

Canyon Creek Estates PUD Guide

A. Single-Family Residential District

1. Uses, By-Right: Single-Family and customary accessory uses. Home occupation and crafts.
2. Minimum Building Setback:
 - a. Front Yard: 25 feet from front lot lines.
 - b. Rear Yard: 10 feet from rear lot line.
 - c. Side Yard: 7.5 feet from side lot line.
3. Maximum Height of Buildings: 30 feet
4. Maximum Lot Coverage: 40 percent.

B. Common Open Space

1. Uses, By-Right: Passive and active recreation, recreational facilities, community facilities, water storage facilities, sanitation facilities, stables and paddocks.
2. Minimum Setback For Buildings:
 - a. Front Yard: 50 feet from street centerline.
 - b. Rear Yard: 50 feet from residential buildings.
 - c. Side Yard: 10 feet from side and rear lot lines.
3. Maximum Height of Buildings: 25 feet
4. Maximum Lot Coverage: 15 percent.

C. Supplemental Regulations

1. Parking Requirements:
 - a. Residential: two spaces per unit.
 - b. Common Open Space: Community facilities shall be centrally located and designed for pedestrian access. For community facilities located, or to be located, within deeded common open space, parking facilities will accommodate a minimum of twenty percent of the projected users of these facilities.
2. Home Occupation Standards:
 - a. No home occupation shall be permitted that:
 - 1) Changes the outside appearance of the dwelling or is visible from the street;
 - 2) Creates a hazard to person or property, results in electrical interference, or becomes a nuisance;
 - 3) Results in the outside storage or display of anything.
 - b. The following are prohibited as home occupations:
 - 1) Dancing studios;
 - 2) Repair shops;
 - 3) Restaurants;
 - 4) Stables or kennels;

- 5) Automobile repair or paint shops.

D. Definitions

1. Active Recreation: Recreation activities undertaken on land improved with recreational or community facilities.
2. Building Height: Measured vertically from the average natural finished grade line immediately adjoining the foundation to the average roof height.
3. Community Facilities: Public restrooms and meeting facilities designed alone or in conjunction with recreational facilities.
4. Lot Coverage: The portion of a lot or tract which is covered or occupied by buildings, structure, parking and drives.
5. Minimum Setback: The minimum dimension of a required yard.
6. Minimum Lot Area: The total land area within the boundaries of a lot.
7. Passive Recreation: Recreational activities on land in its natural state, without landscaping or any improvement.
8. Recreational facilities: Improvements such as pools, tennis courts, playgrounds, picnic tables, softball fields, volleyball courts, and horseshoe pits designed to provide for active recreation.
9. Sanitation Facilities: Wastewater treatment plant, lift stations, collection lines, trunk lines, power line, and other appurtenances thereto.
10. Water Storage Facilities: Treated water storage facilities and all lines, pumps, and all other appurtenances thereto.