

"EXHIBIT B"

**ROCK GARDENS PLANNED UNIT DEVELOPMENT
ZONE REGULATIONS
Revised July 14, 2004**

1.00 Regulating Authority

The provisions of these regulations shall prevail and govern the development of Rock Gardens PUD provided; however, where the provisions of the Rock Garden 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 the Rock Gardens PUD.

2.00 Definitions

2.01 Park Trailers: Sometimes referred to as Park Models, are recreational vehicles built on a single chassis, mounted on wheels with a gross trailer area not exceeding 400 square feet when set up. Each is certified by its manufacturer as complying with ANSI 119.5, a nationally recognized safety standard for Park Trailers that is mandated and enforced by the State of Colorado. Park Trailers are typically sited in Recreational Vehicle Parks for extended terms, typically several years.

2.02 Camping Cabin: An enclosed structure, sited on a temporary foundation, with no water or sewer services and containing not more than 150 square feet of enclosed gross floor area. A cabin typically provides sleeping berths for two to four people. Electric service is typically provided.

3.00 Zone Districts

3.01 Camper Park & Commercial Recreation District

3.01.01 Uses, by right:

Camper Park accommodating sites for tent camping, recreational vehicles, park trailers, camping cabins and administration and service buildings normally accessory to a camper park., when compliant with the requirements of Section 5.00 the Rock Gardens PUD Zone Regulations.

Mobile Home Park, when compliant with the requirements of Section 5.00 the Rock Gardens PUD Zone Regulations.

Rooming House or Dormitory type residential accommodations exclusively for persons employed at the Rock Gardens up to a maximum of 16 persons within a building also occupied by another Use By Right of this PUD, or within a mobile home or recreational vehicle.

Residential dwelling contained within a building also occupied by another Use By Right of this PUD. A maximum of two such dwellings shall be allowed.

Sales, administration and operation of outdoor adventure tours including equipment outfitting, guide services, jeep tours, river excursions and the lease of rafts, kayaks, canoes, dory style river boats and other watercraft, bicycles and similar peddle-powered vehicles, backpacking and camping gear and rock climbing equipment. Indoor recreation services including video arcades games.

*adventure
biz is
already
app'd onsite*

Retail sales of snack foods and beverages, convenience items, fishing tackle, photographic supplies, travel memorabilia and gifts, primarily for guest and clients of the on-site operations.

Photographic service associated with the on-site outdoor adventure tours operations.

Community building / meeting hall with kitchen.

Snack and sandwich bar with a maximum seating capacity of twenty chairs.

Beer and wine service at the community building and the snack and sandwich bar.

Sewage treatment facilities; wells, water storage and water treatment facilities for domestic and irrigation purposes, all exclusively providing service to uses within the Rock Gardens PUD and to surrounding properties, as may be approved by the Colorado Department Health.

3.01.02	<u>Uses, conditional:</u>	NONE
3.01.03	<u>Uses, special:</u>	NONE
3.01.04	<u>Minimum Lot Area:</u>	One acre
3.01.05	<u>Maximum Lot Coverage:</u>	Thirty-five percent (35%).
3.01.06	<u>Minimum Setback:</u>	

- (1) Public Street Right-of-Way: Buildings, Recreational Vehicle parking spaces and Tent Camp Sites 25 feet
- (2) Other PUD Boundaries:
Buildings & Recreational Vehicle parking spaces

- | | | | |
|---------|-----|---|---|
| | (3) | Tent Camp Sites | 1.5 feet
5 feet |
| 3.01.07 | | <u>Maximum Height of Buildings:</u> | Twenty-five (25) feet. |
| 3.01.08 | | <u>Maximum Floor Area Ratio:</u> | NONE |
| 3.01.09 | | <u>Parking Requirements:</u> | |
| | (1) | Each camp site in addition to the area provided for a recreational vehicle or tent: | One (1) parking space |
| | (2) | Each Park Trailer and Camping Cabin: | One (1) parking space |
| | (3) | Retail sales: | One (1) parking space per 500 square feet of retail sales floor area. |
| | (4) | Recreational Services: | One parking space for every five (5) persons of the projected capacity of the recreation service. |
| | (5) | Mobile Home: | Two (2) parking spaces |
| | (6) | Attached Single Family Dwelling: | Two (2) parking spaces |
| | (7) | Employee Dormitory Lodging: | One (1) parking space per every two (2) beds. |
| | (8) | General Criteria: | |
| | | i. | Each parking space shall be a minimum of 9'x 19' of graveled surface. |
| | | ii. | Parking spaces shall be located within one hundred and fifty feet of a recreational vehicle or tent camper space, park trailer or camping cabin that it is intended to serve. |
| 4.01 | | Open Space District | |
| 4.01.01 | | <u>Uses, by right:</u> | |
| | → | Open Space, Ropes challenge course, primitive trails. | |
| 4.01.02 | | <u>Uses, conditional:</u> | NONE |
| 4.01.03 | | <u>Uses, special:</u> | NONE |
| 4.01.04 | | <u>Minimum Lot Area:</u> | One Acre |

5.00 Mobile Home Park and Camper Park Regulations

5.01 Site Requirements Applicable Only to New Mobile Home Facilities:

- (1) **Minimum Space Size:** Each mobile home space shall contain at least thirty-six hundred (3,600) square feet of area exclusive of access driveways.
- (2) **Maximum Space Coverage:** The inhabitable floor area of the mobile home shall cover no more than thirty-five percent (35%) of the space upon which it is located. Appurtenant enclosed structures and covered porches shall cover no more than fifteen (15) percent of the mobile home space.
- (3) **Minimum Separation of Mobile Homes:** The minimum space between any two mobile homes shall be 20 feet. The Minimum separation between appurtenant structures and mobile homes on adjacent spaces shall be twelve (12) feet. There is no minimum separation between appurtenant structures.
- (4) The area of placement for the mobile home shall be graded for drainage and the mobile home supported in a manor to prevent shifting or settling of the mobile home.
- (5) Each mobile home space shall provide two (2), 9'x 19' graveled or paved parking spaces.
- (6) **Driveways:** The minimum unobstructed width of internal access driveways shall be twenty-four (24) feet, providing no parking is permitted thereon.

5.02 Site Requirements Applicable Only to New Camper Space Facilities:

- (1) **Setbacks:** All recreational vehicle parking spaces shall observe the minimum setbacks established by the Rock Gardens PUD Zone Regulations.
- (2) **Tent Camper Spaces:** The minimum on-center distance between tent sites shall be twenty (20) feet. Each space shall contain a well-drained, reasonably level tent site. Each space shall be provided a graveled parking space within approximately 150 feet of the tent site. Parking for a group tent camping site may be located at a greater distance.
- (3) **Recreational Vehicle Spaces:** The minimum on-center distance between recreational vehicles parking spaces shall be twenty-five (25) feet. Each graveled or paved recreational parking space shall be a minimum width of twelve (12) feet and a minimum length of twenty-four (24) feet. In addition to the RV parking space, one 9'x19' parking space will be provided within 150 feet of each RV space. This parking space may be located at end of or adjacent to the RV parking space.
- (4) **Driveways:** The minimum unobstructed width of access driveways shall be fifteen feet (15) feet for one-way traffic or twenty-two (22) feet for two-way traffic with a two foot gravel shoulder, providing no parking is permitted thereon. Driveways may be of gravel surface.
- (5) All permanent building foundations shall be designed based on a site-specific geotechnical study

5.03 Water Supply and Distribution; General Requirements:

- (1) The physical and legal supply of domestic water shall be consistent with the Rock Gardens PUD as approved by Garfield County and shall be in compliance with the drinking water standards of the Colorado Department of Health

- (2) The water supply, treatment, storage and distribution systems shall be designed by a professional engineer licensed by the State of Colorado and which designs shall be in accordance with applicable regulations of the Colorado Department of Health.
- (3) All recreational vehicle parking spaces shall be provided with a domestic water service connection.
- (4) A water service station shall be provided within one hundred and fifty (150) feet of each tent camping site.

5.04 Fire Protection; General Requirements:

- (1) Provisions shall be made for giving alarm in case of fire. It shall be the responsibility of the duly authorized attendant or caretaker to inform all tenants about means for summoning fire apparatus, sheriff's department and park employees. No open fires shall be left unattended at any time.
- (2) One (1) or more approved carbon dioxide or dry chemical extinguishers of a type suitable for flammable liquid or electrical fires (Class B and Class C) shall be located in an open station within approximately hundred (100) feet of any tent site and recreational vehicle parking space.
- (3) Any new domestic water distribution system construction shall have fire hydrants located as approved by the Glenwood Springs Fire Department.
- (4) Fire suppression sprinkler systems meeting NFPA 13, 1999 in the new community building, additions to the office and residence complex and the expanded storage/maintenance shop. At the time of expansion, the existing portions of these structures shall be retrofitted with fire suppression sprinklers.
- (5) All buildings with fire suppression sprinkler systems shall also be equipped with an alarm system designed to NFPA 71, 1999 standards and monitored by a UL listed central station.

5.05 Sewage Disposal; General Requirements:

- (1) The sewage collection system and sewage treatment facility shall be designed by a professional engineer licensed in the State of Colorado. These systems shall meet all applicable requirements of the Colorado Department of Health and shall be consistent with the sewage collection and treatment system conceptually defined by the Rock Gardens PUD.
- (2) Sink Wastes: No liquid wastes from sinks shall be allowed to accumulate on the ground surface. Gravel dry wells may be provided for the disposal of liquid sink wastes in the area of the tent camping sites.

5.06 Electrical Distribution and Exterior Lighting:

- (1) The electrical distribution system, consisting of wiring, fixtures, equipment and appurtenances thereto which shall be installed and maintained in accordance with the USA Standard "National Electrical Code, 1971" and all subsequent amendments thereto. All plans for the above services shall have the approval of the responsible utility prior to county approval of park plans.
- (2) All exterior lights shall be recessed or full cut-off fixtures that eliminate or substantially reduce direct view of the light source. Continuous and regular use of exterior flood lighting is prohibited. Security/safety lighting, with or without motion detectors shall be allowed when directed inward on the property.



658362 08/20/2004 11:37A B1615 P533 M ALSDORF
11 of 16 R 0.00 D 0.00 GARFIELD COUNTY CO

5.07 Service Facilities: General Requirements: Service facilities shall be provided at locations specified on the Rock Gardens PUD Site Plan.

- (1) All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather;
- (2) All rooms containing sanitary or laundry facilities shall have sound-resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, non-absorbent waterproof material or covered with moisture resistant material;
- (3) Each room containing sanitary or laundry facilities shall have at least one (1) window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each room shall be not less than ten percent (10%) of the floor area served by them. Each room shall have at least one (1) window which can be easily opened, or a mechanical device which will adequately ventilate the room;
- (4) Toilets shall be located in separate compartments.. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open;
- (5) Illumination levels shall be maintained as follows:
 - (i) general seeing tasks - five (5) footcandles;
 - (ii) laundry room work area - forty (40) footcandles;
 - (iii) toilet room in front of mirrors - forty (40) footcandles;
- (6) Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every closet and urinal.

5.08 Campfire and Fire Pits:

(1) No fire pits are allowed in the Phase I and Phase II areas except for one common use fire pit at each of the following locations:

- i. In lawn area immediately south of the main office building
- ii. In the central areas of the tent camp sites
- iii. In the general area of the Camper Cabins.

(2) Existing fire pits may remain at campsites on the lower river terrace.

(3) Charcoal or gas BBQ grills are allowed at individual camper sites.

5.09 Supervision: General Requirements:

- (1) The duly authorized attendant or caretaker shall be in charge at all times to keep the park, its facilities and equipment in a clean, orderly and sanitary condition;
- (2) The owner shall be answerable for the violation of any provision of this Zone Regulation and other applicable County and State regulations. Copies of Regulations shall be made available to the park residents by the park manager or owner;
- (3) Refuse Handling: The storage, collection and disposal of refuse in mobile home parks and camper parks shall be so arranged as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution. All Refuse containers shall be bear proof. All refuse shall be disposed of at either a municipal or County designated landfill site;

658362 08/20/2004 11:37A B1615 P534 M ALSORF
12 of 16 R 0.00 D 0.00 GARFIELD COUNTY CO

(4) Pest Control: Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform to the requirements of the County Environmental Health Officer and the Colorado State Department of Health;

(5) Pet Control: no owner or person in charge of any dog, cat or other pet animal shall permit it to run at large or commit any nuisance within the limits of any mobile home or camper park. All dogs shall be kept on leash.

(6) The owners shall control County listed noxious weeds.

(7) A "No Trespassing" sign with a minimum dimension of 24"x 18" shall be placed immediately above the normal high-water line on the north bank of the Colorado River at the west boundary of the Rock Gardens property. "No Trespassing" signs with a minimum dimension of 8"x 10" shall be placed at 50 foot intervals in the west property fence.

(8) All camper park guests shall, upon registration, be provided with rules to be observed by camper park guests. Said rules shall included but are not limited to guidelines for noise, quiet hours, refuse handling, interaction with wildlife, use of BBQ grills, restrictions on campfires, guidelines for being good neighbors when walking in the neighborhoods outside of the Rock Gardens site and strict warnings about no trespassing on properties down river from the Rock Gardens property.

(9) Weed Management: The owner shall be responsible for maintaining an ongoing weed management program as discussed in the VEGETATION REPORT prepared by Beattie Wildlife Consultant, Inc. and dated June 2004.

5.10 Length of Stay in Camper Park: Occupancy in a Rock Gardens camper park space by any individual shall be limited to no more than one hundred twenty (120) days per year. The Length of Stay limitation does not apply to Rock Gardens employee housing or to mobile homes.