

# Stirling Ranch PUD Guide

A. General Provisions:

1. Effect of Garfield County Zoning Regulation (adopted January 2, 1979). The provisions of the Garfield County Zoning Resolution and successors thereof, as now in effect and as hereafter amended, are by this reference incorporated herein as if set forth in full, to the extent not divergent from the provisions of the Stirling Ranch Planned Unit Development Zone Regulations.
2. Conflict. The provisions of the Zone Regulations shall prevail and govern the development of Stirling Ranch PUD; provided, however, where the provisions of the Stirling Ranch Mesa PUD Zone Regulations do not clearly address a specific subject, the provisions of the Garfield County Zoning Resolution, or regulations of Garfield County shall prevail.
3. To carry out the purposes of provisions of the Garfield County Zoning Resolutions, Garfield County, Colorado and particularly Section 4.00 of that title, as amended, the Stirling Ranch Planned Unit Development Zone District is further divided into the following one district classifications;

R/SF Residential/Single Family

O/S Open Space District

C/R Commercial/Recreational

4. The boundaries of these districts shall be located as shown on the Stirling Ranch PUD Plan and shall be governed in conformity with the hereinafter contained regulations.

B. Residential/Single Family:

Uses by Right: Single family and customary accessory uses including buildings for shelter or enclosure of animals or property accessory to the use of the lot for residential purposes and fences, hedges, gardens, walls and similar landscape features, guest houses on Lots 21, 22, and 24.

Agricultural, including farm, garden greenhouse, nursery, orchard, livestock pasturing, riding stable, guiding and outfitting, storage, water impoundments and individual photo-voltaic and wind energy facility.

Uses Subject to Performance Standards (99-086): Home Occupations and Accessory Dwellings.

Resolution 88-009 (Sun Mesa PUD); Resolution 99-086 (Amend Sun Mesa); Resolution 2002-05 (Stirling Ranch PUD, aka Sun Mesa)\*

Minimum Lot Area: 2 acres

Maximum Lot Coverage: 15 percent

Minimum Setback:

1. Front Yard: 25 Feet
2. Rear Yard: 25 Feet
3. Side Yard: 10 Feet

C. Open Space:

Uses by Right: Agricultural uses, such as farming and livestock pasturing, water impoundments, photo-voltaic facilities, wind energy facilities for individual homes not for common use by multiple units, private ski lifts and trails, warming houses, equestrian trails, and private stables.

Minimum Lot Area: None

Maximum Lot Coverage: 25 percent

Minimum Setback: All Yards: 100 feet from residential lots.

D. Commercial/Recreational:

Uses by Right: Commercial/recreational facilities, including a health spa, lodge of up to 29 rooms with a maximum 58 guest capacity, common and/or in-room dining and kitchen facilities; and other accessory recreational facilities, such as tennis courts, swimming pool, handball/racquetball courts, and other similar recreational facilities.

Minimum Lot Area: 10 acres

Maximum Lot Coverage: 30 percent

Minimum Setback: 100 feet

Maximum Building Height: 30 feet

E. Performance Standards:

1. Home Occupation

a. No home occupation shall be permitted that:

- 1) Changes the outside appearance or is visible from the street;

- 2) Generates traffic, parking, sewage or water use in excess of what is normal in a residential use;
  - 3) Creates a hazard to person or property, results in electrical interference, or becomes a nuisance;
  - 4) Results in the outside storage or display of anything;
  - 5) Has employees other than persons residing in the dwelling unit;
  - 6) Is not in compliance with any local, state or federal regulations that regulate such activity;
- b. The following are home occupations permitted, provided they do not violate any of the above criteria:
- 1) Dressmaking, sewing and tailoring;
  - 2) Painting, sculpturing or writing;
  - 3) Telephone answering;
  - 4) Home crafts, such as model making, rug weaving, lapidary work, jewelry design and creation;
  - 5) Tutoring, limited to four students at one time;
  - 6) Professional services, such as computer programming, accounting, architect, engineer.

2. Accessory Dwelling (99-086)

- a. Provided the units meet the following criteria:
- 1) The minimum lot size shall be four (4) acres containing a building site with slopes less than 40% at least two (2) acres in size.
  - 2) The gross floor area for residential use occupancy shall not exceed 1,500 square feet.
  - 3) Compliance with the County individual sewage disposal system regulations.
  - 4) Only leasehold interests in the dwelling units are allowed.
  - 5) That all construction complies with the appropriate County building codes.

3. Private Ski Lifts and Trails

- a. Shall be limited to a single lift located on the ski area – common area as designated on the PUD Plan Map.
- b. Shall be strictly limited to use by the property owners within the subdivision, their guests and guests of the health spa.
- c. Shall not include any accessory development or commercial activity beyond construction of a warming house.

4. Warming houses

Resolution 88-009 (Sun Mesa PUD); Resolution 99-086 (Amend Sun Mesa); Resolution 2002-05 (Stirling Ranch PUD, aka Sun Mesa)\*

- a. Shall have no residential occupancy.
- b. Shall not include water or sanitary facilities unless provided for under an approved water augmentation plan and county Individual sewage disposal permit.
- c. Shall be strictly limited to use by property owners within the subdivision, their guests and guests of the health spa.

5. Equestrian Trails and Private Stables

- a. Shall be limited in size in accordance with availability of water, as outlined in the water augmentation plans.
- b. Shall be strictly limited to use by property owners within the subdivision, their guests, and guests of the health spa.

F. Additional Standards – The applicant voluntarily complies with the following:

- a. No open hearth solid-fuel burning fireplaces will be allowed anywhere within this subdivision. All dwelling units will be allowed unrestricted number of natural gas-burning fireplaces or appliances.
- b. All dwelling units will be allowed no more than one new wood-burning stove as defined by C.R.S. 25-7-401, et.seq. and the regulations promulgated thereunder.
- c. Only one dog is allowed for each dwelling unit.
- d. All external lighting shall be oriented downward and inward, to prevent glare on adjoining property.
- e. The control and management of noxious weeds is the responsibility of the property owners in the PUD.