

## RED HILL PUD

## ZONE REGULATIONS

## 1. General Provisions

A. Effect of Garfield County Zoning Resolution (adopted January 2, 1979).

The provisions of the Garfield County Zoning Resolution and the successors thereof, as not in effect and hereafter amended, are by this reference incorporated herein as if set forth in full, to the extent not divergent from the provisions of the Red Hill Planned Unit Development Zone Regulations.

B. Conflict.

The provisions of the Red Hill PUD Zone Regulations shall prevail and govern the development of the Red Hill PUD provided, however, where the provisions of the Red Hill PUD Zone Regulations do not clearly address a specific subject, the provisions of the Garfield County Zoning Resolution, or any other ordinances, resolutions or regulations of Garfield County shall prevail.

## C. To carry out the purposes and provisions of the Garfield County Zone Resolutions, Garfield County, Colorado and, particularly Section 4.00 of that title, as amended, the Red Hill Planned Unit Development Zone District is further divided into the following Zone District classifications:

Highway Commercial  
Common Open Space

## D. The boundaries of these districts shall be located as shown on the Red Hill PUD Plan and shall be governed in conformity with the hereinafter contained regulations.

## 2. HIGHWAY COMMERCIAL

A. Uses, by right: Park, hotel, motel

One residential dwelling and accessory uses for a caretaker.

Office for conduct of business or profession, studio for conduct of arts and crafts provided all activity is conducted within a building.

Commercial and manufacturing, fabrication, service and repair operations are conducted within a building;

1. All manufacturing, fabrication, service and repair operations are conducted within a building.
2. All storage of materials or equipment shall be within a building;
3. All loading and unloading of vehicles is conducted on private property;
4. No dust, noise, glare or vibration is projected beyond the lot;
5. Proof of adequate provisions for the use and handling of any environmental pollutants shall be provided to the County. The County Commissioners shall have the final determination of the adequacy of the provisions and their acceptability for use on the site.

Wholesale and retail establishment, including sale of food and beverages, automotive and vehicular fuel and new parts.

General service establishment, including restaurant (standard fast food or drive-in), bar in association with a restaurant, recreation, storage, repair and service of automotive and vehicular equipment, vehicular rental.

Manufacturing and fabrication facilities.

B. Minimum Lot Area: 7500 square feet.

C. Maximum Lot Coverage: 50 percent

D. Minimum Setback

1. Front yard: 25 feet from front lot line. The "front" lot line is along County Road 107.
2. Any development will minimize negative visual impacts through the use of architecture and landscaping that is compatible with the environmental constraints of the site. A developmental plan noting the size, configuration and color scheme of all structures, parking and access plans along with the location and type of landscaping will be submitted to Garfield County prior to building permit application. The development plan will be referred to the Carbondale Planning and Zoning Commission for review and comment within 30

days of submittal. At the next regular County Planning Commission meeting, the development plan will be either approved or disapproved subject to modification. Modifications noted must be made prior to and incorporated into any building permit issued. If there is disagreement on the proposed changes, the Board of County Commissioners has the final determination.

3. No additional excavation of the hillside will be allowed unless approved during the development plan review.
4. More than one principal use is allowed on a lot, if approved as a part of a development plan.
5. Any change in use or expansion of the existing facilities shall be subject to development plan review described in F.(2).

C. COMMON OPEN SPACE

1. Use by Right: Park, open space, agriculture.