

# **BLUE CREEK RANCH PUD**

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The 81.332-acre PUD consists of Lots and Tracts which specify use categories and though no formal PUD Guide or PUD Plan was included in the approval the final plat included a sheet indicated locations of lots and tracts as well as use and dimensional standards applicable to the development. This Guide includes a copy of that sheet but also provides written clarification of zoning for the PUD.

### Zoning Plan:

Lots 1-48	Cluster Residential Zone	26.246-acres
Tract 1	Utilities & Parking Zone	0.625-acres
Tract 2	Utilities & Parking Zone	2.900-acres
Tract 3	Private Common Open Space Zone	16.769-acres
Tract 4	Private Common Open Space Zone	11.153-acres
Tract 5	Private Common Open Space Zone	19.101-acres
Tract 6	Public Open Space Zone	2.249-acres
Tract 7	Private Common Open Space Zone	0.486-acres
Tract 8	Private Common Open Space Zone	0.294-acres
Tract 9	Utilities & Parking Zone	0.358-acres
Tract 10	Private Common Open Space Zone	1.152-acres
		81.332 acres

#### 1. Cluster Residential Zone

##### a. Uses By Right

- i. Single-family dwelling unit
- ii. Home occupations
- iii. Detached storage buildings
- iv. Lot 1 – Accessory Dwelling Unit pursuant to Resolution 2004-97

##### b. Minimum Setbacks

- i. All structures shall be located in building envelopes identified on the Blue Creek Final plat.

##### c. Maximum Building Height: 25 Feet

##### d. Maximum Lot Coverage

- i. Lots 1, 23, 24, and 25: .4
- ii. Lots 2-22: .45

##### e. Additional restrictions apply to Lots 40 – 48 pursuant to Garfield County Affordable Housing Requirements

2. Utilities and Parking Zone

a. Uses By Right

- i. Mass Transit Park-and-Ride Facility including shelter;
- ii. Wastewater Disposal Plant;
- iii. Trail
- iv. Railroad.

b. Minimum Lot Area: 12,000 Square Feet

c. Minimum Setbacks:

- i. Front Yard – 5 feet
- ii. Rear Yard – 10 feet
- iii. Side Yard – 5 feet

d. Maximum Building Height: 25 Feet

3. Private Common Open Space Zone

a. Uses By Right

- i. Barn – The term “barn” means a “storage barn” which to be used as a shared amenity for the benefit of lots owners within the PUD and which is to be owned and managed by the Homeowners Association;
- ii. Agriculture;
- iii. Picnic shelter;
- iv. Barbecue;
- v. Trail;
- vi. Equestrian Use;
- vii. Passive recreation.

b. Minimum Lot Area: 4,000 Square Feet

c. Minimum Setbacks:

- i. Front Yard – 5 feet
- ii. Rear Yard – 10 feet
- iii. Side Yard – 5 feet

d. Maximum Building Height: 28 Feet

4. Public Common Open Space

a. Uses By Right:

- i. Trail;
- ii. Passive recreational uses.

b. Buildings are prohibited.

