

# Sunlight View II PUD Guide

A rezoning to Planned Unit Development was approved by Resolution 2000-87 however the PUD Guide and PUD Plan were not attached to the resolution as stated. Based upon the resolution, minutes of the hearing, and staff report this document has been compiled to provide information relative to the PUD zoning and plan for the development.

Maximum number of dwelling units permitted in the development is 30 units.

The Applicant provided three (3) affordable dwelling units through a buy down in the City of Glenwood Springs. This was a condition of approval to meet regulatory requirements for the PUD.

1. ZONE DISTRICTS

a. R-1-14 – Residential Medium Density

- i. Permitted Uses - Single family dwelling unit and customary accessory uses
- ii. Home Occupation shall be permitted pursuant to Garfield County regulations.
- iii. Minimum Lot Size - .327-acres
- iv. Setbacks shall be established through provision of a building envelope on the final plat within which all constructed improvements must be located

b. R-1-20. – Residential Low Density

- i. Permitted Uses. Single family dwelling unit and customary accessory use
- ii. Home Occupations shall be permitted pursuant to Garfield County regulation.
- iii. Minimum Lot Size - .619-acres
- iv. Setbacks shall be established through provision of a building envelope on the final plat within which all constructed improvements must be located

c. Open Space - A minimum of 8-acres shall be provided for passive and active open space for the residents of the development.