10. Open Space/River Parks Zone District

a) Permitted Uses:

Passive and active recreational activities; park facilities; clubhouse with snack bar; fishing tackle sales; equestrian facilities; tack services; reservation services; water treatment facility; water storage tanks; and wastewater treatment facility

b) Maximum Building Height:

25 feet provided that water storage tanks may exceed such height limitation

c) Building Setback from Residential Property Line or Road ROW:

25 feet

C. General Provisions

1. Effect of Garfield County Zoning Resolution (adopted January 2, 1979)

The provisions of the Garfield County Zoning Resolution and the successors thereof as now in effect and as hereafter amended, are by this reference incorporated herein as if set forth in full, to the extent not divergent from the provisions of the Aspen Glen Planned Unit Development Zone Regulations.

2. Conflict

The provisions of the Zoning Regulations shall prevail and govern the development of Aspen Glen PUD provided, however, where the provisions of the Aspen Glen PUD Zone Regulations do not clearly address a specific subject, the ordinances, resolutions or regulations of Garfield County shall prevail. Definitions established herein shall take precedence over definitions established by Subdivisions Regulations of Garfield County, adopted April 23, 1984, whenever these regulations are applicable to the Aspen Glen PUD. By way of example, the floodplain regulations set forth in Section 6:00 of the Garfield County Zoning Regulations are fully applicable to this proposed PUD.

D. Variance from Subdivision Regulations

Except as defined below, all provisions of the Garfield County Subdivision Regulations shall be applicable to The Aspen Glen Club PUD.

1. Street Design: Standard street cross sections shall be as identified in Section V, D. (page 42), title Typical Roadway Cross Sections.
2. If an emergency access point has not been provided, cul-de-sacs in excess of 600 feet will be allowed with the following design standards:
 - a. Right-of-way minimum radius: 62 feet
 - b. Driving surface minimum radius: 60 feet
3. Sidewalks are not required in the street right-of-way except as proposed in Section V, H (p. 46), titled Public and Private Trail System Plan.
4. In situations where topography or development tract orientation dictates, the offset between intersecting streets will be a minimum of 100 feet.