

**LOW DENSITY RESIDENTIAL ZONE DISTRICT
(LDR ZONE DISTRICT)
CORYELL RANCH SUBDIVISION**

Uses By Right: Single-Family residential uses plus accessory uses; home occupation, as defined by the Garfield County Zoning Resolution, 1984 as amended.

Uses, Conditional: None

Uses, Special: None

Minimum Lot Area: Two (2) Acres

Floor Area Ratio: .25

Minimum Setback: Front = 35 feet, rear = 35 feet; Side Yard = 10 feet or ½ height of principle building, whichever is greater. Supplemental Setbacks due to Wildlife and Geotechnical Issues are shown on the PUD Plan and supersede the setbacks cited above, where applicable.

Site plan

Corner Lot Minimum Side Yard Abutting Private Street: 20 feet from roadway right-of-way

Minimum Lot Depth: 200 feet

Minimum Lot Width: 100 feet (at building setback)

Maximum Height: thirty-two (32) feet

Minimum Off-Street Parking per Dwelling Unit = 4 spaces



**MEDIUM DENSITY ZONE DISTRICT
(MDR ZONE DISTRICT)
MIDLAND POINT SUBDIVISION**

Uses By Right: Single-Family residential plus accessory uses; Home Occupation, as defined by the Garfield County Zoning Resolution, 1984 as amended.

Uses, Conditional: None

Uses, Special: None

Minimum Lot Area: 13,000 Square Feet

Maximum Floor Area Ratio: .25

Minimum Setback: Front = 30 feet, rear = 20 feet, Side Yard = 10 feet or ½ height of principle structure, whichever is greater. Supplemental Setbacks due to Wildlife and Geotechnical Issues are shown on the PUD Plan, and supersede the setbacks cited above, where applicable.

Corner Lot Minimum Side Yard Abutting Private Street: 20 feet from right-of-way

Minimum Lot Width: 80 feet (at Building Setback)

Minimum Lot Depth: 110 feet

Maximum Height: Twenty-five (25) feet

Minimum Off-Street Parking per Dwelling Unit: 4 spaces



**AFFORDABLE HOUSING ZONE DISTRICT
(AH ZONE)**

Uses By Right: Deed Restricted, Appreciation-Capped Duplex and Single-family dwelling and accessory uses; home occupation, as defined by the Garfield County Zoning Resolution, 1984 as amended.

Uses, Conditional: None

Uses, Special: None

Minimum Lot Area: .25 Acres

Maximum Floor Area Ratio: .35

Minimum Setback: Front = 25 feet, rear = 25 feet, Side Yard = 10 feet

Minimum Lot Depth: 125 feet

Minimum Lot Width: 85 feet

Maximum Height: Twenty-five (25) feet

Minimum Off-Street Parking per Dwelling Unit: 2 spaces



OPEN SPACE ZONE DISTRICT

Uses By Right: Open Space, Passive and Active Recreation, and typical open space accessory uses including but not limited to barbecues, warming hut not to exceed 1000 square feet, shelters, gazebos and other uses not intended for residency.

Uses, Conditional: None

Uses, Special: None

Minimum Lot Area: .10 Acres

Minimum Setback: None

Maximum Height: Twenty-five (25) feet

UTILITY ZONE DISTRICT

Uses By Right: Utilities, including but not limited to pump houses, lift stations, water tanks and access roads.

Uses, Conditional: None

Uses, Special: None

Minimum Lot Area: .10 acres

Minimum Setback: None

Maximum Height: Thirty-Five (35) feet

