



Reception#: 882584  
09/20/2016 09:05:35 AM Jean Alberico  
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EXHIBIT A

# **IRONBRIDGE PLANNED UNIT DEVELOPMENT**

## **SEVENTH AMENDED AND RESTATED GUIDELINES**

**September 19, 2016**

**History:**

The planned development is comprised of a mix of single family and multifamily homes with a maximum density of 322 units. The development includes a Golf Course and other amenities related to creating an integrated and vibrant community.

The following is a consolidation of County approvals regarding the PUD and amendments, including:

Rose Ranch PUD -- Approved by Resolution 98-80

First Amendment -- 99-067

Second Amendment -- 2004-20 RENAMED THE ROSE RANCH PUD TO IRONBRIDGE PUD

Third Amendment -- 2004-26

Fourth Amendment -- 2006-25

Fifth Amendment -- 2008-41

Sixth Amendment -- 2014-14

### Applicability

To carry out the purposes and provisions of the Garfield County Zoning Regulations, as amended, the Ironbridge Planned Unit Development (PUD) Zone District is divided into the following zone district classifications:

- River Residential 1 Zone District  
(PA's 3 & 8)
- River Residential 2 Zone District  
(PA 9)
- 20,000 Square Foot (Minimum) Residential Zone District  
(PA's 2, 4, & 15)
- 15,000 Square Foot (Minimum) Residential Zone District  
(PA's 1, 5, 10, 12, 13, 16, 17 & 18)
- 9,000 Square Foot (Minimum) Residential Zone District  
(PA's 6, 7, 11, 14, 19, 21)
- Medium Density Residential Zone District  
(PA 19 & 22)
- Club Villas Residential Zone District  
(PA 20)
- Common Open Space Zone District
  - Golf Course
  - Common Open Space (General)

### Zoning Districts

#### 1. River Residential 1 Zone District

**Intent:** Individual lot ownership with single family detached residential structures

**Permitted Uses:** Single-family residential units; with one allowable accessory detached habitable structure consisting of one bedroom, studio, or work shop together with one bathroom, and the gross floor area of which shall not exceed 300 sq. ft., to be called a "Casita Unit". Each Casita shall be used and or occupied exclusively by the owner(s) or the family members and guest(s) of the owner(s) of the subject lot. The casita shall not contain any kitchen facilities and shall not be leased; non-habitable accessory buildings and structures; home offices; sales/marketing center; public and private roads; Private Open Space Easements; open space; utility and drainage easements.



Minimum lot size: 0.70 acres

Maximum building height: 35'

Minimum lot width: 175', except for lots which are narrower due to added depth

Minimum lot depth 175', except for lots which are more shallow due to available depth between road and wetland/boundary 30' from ordinary high watermark

Minimum primary building setbacks:

Front: 40' for lots that are a minimum of 200' deep; 30' for lots less than 200' deep

Rear: 50' for lots that are a minimum of 200' deep; 25' for lots less than 200' deep

Side: 30' for lots 200' minimum width; 25' for lots less than 200' in width

Parking: A minimum of 4 off street parking spaces must be provided for each primary residential structure; this requirement may be satisfied by the garage and/or driveway.

Density: 21 Units

Other: Building envelopes varying from the above described setbacks may be finalized at the time of the final subdivision platting.

## 2. River Residential 2 Zone District

Intent: Individual lot ownership with single family detached residential structures.

Permitted Uses: Single-family residential units; with one allowable accessory detached habitable structure consisting of one bedroom, studio, or work shop together with one bathroom, and the gross floor area of which shall not exceed 300 sq. ft., to be called a "Casita Unit". Each Casita shall be used and or occupied exclusively by the owner(s) or the family members and guest(s) of the owner(s) of the subject lot. The casita shall not contain any kitchen facilities and shall not be leased; non-habitable accessory buildings and structures; home offices; sales/marketing center; public and private roads; Private Open Space Easements; open space; utility and drainage easements.

Minimum lot size: 0.50 acres

Maximum building height: 35'

Minimum lot width: 100'

Minimum lot depth 175', except for lots which are more shallow due to available depth between road and wetland/boundary 30' from ordinary high watermark

Minimum primary building setbacks:

Front: 35' for lots that are a minimum of 175' deep; 25' for lots less than 175' deep

Rear: 50' for lots that are a minimum of 175' deep; 25' for lots less than 175' deep

Side: 30' for lots 150' minimum width; 20' for lots less than 150' in width



**Parking:** A minimum of 4 off street parking spaces must be provided for each primary residential structure; this requirement may be satisfied by the garage and/or driveway.

**Density:** 17 Units

**Other:** Building envelopes varying from the above described setbacks may be finalized at the time of the final subdivision platting.

**3. 20,000 Square Foot Residential Zone District**

**Intent:** Individual lot ownership with single family detached residential structures.

**Permitted Uses:** Single-family residential units; with one allowable accessory detached habitable structure consisting of one bedroom, studio, or work shop together with one bathroom, and the gross floor area of which shall not exceed 300 sq. ft., to be called a "Casita Unit". Each Casita shall be used and or occupied exclusively by the owner(s) or the family members and guest(s) of the owner(s) of the subject lot. The casita shall not contain any kitchen facilities and shall not be leased; non-habitable accessory buildings and structures; home offices; sales/marketing center; public and private roads; Private Open Space Easements; open space; utility and drainage easements.

**Minimum lot size:** 20,000 square feet

**Maximum building height:** 35'

**Minimum lot width:** 80', measured at front building line

**Minimum lot depth:** 150'

**Minimum primary building setbacks:**

- Front: 30'
- Rear: 20'
- Side: 10'

**Parking:** A minimum of 4 off street parking spaces must be provided for each primary residential structure; this requirement may be satisfied by the garage and/or driveway.

**Density:** 27 Units

**Other:** Building envelopes shall be finalized at time of subdivision.

**4. 15,000 Square Foot Zone District**

**Intent:** Individual lot ownership with single family detached residential structures.

**Permitted Uses:** Single-family residential units; with one allowable accessory detached habitable structure consisting of one bedroom, studio, or work shop together with one bathroom, and the gross floor area of which shall not exceed 300 sq. ft., to be called a "Casita Unit". Each Casita shall be used and or occupied exclusively by the owner(s) or the family members and guest(s) of the owner(s) of the subject lot. The casita shall not contain any kitchen facilities and shall not be leased;

non-habitable accessory buildings and structures; home offices; sales/marketing center; public and private roads; Private Open Space Easements; open space; utility and drainage easements.

Minimum lot size: 15,000 square feet

Minimum lot width: 80', measured at front building line

Minimum lot depth: 120'

Maximum building height: 35'

Minimum primary building setbacks:

Front: 30'

Rear: 20'

Side: 10'

Parking: A minimum of 4 off street parking spaces must be provided for each primary residential structure; this requirement may be satisfied by the garage and/or driveway.

Density: 70 Units

Other: Building envelopes shall be finalized at time of subdivision.

#### **5. 9,000 Square Foot Zone District**

Intent: Individual lot ownership with single family detached residential structures and Affordable For-Sale Residential Dwelling Units.

Permitted Uses: Single-family residential units; deed restricted single family residential units complying with the requirements of the Garfield County Affordable Housing Regulations and Guidelines. (Sections 4.07.15.01 and 4.14, Garfield County Zoning Resolution of 1978, as amended); non-habitable accessory buildings and structures; home office; sales/marketing center; public and private roads; open space; utility and drainage easements.

Minimum lot size: 9,000 square feet

Minimum lot width: 175', measured at front building line

Minimum lot depth: 90'

Maximum building height: 35'

Minimum primary building setbacks:

Front: 25'

Rear: 20'

Side: 10'

For lots in Planning Area 19:

Front: 10'  
Rear: 20'  
Rear: 10'

**Parking:** A minimum of 2 off street parking spaces must be provided for each primary residential structure; this requirement may be satisfied by the garage and/or driveway.

**Density:** 36 Units

**Other:** Building envelopes shall be finalized at time of subdivision.

## **6. Medium Density Zone District**

**Intent:** Individual lot and unit ownership with single family/multi-family residential structures and Affordable For-Sale Residential Dwelling Units.

**Permitted Uses:**

Single-family residential units with one allowable accessory detached habitable structure consisting of one bedroom, studio, or work shop together with one bathroom, and the gross floor area of which shall not exceed 300 sq. ft., to be called a "Casita Unit". Each Casita shall be used and occupied exclusively by the owner(s) or the family members and guest(s) of the owner(s) of the subject lot. Casita units are not allowed in PA 22. The casita shall not contain any kitchen facilities and shall not be leased.

Multi-family residential units; deed restricted single family residential units complying with the requirements of the Garfield County Affordable Housing Regulations and Guidelines. (Sections 4.07.15.01 and 4.14, Garfield County Zoning Resolution of 1978, as amended); attached and detached non-habitable accessory buildings and structures; home office; sales/marketing center; time share or fractional ownership units; public and private roads; open space; utility and drainage easements.

**Minimum lot size:** 4,000 square feet for detached units; no minimum lot size for attached units – common ownership of open areas including parking areas within this zone is permitted.

**Minimum lot width (detached):** 35', measured at front building line

**Minimum lot depth (detached):** 50'

**Maximum building height:** 35'

**Minimum setbacks from lot lines:**

**For Planning Area 19:**

**Single Family**

**Front:** 10'

**Rear:** 15'

**Side:** 5'

Multi-Family  
Front: 10' from street  
Rear: 15'  
Side: 0' with 10' minimum between primary structures, excluding attached units

For Planning Area 22:  
Single Family  
Front: 20'  
Rear: 15'  
Side: 5'

Multi-Family  
Front: 15' from street  
Rear: 15'  
Side: 0' with 10' minimum between primary structures, excluding attached units

**Parking:** A minimum of 2 off street parking spaces must be provided for each primary structure; this requirement may be satisfied by the garage, driveway, on-street parking and/or common parking area.

**Other:** Building envelopes shall be finalized at time of subdivision.

**Density:**

Planning Area 22: twenty (20) units

Planning Area 19: seventy-eight (78) units

**7. Club Villas Zone District**

**Intent:** Individual lot and unit ownership, single family attached or detached residential structures and Affordable Residential Dwelling Units.

**Permitted Uses:** Single-family residential units attached or detached; deed restricted single family residential units attached or detached complying with the requirements of the Garfield County Affordable Housing Regulations and Guidelines.; non-habitable accessory buildings and structures; home offices; sales/marketing center; time share or fractional ownership units; public and private roads; open space; trails; utility and drainage easements

**Minimum lot size:** 4,000 square feet for detached units; no minimum lot size for attached units – common ownership of open areas with in this zone is permitted.

**Maximum Gross Density:** 8 dwelling units/acre

**Minimum Gross Density:** 4.0 dwelling units/acre

**Maximum building height:** 35'

**Minimum lot width:** no minimum lot width for detached or attached units



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Minimum lot depth: no minimum lot depth for detached or attached units

Minimum primary building setbacks:

Front: N/A  
 Rear: N/A  
 Side: N/A

Parking: A minimum of 2 parking spaces must be provided for each primary structure; this requirement may be satisfied by the garage, driveway, on-street parking and/or common parking area.

Density: 53 Units

Other: No Building Envelopes are required. Lots 259 and 286 are exempt from the minimum lot square footage requirements.

**8. Common Open Space Zone District**

Intent: To provide a hierarchy of privately owned open space, both developed and undeveloped.

**a. Golf Course**

Intent: To provide an opportunity for recreational golf.

Permitted Uses: Recreational golf course; golf clubhouse facilities including but not limited to pro shop, restaurant; lounge; driving range; golf related activities; golf shelters; golf course maintenance and accessory facilities; tennis; swimming pool; volley ball; health/fitness center; utilities; utilities access

Maximum structure height: 35' restricted to golf course clubhouse and health/fitness center building; other structures limited to maximum height of 25'

Maximum structure height (utilities): 35', restricted to water storage tank; other structures limited to maximum height of 25'

Minimum building setbacks:

To County Road 109: 30'  
 To any adjacent residential use: 20'

Other: Golf course acreage will be finalized during platting; golf course may be parcelized/platted for ownership purposes

**b. Common Open Space (General)**

Intent: To provide open areas for recreation, visual relief; buffering and wildlife habitat



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**Permitted Uses:** Useable open space, limited open space; community gardens; parking; trails; pedestrian linkages; golf car paths; ponds; overlooks; drainage and utility easements; utilities; utilities access; public fishing easement

**Maximum structure height (utilities):** 35', restricted to water storage tank; other structures limited to maximum height of 25'

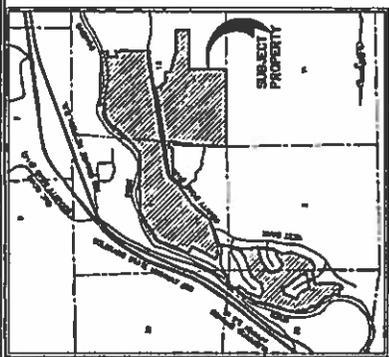
**Other:** It is anticipated that one community water system facility will be built in the upper valley, West of County Road 109. This facility will be non-detectable from County Road 109 and accessible by means of a maintenance access path.



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<b>Ironbridge Planning Area Breakout</b>		
<b>9/19/2016</b>		
<b>Planning Area</b>	<b>Lot Numbers</b>	<b>Zone District</b>
PA-1	1 to 6	15,000 Sq. Ft. (Min) Residential
PA-2	7 to 15	20,000 Sq. Ft. (Min) Residential
PA-3	16 to 28	River Residential 1
PA-4	43 to 50	20,000 Sq. Ft. (Min) Residential
PA-5	51 to 58	15,000 Sq. Ft. (Min) Residential
PA-6	29 to 42	9,000 Sq. Ft. (Min) Residential
PA-7	62, 71 to 79	9,000 Sq. Ft. (Min) Residential
PA-8	63 to 70	River Residential 1
PA-9	80 to 96	River Residential 2
PA-10	97 to 100	15,000 Sq. Ft. (Min) Residential
PA-11	101 to 105, 170, 171	9,000 Sq. Ft. (Min) Residential
PA-12	106 to 111	15,000 Sq. Ft. (Min) Residential
PA-13	150 to 165	15,000 Sq. Ft. (Min) Residential
PA-14	112 to 113	9,000 Sq. Ft. (Min) Residential
PA-15	114 to 124	20,000 Sq. Ft. (Min) Residential
PA-16	125 to 132	15,000 Sq. Ft. (Min) Residential
PA-17	133 to 149	15,000 Sq. Ft. (Min) Residential
PA-18	166 to 169	15,000 Sq. Ft. (Min) Residential
PA-19	172 to 249	9,000 Sq. Ft. (Min) Residential Medium Density Residential
PA-20	250 to 296 Tract A (if subdivided in the future lots 317-322)	Club Villas Residential
PA-21	59 to 61	9,000 Sq. Ft. (Min) Residential
PA-22	297 to 316	Medium Density Residential

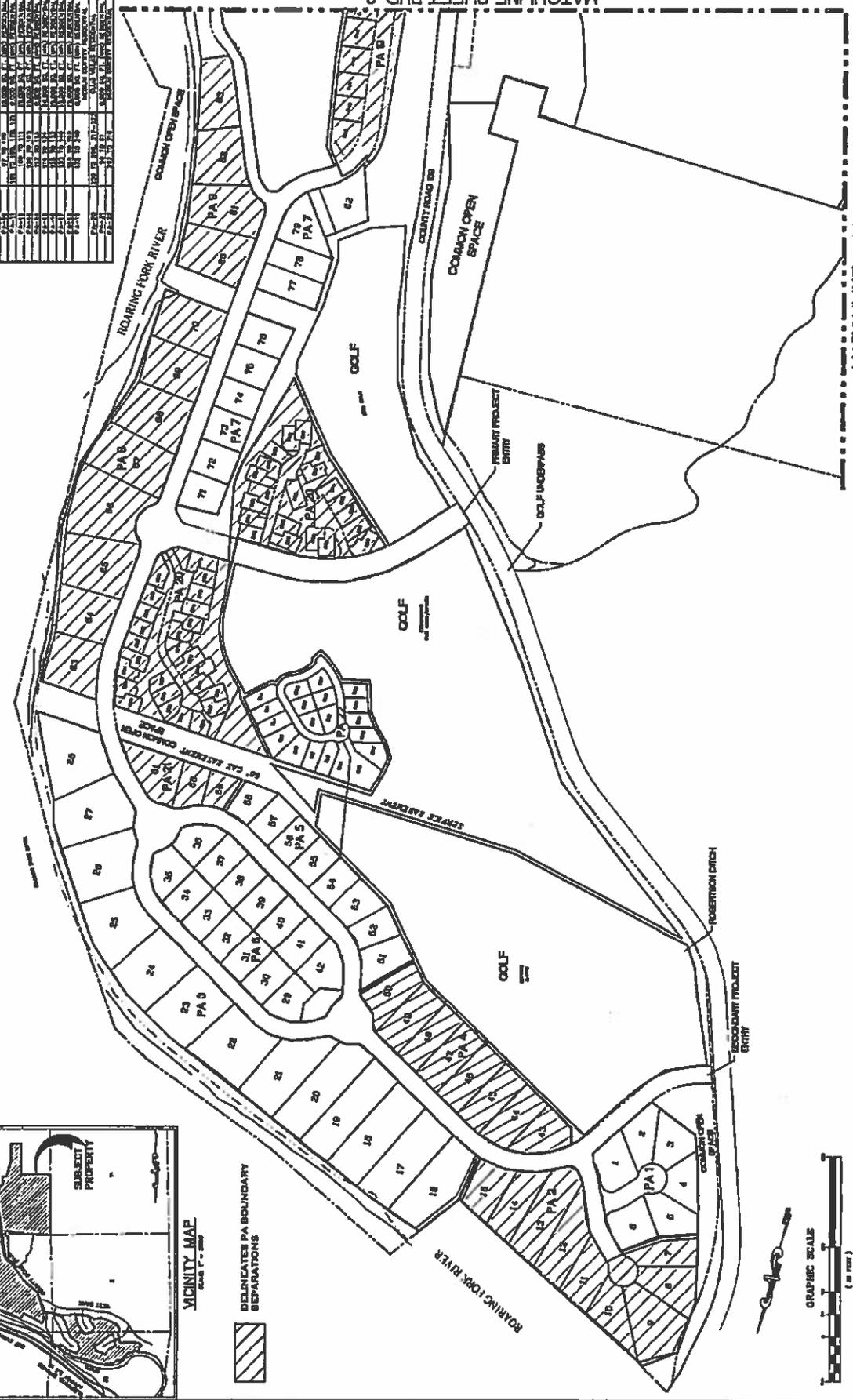
# IRONBRIDGE Planned Unit Development



DELINTEGATES PA BOUNDARY REPARATIONS

IRONBRIDGE PLANNING AREA BREAKOUT  
MAY, 2016

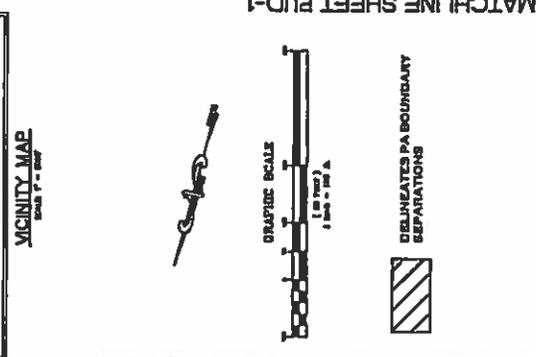
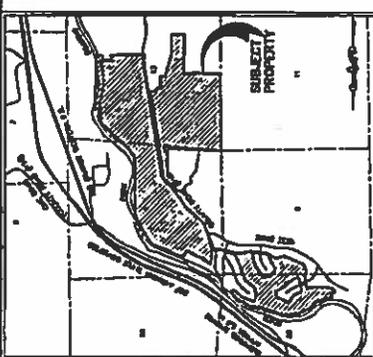
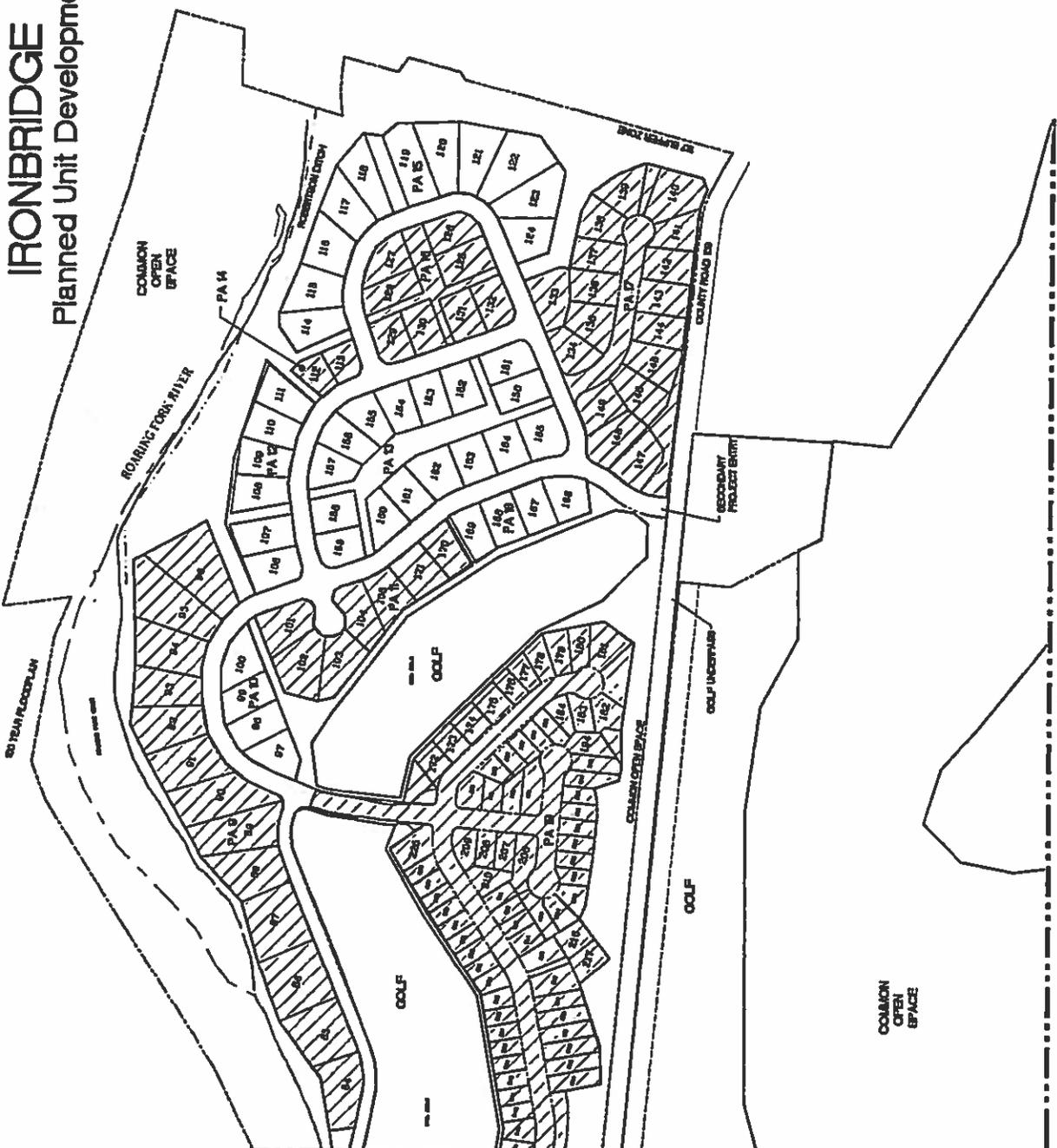
PLANNING AREA	LOT NUMBERS	ZONE DISTRICT
PA 1	1-10	RESIDENTIAL SINGLE-FAMILY
PA 2	11-20	RESIDENTIAL SINGLE-FAMILY
PA 3	21-30	RESIDENTIAL SINGLE-FAMILY
PA 4	31-40	RESIDENTIAL SINGLE-FAMILY
PA 5	41-50	RESIDENTIAL SINGLE-FAMILY
PA 6	51-60	RESIDENTIAL SINGLE-FAMILY
PA 7	61-70	RESIDENTIAL SINGLE-FAMILY
PA 8	71-80	RESIDENTIAL SINGLE-FAMILY
PA 9	81-90	RESIDENTIAL SINGLE-FAMILY
PA 10	91-100	RESIDENTIAL SINGLE-FAMILY
PA 11	101-110	RESIDENTIAL SINGLE-FAMILY
PA 12	111-120	RESIDENTIAL SINGLE-FAMILY
PA 13	121-130	RESIDENTIAL SINGLE-FAMILY
PA 14	131-140	RESIDENTIAL SINGLE-FAMILY
PA 15	141-150	RESIDENTIAL SINGLE-FAMILY
PA 16	151-160	RESIDENTIAL SINGLE-FAMILY
PA 17	161-170	RESIDENTIAL SINGLE-FAMILY
PA 18	171-180	RESIDENTIAL SINGLE-FAMILY
PA 19	181-190	RESIDENTIAL SINGLE-FAMILY
PA 20	191-200	RESIDENTIAL SINGLE-FAMILY
PA 21	201-210	RESIDENTIAL SINGLE-FAMILY
PA 22	211-220	RESIDENTIAL SINGLE-FAMILY
PA 23	221-230	RESIDENTIAL SINGLE-FAMILY
PA 24	231-240	RESIDENTIAL SINGLE-FAMILY
PA 25	241-250	RESIDENTIAL SINGLE-FAMILY
PA 26	251-260	RESIDENTIAL SINGLE-FAMILY
PA 27	261-270	RESIDENTIAL SINGLE-FAMILY
PA 28	271-280	RESIDENTIAL SINGLE-FAMILY
PA 29	281-290	RESIDENTIAL SINGLE-FAMILY
PA 30	291-300	RESIDENTIAL SINGLE-FAMILY
PA 31	301-310	RESIDENTIAL SINGLE-FAMILY
PA 32	311-320	RESIDENTIAL SINGLE-FAMILY
PA 33	321-330	RESIDENTIAL SINGLE-FAMILY
PA 34	331-340	RESIDENTIAL SINGLE-FAMILY
PA 35	341-350	RESIDENTIAL SINGLE-FAMILY
PA 36	351-360	RESIDENTIAL SINGLE-FAMILY
PA 37	361-370	RESIDENTIAL SINGLE-FAMILY
PA 38	371-380	RESIDENTIAL SINGLE-FAMILY
PA 39	381-390	RESIDENTIAL SINGLE-FAMILY
PA 40	391-400	RESIDENTIAL SINGLE-FAMILY
PA 41	401-410	RESIDENTIAL SINGLE-FAMILY
PA 42	411-420	RESIDENTIAL SINGLE-FAMILY
PA 43	421-430	RESIDENTIAL SINGLE-FAMILY
PA 44	431-440	RESIDENTIAL SINGLE-FAMILY
PA 45	441-450	RESIDENTIAL SINGLE-FAMILY
PA 46	451-460	RESIDENTIAL SINGLE-FAMILY
PA 47	461-470	RESIDENTIAL SINGLE-FAMILY
PA 48	471-480	RESIDENTIAL SINGLE-FAMILY
PA 49	481-490	RESIDENTIAL SINGLE-FAMILY
PA 50	491-500	RESIDENTIAL SINGLE-FAMILY
PA 51	501-510	RESIDENTIAL SINGLE-FAMILY
PA 52	511-520	RESIDENTIAL SINGLE-FAMILY
PA 53	521-530	RESIDENTIAL SINGLE-FAMILY
PA 54	531-540	RESIDENTIAL SINGLE-FAMILY
PA 55	541-550	RESIDENTIAL SINGLE-FAMILY
PA 56	551-560	RESIDENTIAL SINGLE-FAMILY
PA 57	561-570	RESIDENTIAL SINGLE-FAMILY
PA 58	571-580	RESIDENTIAL SINGLE-FAMILY
PA 59	581-590	RESIDENTIAL SINGLE-FAMILY
PA 60	591-600	RESIDENTIAL SINGLE-FAMILY
PA 61	601-610	RESIDENTIAL SINGLE-FAMILY
PA 62	611-620	RESIDENTIAL SINGLE-FAMILY
PA 63	621-630	RESIDENTIAL SINGLE-FAMILY
PA 64	631-640	RESIDENTIAL SINGLE-FAMILY
PA 65	641-650	RESIDENTIAL SINGLE-FAMILY
PA 66	651-660	RESIDENTIAL SINGLE-FAMILY
PA 67	661-670	RESIDENTIAL SINGLE-FAMILY
PA 68	671-680	RESIDENTIAL SINGLE-FAMILY
PA 69	681-690	RESIDENTIAL SINGLE-FAMILY
PA 70	691-700	RESIDENTIAL SINGLE-FAMILY
PA 71	701-710	RESIDENTIAL SINGLE-FAMILY
PA 72	711-720	RESIDENTIAL SINGLE-FAMILY
PA 73	721-730	RESIDENTIAL SINGLE-FAMILY
PA 74	731-740	RESIDENTIAL SINGLE-FAMILY
PA 75	741-750	RESIDENTIAL SINGLE-FAMILY
PA 76	751-760	RESIDENTIAL SINGLE-FAMILY
PA 77	761-770	RESIDENTIAL SINGLE-FAMILY
PA 78	771-780	RESIDENTIAL SINGLE-FAMILY
PA 79	781-790	RESIDENTIAL SINGLE-FAMILY
PA 80	791-800	RESIDENTIAL SINGLE-FAMILY
PA 81	801-810	RESIDENTIAL SINGLE-FAMILY
PA 82	811-820	RESIDENTIAL SINGLE-FAMILY
PA 83	821-830	RESIDENTIAL SINGLE-FAMILY
PA 84	831-840	RESIDENTIAL SINGLE-FAMILY
PA 85	841-850	RESIDENTIAL SINGLE-FAMILY
PA 86	851-860	RESIDENTIAL SINGLE-FAMILY
PA 87	861-870	RESIDENTIAL SINGLE-FAMILY
PA 88	871-880	RESIDENTIAL SINGLE-FAMILY
PA 89	881-890	RESIDENTIAL SINGLE-FAMILY
PA 90	891-900	RESIDENTIAL SINGLE-FAMILY
PA 91	901-910	RESIDENTIAL SINGLE-FAMILY
PA 92	911-920	RESIDENTIAL SINGLE-FAMILY
PA 93	921-930	RESIDENTIAL SINGLE-FAMILY
PA 94	931-940	RESIDENTIAL SINGLE-FAMILY
PA 95	941-950	RESIDENTIAL SINGLE-FAMILY
PA 96	951-960	RESIDENTIAL SINGLE-FAMILY
PA 97	961-970	RESIDENTIAL SINGLE-FAMILY
PA 98	971-980	RESIDENTIAL SINGLE-FAMILY
PA 99	981-990	RESIDENTIAL SINGLE-FAMILY
PA 100	991-1000	RESIDENTIAL SINGLE-FAMILY



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# IRONBRIDGE

## Planned Unit Development



IRONBRIDGE PLANNING AREA BREAKOUT	
MAY, 2016	
PLANNING AREA	LEFT HAND SIDE
PA 1	100-122
PA 2	123-140
PA 3	141-160
PA 4	161-180
PA 5	181-200
PA 6	201-220
PA 7	221-240
PA 8	241-260
PA 9	261-280
PA 10	281-300
PA 11	301-320
PA 12	321-340
PA 13	341-360
PA 14	361-380
PA 15	381-400
PA 16	401-420
PA 17	421-440
PA 18	441-460
PA 19	461-480
PA 20	481-500
PA 21	501-520
PA 22	521-540
PA 23	541-560
PA 24	561-580
PA 25	581-600
PA 26	601-620
PA 27	621-640
PA 28	641-660
PA 29	661-680
PA 30	681-700
PA 31	701-720
PA 32	721-740
PA 33	741-760
PA 34	761-780
PA 35	781-800
PA 36	801-820
PA 37	821-840
PA 38	841-860
PA 39	861-880
PA 40	881-900
PA 41	901-920
PA 42	921-940
PA 43	941-960
PA 44	961-980
PA 45	981-1000

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