

3.02.7 Table of Dimensional Standards for Residential Zone Districts

All primary and accessory structures are subject to the dimensional standards set forth in the table below. These general standards may be further limited or modified by other applicable sections of this Land Use Code. General rules for measurement and exceptions are in Article 9, Definitions.

Zones	A	R-1	R-2	R-3	R-4	MH
	Lot Standards					
Minimum Site Area	5 acres	N/A	N/A	N/A	N/A	1 acre
Minimum Lot Area Per Dwelling	5 acres	0.5 acres	6,600 sq. ft. for detached 3750 for attached	3,000 sq. ft. for detached 2,500 sq. ft. for attached	4,000 sq. ft. for detached 2,500 sq. ft. for attached	2,400 sq. ft.
Maximum Net Density	0.2 du/acre	2 du/acre	6 du/acre	12 du/acre	12 du/acre	10 du/acre
Minimum Lot Width	120 ft.	120 ft.	60 ft for detached 30 ft. for attached.	50 ft. for detached 25' or attached	40 ft. for detached, 25 ft. for attached	35 ft.

	Principal Building Setbacks					
Minimum Front Yard	50 ft.	50 ft.	20 ft.	15 ft.	15 ft. ¹	10 ft.
Minimum Front Yard to Attached Garage	60 ft.	50 ft.	25 ft.	20 ft.	20 ft.	NA
Minimum Side Yard	20 ft.	20 ft.	7 ft. for detached 0' for attached	7 ft. for detached 0' for attached	5 ft. for detached 0' for attached	5 ft
Minimum Side Yard (Corner Lot)	20 ft.	20 ft.	15 ft. on nonentry side of corner lot	15' on nonentry side of corner lot	15' on nonentry side of corner lot	15' on nonentry side of corner lot
Minimum Rear Yard	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.	10 ft.
Minimum Rear Yard to Rear Entry Garage	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
	Accessory Building and Detached Garage Setbacks					
Minimum Front Yard	60 ft.	60 ft.	35 ft.	35 ft.	35 ft.	25 ft.
Minimum Side Yard	20 ft.	20 ft.	7 ft.	7 ft.	5 ft.	5'
Minimum Rear Yard	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
	Deck and Patio Cover Setbacks					
Minimum Rear Yard	1 du	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
	Building and Structure Standards					
Minimum Floor Area (above grade) Per Dwelling Unit	864 sq. ft.	864 sq. ft.	864 sq. ft.	864 sq. ft.	600 sq. ft.	480 sq. ft.
Maximum Building Height	35 ft.	35 ft.	35 ft.	35'	28' ft.	16 ft. Park-Owned Common Structures – 35 ft.
Maximum Dwelling Units Per Structure	1 du	1 du	1 du	12 du	12 du	1 du

1. Front porches may encroach into the front setback by up to six feet.

setting. These areas provide ease of movement through both motorized and non-motorized transportation options offering convenient access for locals and visitors alike.

2. While some Mixed-Use Commercial District areas may continue to meet the need for auto-related and other auto-oriented uses, it is the Town's intent that the C-3 District emphasize safe and convenient personal mobility in many forms, with planning and design that accommodate pedestrians. Further, the C-3 District is intended to function with, rather than compete with, the Downtown District.
3. The highway corridor is a visible commercial area of the community. Attention to the architectural standards outlined in *Section 5.09* is required for approval.

B. *Permitted uses.* Permitted principal uses in the C-3 District shall be as listed in *Section 4.02 Table of Allowable Uses*.

C. *Conditional uses.* Permitted conditional uses in the C-2 District shall be as listed in *Section 4.02 Table of Allowable Uses*.

3.03.4 Table of Dimensional Standards for Commercial Zone Districts

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Zones	C-1	C-2	C-3
Lot Standards			
Maximum Floor Area Ratio	1:1	2:1	1:1
Maximum Net Residential Density	12 du/acre	12 du/acre	12 du/acre
Building Setbacks			
Minimum Front Yard	25 ft.	0 ft.	25 ft.
Minimum Side Yard ¹	0 ft. ¹	0 ft.	0 ft. ¹
Minimum Rear Yard	20 ft.	25 ft. ²	20 ft.
Building and Structure Standards			
Maximum Building Height	35 ft.	35 ft.	45 ft.

3.04 Other Non-Residential Zone Districts

3.04.1 LI – Light Industrial District.

- A. *Intent.* The Light Industrial District is intended to provide locations for research and development-type offices that create minimal noise, smell, and road traffic., Development in the Light Industrial District should encourage the development of planned office and business parks that promote excellence in the design and construction of buildings, outdoor spaces, transportation facilities and

3.04.4 Table of Dimensional Standards for Light Industrial, Industrial and Public Zone Districts

All primary and accessory structures are subject to the dimensional standards set forth in the table below. These general standards may be further limited or modified by other applicable sections of this Land Use Code. General rules for measurement and exceptions are in *Article 9, Definitions*.

Zones	LI	I	P
Lot Standards			
Maximum Floor Area Ratio	1:1	1:1	–
Building Setbacks			
Minimum Front Yard	25 ft.	25 ft.	–
Minimum Side Yard	10 ft.	20 ft.	–
Minimum Rear Yard	10 ft.	10 ft.	–
Building and Structure Standards			
Maximum Building Height	45 ft.	45 ft.	45 ft.

3.05 PUD – Planned Unit Development District.

A. Intent.

1. This Planned Unit Development (PUD) Overlay District is enacted pursuant to the Planned Unit Development Act of 1972 as amended (Section 24-67-101 et seq., C.R.S.). A PUD is an area of land, controlled by one (1) or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk or type of use, density, lot coverage, open space or other restriction to the existing land use regulations. The PUD is intended to be used as an overlay zone district that supplements the underlying standard zone district.
2. The intent and purpose of this District is to permit and encourage innovative design and high quality, master-planned developments on parcels of land forty acres in size or larger. This District is created to allow and encourage compatible uses to be developed in accordance with a unified development plan in harmony with the environment and surrounding neighborhood.
3. PUDs are expected to preserve critical environmental resources, provide above-average open space and recreational amenities, including exceptional design and provide greater efficiency in the layout and provision of roads, utilities and other infrastructure.

B. Permitted uses.

1. Uses permitted in the PUD Overlay District shall be those uses permitted in the underlying standard zone district for the property.
2. An applicant for a PUD Overlay District may request modifications to the permitted uses of the underlying zone district to remove those uses that may be deemed incompatible or inappropriate for the overall PUD development. Conditional uses may be permitted if it can be demonstrated that such uses meet the conditional use review criteria for the underlying zone districts.