

THE CEDARS
PLANNED UNIT DEVELOPMENT

ZONE REGULATIONS

To the extent that specific provisions of the Garfield County Zoning Resolution and the Subdivision Regulations of Garfield County conflict with standards contained in The Cedars Planned Unit Development as approved by the Board of County Commissioners, such zoning resolution and subdivision regulations shall not be applicable and the provisions and standards contained in the approved The Cedars Planned Unit Development shall control.

- I. Uses, By Right: Single-family and customary accessory uses, including buildings for the shelter or enclosure of animals or property accessory to use of the lot for single-family residential purposes and fences, hedges, gardens, walls and similar landscape features.

Park and open space
- II. Uses conditional: Day nursery, home occupation.
- III. Uses, Special: Studio for conduct of arts and crafts.
- IV. Minimum LOT AREA: One Acre and as further provided under Supplemental Regulations of the Garfield County Zoning Resolution.
- V. Maximum Lot Coverage: Twenty percent (20%)
- VI. Minimum Setback:

Front Yard:	Twenty-five feet (25') from access easement
Rear Yard: (Lot numbers as shown on PUD Master Plan)	
Lots 1,2,3 & 4 and Lots 9 & 10:	Twenty-feet (20')
	from rear lot line
Lots 5,6,7 & 8	Ten feet (10') from
	rear lot Line
Side Yard:	Fifteen feet from side lot line.
- VII. Maximum Height of Buildings: Twenty-five feet
- VIII. Maximum Floor Area Ratio: 0.200/1.0 and as further provided under Supplemental Regulations of the Garfield County Zoning Resolution.
- IX. Frontage: Each lot in separate ownership shall have at least twenty-five feet (25') of frontage on the forty foot dedicated access easement which provides access of all lots to County Road 245.

X. Road Design Standards:

A. Cul-de-sac:

1. Maximum Length: 1,500 feet.
2. Minimum Road Surface Outside Radius 64 feet

B. Maximum Grade: Ten percent (10%) with twelve percent (12%) grades allowed for distances of not more than two hundred feet (200') when separated from other 12% grades by 200 feet and located in straight sections of road. Twelve percent (12%) grades are to be utilized to reduce the road grades in horizontal road curves of less than 200 foot radius.

C. Minimum Curve Radius: One curve at the entrance to the site shall be a minimum of forty foot (40') radius. All other curves shall meet the Garfield County Road Design Standards.