

EXHIBIT B

PRESHANA FARM PLANNED UNIT DEVELOPMENT

P. U. D. ZONE DISTRICT DESCRIPTIONS

I. ZONE DISTRICTS

The provisions of these regulations shall prevail and govern the development of Preshana Farm PUD provided; however, where the provisions of Preshana Farm 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 the Zoning Regulation of Garfield County, adopted January 2, 1979 and as amended, wherever these regulations are applicable to Preshana Farm PUD.

A. ZONE DISTRICTS LISTED

To carry out the purposes and provision of the Garfield County Zoning Resolution of 1978, Garfield County, Colorado, as amended, the Preshana Farm Planned Unit Development Zone District is further divided into the following zone district classifications:

- O.S. Open Space District
- E.C. Equestrian Center District
- R20-S.F.R. R20- Single Family Residential District
- R10-S.F.R. R10 - Single Family Residential District

B. O.S. OPENSOURCE DISTRICT

1. Uses By Right
 - a. Open Space and Greenbelt
 - b. Park
 - c. Water Storage Tank
 - d. Pasturing of livestock including structures providing shelter for livestock and livestock feed.
2. Uses, Conditional
NONE
3. Uses, Special
 - a. Golf Course
 - b. Golf Driving Range
4. Minimum Lot Area
43,560 Square Feet (1 acre)
5. Maximum Lot Coverage
 - a. Buildings: 5 percent of net developable land
 - b. All impervious materials: 10 percent of net developable land
 - c. And as further restricted by Supplemental Regulations.
6. Maximum Floor Area
NONE
7. Minimum Setbacks
 - a. Front Yard 50 feet
 - b. Rear Yard 35 feet
 - c. Side yard 35 feet
8. Maximum Building Height 16 feet



C. E.C. EQUESTRIAN CENTER DISTRICT

1. Uses By Right
 - a. Riding Stable, Equestrian Arena and Tack Shop
 - b. Agricultural, including farm, ranch, garden, greenhouse, plant nursery, orchard, and customary accessory uses including buildings for the enclosure of animals or property employed in any of the above uses and retail establishment for the sale of goods processed from raw materials produced on the lot.
 - c. Employee Housing units either attached or detached.
 - d. Veterinary Clinic
 - e. Park and open Space
 - f. Public Equestrian Event attended by less than 300 people
2. Uses, Conditional:
NONE
3. Uses, Special:
 - a. Home Occupation
 - b. Miniature Golf
 - c. Indoor Commercial Recreation
4. Minimum Lot Area
43,560 Square Feet (1 acre }
5. Maximum Lot Coverage
30 percent
6. Minimum Setback
 - a. Front Yard 35 feet
 - b. Rear Yard 25 feet
 - c. Side Yard 25 feet
7. Maximum Building Height
25 feet, Except that a water storage tank or a structure enclosing such tank may be 32 feet to the highest ridgeline of the structure.

D. R20/S.F.R. R20/SINGLE FAMILY RESIDENTIAL DISTRICT

1. Uses By Right:
 - a. Single family and customary accessory uses including building for shelter or enclosure of animals or property accessory to use of the lot for residential purposes and fences, hedges, gardens, walls and similar landscape features.
 - b. Park and Open Space
2. Uses, Conditional
NONE
3. Uses, Special:
 - a. Day Nursery (maximum of 6 nonresident children)
 - b. Home Occupation
4. Minimum Lot Area
20,000 square feet



- 5. Maximum Lot Coverage
40 percent

- 6. Minimum Setbacks
Roof eaves may project thirty-six (36") inches into any required yard.
 Front Yard: 25 feet
 Rear Yard: 25 feet except as depicted on the final plat (Note:
 Lots 11, 12 & 13 to have 60 foot rear yard setback)
 Side Yard: 20 feet

- 7. Maximum Building Height
25 feet

- 8. Maximum Floor Area
0.40/1.0 and as further provided under Supplemental Regulations

- 9. Minimum Off-Street Parking
Parking Spaces 6

E. R10/S.F.R. R10/SINGLE FAMILY RESIDENTIAL DISTRICT

- 1. Uses By Right:
 - a. Single family and customary accessory uses including building for shelter or enclosure of animals or property accessory to use of the lot for residential purposes and fences, hedges, gardens, walls and similar landscape features.
 - b. Park and Open Space

- 2. Uses, Conditional
NONE

- 3. Uses, Special:
 - a. Day Nursery (maximum of 4 nonresident children)
 - b. Home Occupation

- 4. Minimum Lot Area
10,000 square feet

- 5. Maximum Lot Coverage
40 percent

- 6. Minimum Setbacks
Roof eaves may project thirty six (36") inches into any required yard.
 Front Yard: 25 feet
 Rear Yard: 25 feet except as shown on final plat
 (Note: Lots 16 - 19 to have 50 foot rear yard setback)
 Side Yard: 15 feet

- 7. Maximum Building Height
25 feet

- 8. Maximum Floor Area
0.40/1.0 and as further provided under Supplemental Regulations

- 9. Minimum Off-Street Parking
Parking Spaces 6



II, DESIGN STANDARDS

A. SIGNS

All signs shall be subject to the Garfield County Zoning Resolution as amended except as listed below:

1. Open Space District
 One subdivision identification sign not to exceed 100 square feet.
2. R10 - Single Family Residential District
 One subdivision identification sign not to exceed 50 square feet. One real estate sign not to exceed 50 square feet

B. FENCES

All fences shall be subject to the Garfield County Zoning Resolution as amended except as listed below:

1. Fences within the Open Space District shall observe the following criteria except for areas requiring protection from wildlife:
 - a. Maximum height:
 Wire Fence or solid fence or wall - 44 inches Rail Fence - 54 inches
 - b. Wire strand fences shall have a minimum of 12 inches between the top two wire strands.
 - c. Fences higher than 54" designed to exclude deer and elk from gardens, landscaped areas or storage areas shall meet the required building setbacks of the district.
2. Fences within the Residential Districts shall not exceed 48" when located within the Front Yard Setback.

C. LIGHTING

All site lighting shall be downward directed to avoid projection of the light beyond the boundaries of the lot. The luminar light source shall be shielded to minimize glare when observed from adjacent lots.

III. VARIANCE FROM SUBDIVISION REGULATIONS

Except as defined below, all provisions of the Garfield County Subdivision Regulations shall be applicable to the Preshana Farm PUD.

A. STREET DESIGN STANDARDS

1. Design Standards: Standard street design shall be as identified in the attached chart titled Preshana Farm - Road Design Standards.
2. Cul-de-sac Length: Cul-de-sacs in excess of 600 feet shall observe the following design standards:

a.	Minimum Right-of Way Radius	75 feet
b.	Minimum Driving Surface, Outside Radius	70 feet