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TCI Lane Ranch PUD Guide
August 2010

TCI Lane Ranch Planned Unit Development
Zone District Designations

PURPOSE

The purpose of this Development Guide is to define the zone districts within the TCI Lane Ranch PUD. The zone districts contained herein shall serve as the governing land use regulations within the PUD.

The Guide replaces the current applicable zoning provisions of Garfield County with project specific regulations that are more appropriate to the goals and objectives of the TCI Lane Ranch PUD. The zone districts contained in this PUD Guide establish a comprehensive framework for the development of TCI Lane Ranch, including residential, open space, trails and access, and special utility uses.

ENFORCEMENT

The provisions of this Guide are enforceable by the authority and powers of Garfield County as defined by law.

PRIOR ZONING: A/R/RD -- AGRICULTURAL/RESIDENTIAL/RURAL DENSITY:

- A. **Uses by Right:** Agricultural including farms, garden, greenhouse, nursery, orchard, ranch, small animal farm for production of poultry, fish, fur-bearing or other small animals and customary accessory uses including buildings for shelter or enclosure of persons, animals or property employed in any of the above uses, retail establishment for sale of goods

Guiding and outfitting, and park;

Single-family dwelling and customary accessory uses. (A. 86-09)

Accessory dwelling unit approved as a part of a public hearing or meeting on a subdivision or subdivision exemption or guesthouse special use approved after 7/95 and meeting the standards in Section 5.03.02.

- B. **Uses, conditional:** Aircraft landing strip, church, community buildings, day nursery and school; group home for the elderly. (A. 97-60)

Pipeline (Subject to review and approval per procedure and requirements of Section 9.07)

(Added 2005-53)

Boarding or rooming houses, studio for conduct of arts and crafts, home occupation, water impoundments. (A. 86-09;87-108)

- C. **Uses, special:** Airport utility, feedlot as principal use of the lot, crematorium, agriculture related business, resorts, kennel, riding stable, and veterinary clinic, shooting range facility(A.98-108);

Two-family dwelling, camper park, ski lift and trails; broadcasting studio, communication facility, corrections facility, storage, storage of heavy equipment, golf course driving range, golf practice range and accessory facilities, commercial recreation facility/park;(A. 97-60; 97-112) Mass Transit Facility (added 2002-12)

Public gatherings; storage of oil and gas drilling equipment; Site for extraction, processing, storage or material handling of natural resources; utility lines, utility substations; recreational support facilities and guest house. (A. 79-132; 80-64; 80-180; 80-313, 81-145; 81-263; 84-78; 86-9; 86-84; 86-106; 87-73; 99-025)

Accessory dwelling unit meeting the standards in Section 5.03.02 for any lot not created after a public hearing or meeting after 7/95

Kennel

Group Residential Facility for Children & Youth (Add 2004-62)

D. **Minimum Lot Area:** Two (2) acres; except as otherwise approved in a Cluster Option

E. **Maximum Lot Coverage:** Fifteen percent (15%)

F. **Minimum Setback:**

1. **Front yard:**

a. **Arterial streets:**

i. **Seventy-five (75) feet from street centerline or fifty (50) feet from front lot line, whichever is greater**

b. **Local streets:**

i. **Fifty (50) feet from street centerline or twenty-five (25) feet from front lot line, whichever is greater**

2. **Rear yard:** Twenty-five (25) feet from rear lot line

3. **Side yard:** Ten (10) feet from side lot line, or one-half (1/2) the height of the principal building, whichever is greater

G. **Maximum Height of Buildings:** Twenty-five (25) feet

H. **Additional Requirements:** All uses shall be subject to the provisions under Section 5 (Supplementary Regulations).



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TCI Lane Ranch PUD LAND USE

OVERALL LAND USE BREAKDOWN	
Total Land Area.....	100.45 acres +/-
Total Developed Area (Zones)	
Single Family Residential; Duplex Residential; Community Utility	31.46 acres +/-
Total Open Space Area (Zones)	
Community Center; Common Open Space; Conservation Easement	68.99 acres +/-
Total Number of Residential Lots	89
Total Number of Dwelling Units	89
Total Area of Proposed Non-Residential Floor Space (existing buildings)	
Community Center (1,450 sf); Ranch Cabin (650 sf); Log Shed (250 sf)	2,350 sf
Total Number of Proposed Off-Street Parking Spaces (1 space per BR, min.)	200 - 506
Total Proposed Density	1.13 acres/dwelling unit

RESIDENTIAL LOT BREAKDOWN		
Unit Type	Max. Sq. Ft.	Quantity
Half-Duplex	1900 sf	12
Half-Duplex Affordable	1900 sf	6
Single Family	2600 sf	13
Single Family Affordable	2600 sf	3
Single Family	3800 sf	38
Single Family	5500 sf	17
TOTAL UNITS		89

PUD ZONE DISTRICTS	
Zone District	Gross Acres +/-
Single Family Residential	26.372
Duplex Residential	4.109
Community Utility	0.979
Community Center	3.414
Private Common Open Space	33.178
Conservation Easement	32.397
TOTAL ACRES	100.45 +/-



DEFINITIONS

- A. **Maximum Allowable Floor Area:** The total net square footage permitted to be built on a Lot. The net square footage calculation shall include: heated living space, mechanical, stairways, and other traditionally non-habitable space, as measured from the exterior walls. Garages or accessory building(s), heated or non-heated, attached or detached, up to a combined total of 650 square feet shall be exempt from the maximum allowable floor area calculation. Any floor area of these elements in excess of the exempt 650 square feet shall be included in the maximum allowable floor area calculation. Patios, decks, balconies, porches and exterior stairways shall not count towards the maximum allowable floor area unless the total square footage of these features is greater than 20% of the net square footage, in which case the excess of the 20% shall be counted towards the maximum allowable floor area. Landscaped terraces, trellises, and pergolas shall not be counted towards the maximum allowable floor area.

TCI Lane Ranch PUD ZONE DISTRICTS

- A. **Single Family Residential Zone District (Lots 1, 4-10, 13, 14, 17-24, 27, 30, 31, 34-36, 39-82, 85, 88, 89)**
 - 1. **Uses by Right:** Detached, single-family dwelling and customary accessory uses
 - 2. **Development Standards**
 - a. **Setbacks:** All structures shall be located within building envelopes as identified on the Final Plat
 - 1) Building foundations shall be fully contained within the platted building envelope
 - 2) Roof overhangs shall be permitted to extend a maximum of three (3) feet beyond the platted building envelope
 - 3) Up to 350 square feet of covered porch may extend ten (10') beyond the platted building envelope when said porch fronts the street from which the lot is accessed
 - b. **Maximum Height of Structures:** Twenty-five (25) feet
 - c. **Minimum Lot Area:** As defined on Final Plat
 - d. **Maximum Allowable Floor Area:**
 - 1) Lots 1, 4, 8, 13, 18, 19, 36, 39, 53, 67, 68, 72, 74, 81, 82, 89: 2600 Square Feet
 - 2) Lots 6, 7, 9, 10, 14, 17, 20, 22, 23, 24, 27, 30, 31, 34, 35, 40, 41, 44, 45, 48, 49, 50, 52, 54, 56, 57, 60, 63, 69, 70, 71, 73, 75, 78, 79, 80, 85, 88: 3800 Square Feet
 - 3) Lots 5, 21, 42, 43, 46, 47, 51, 55, 58, 59, 61, 62, 64, 65, 66, 76, 77 : 5500 Square Feet
 - e. **Off-Street Parking:** One (1) space per bedroom, minimum two (2) spaces required per lot. Garage, carport and driveway parking shall count toward off-street parking requirement



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B. Duplex Residential Zone District (Lots 2, 3, 11, 12, 15, 16, 25, 26, 28, 29, 32, 33, 37, 38, 83, 84, 86, 87)

1. **Uses by Right:** Attached, single family dwelling and customary accessory uses
2. **Development Standards**
 - a. **Setbacks:** All structures shall be located within building envelopes as identified on the Final Plat
 - 1) Building foundations shall be fully contained within the platted building envelope
 - 2) Roof overhangs shall be permitted to extend a maximum of three (3) feet beyond the platted building envelope
 - 3) Up to 350 square feet of covered porch may extend ten (10') beyond the platted building envelope when said porch fronts the street from which the lot is accessed
 - b. **Maximum Height of Structures:** Twenty-five (25) feet
 - c. **Minimum Lot Area:** As defined on Final Plat
 - d. **Maximum Allowable Floor Area:** 1900 square feet
 - e. **Off-Street Parking:** One (1) space per bedroom, minimum two (2) spaces required per lot. Garage, carport and driveway parking shall count toward off-street parking requirement

C. Community Utility Zone (Tract A – 0.939 Acres +/-, Tract G – 0.021 Acres +/-, Tract H – 0.019 Acres +/-)

1. **Uses by Right**
 - a. The construction, operation, maintenance, repair and replacement of community utilities and related facilities and structures
 - b. To provide centralized utility facilities to benefit members of the TCI Lane Ranch Homeowners Association and other parties to whom the Association may decide to provide such service or conduct business with
 - c. Installation and maintenance of photovoltaic panels, arrays, or other solar power generating systems or equipment
 - d. Wastewater lift station(s)
 - e. Landscaping and irrigation
 - f. Vegetation management necessary to facilitate construction and maintenance of community utilities
 - g. Fencing
2. **Development Standards**
 - a. **Minimum Lot Area:** .015 Acres +/-
 - b. **Minimum Setbacks:**
 - 1) From Easements: Five (5) feet
 - 2) From Lot Lines: Five (5) feet, except as noted below
 - 3) From Residential Lots: Fifteen (15) feet
 - c. **Maximum Height of Structures:** Twenty-five (25) feet
 - d. Per Garfield County Supplementary Regulations 5.03, Conditional and Special Uses, 5.03.17 Solar Power Generating Systems, all proposed solar structures shall demonstrate the following :



- 1) No impact to wildlife and domestic animals through the creation of hazardous attractions, alteration of existing native vegetation, blockade of migration routes, use patterns or other disruptions
- 2) Separated by sufficient distances, such use from abutting property which might otherwise be damaged by operations of the proposed use(s)
- 3) Comply with the volume of sound standards set forth in the Colorado Revised Statutes
- 4) The facility shall be operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point of any boundary line of the property on which the use is located
- 5) The proposed facility will be operated so that it does not emit heat, glare, radiation or fumes which substantially interfere with the existing use of adjoining property or which constitutes a public nuisance or hazard
- 6) Any repair and maintenance activity requiring the use of equipment that will generate noise, odors or glare beyond the property boundaries will be conducted within a building or outdoors during the hours of 8 a.m. to 6 p.m.
- 7) Any lighting of the facility shall be pointed downward and inward to the property center and shaded to prevent direct reflection on adjacent property

D. Conservation Easement (Tract B – 32.397 Acres +/-)

1. Uses by Right

- a. Private trails for the benefit of the Association, their assigns and guests
- b. Public trails, as signed for said access, being paved or unpaved
- c. Bridges for pedestrian and bicycle use
- d. Interpretive signing, displays and installations
- e. Actions intended to benefit wildlife and/or native species, such as habitat restoration, vegetation management and seasonal closures
- f. Agriculture, the keeping of livestock and accessory uses and structures related to said uses
- g. Drainage improvements
- h. Fencing

2. Development Standards

- a. Paved trails shall not exceed ten feet (10') in width
- b. Paths constructed with a aggregate surface, such as crusher fines, shall be a maximum of six feet (6') wide
- c. Natural surfaced trails shall be a maximum of two feet (2') wide
- d. Fencing shall be "wildlife friendly", according to standards developed by the Colorado Division of Wildlife

E. Private Common Open Space (Tract C – 31.514 Acres +/-, Tract D – 0.493 Acres +/-, Tract E – 0.995 Acres +/-, Tract I – 0.176 Acres +/-)

1. Uses by Right

- a. Agriculture, the keeping of livestock and accessory uses and structures related to said uses
- b. Non-organized recreation
- c. Pedestrian and bicycle trails
- d. Public parking for the purposes of access to public fishing trails
- e. Bridges crossing ditches and drainage improvements
- f. Limited public access (restricted to designated trails/routes only)
- g. Community entry features/monumentation/ signage
- h. Preservation/restoration/maintenance of existing log shed structure and ranch cabin
- i. Ponds and irrigation ditches
- j. Wetlands; maintenance and enhancements to existing wetlands and creation of new wetlands
- k. Landscaping and irrigation
- l. Mail box facilities for the purposes of centralized mail drop-off and collection
- m. Picnic shelter or gazebo
- n. Barbecue
- o. Drainage improvements
- p. Utilities
- q. Fencing

2. Development Standards

- a. Minimum Lot Area: as depicted on Final Plat
- b. Minimum Setbacks: Ten (10) feet from adjoining tracts, lots, and easements
- c. Maximum Height of Structures: Eighteen (18) feet

F. Community Center Zone (Tract F – 3.414 Acres +/-)

1. Uses by Right

- a. Building and/or buildings, including the following uses:
 - 1) Meeting/gathering space
 - 2) Office space for use by the Association
 - 3) Recreational/fitness equipment, workout space and locker rooms
 - 4) Swimming pool (indoor or outdoor)
 - 5) Kitchen facilities
 - 6) Restroom facilities
- b. Sports fields/open turf areas
- c. Facilities for other outdoor sports, such as volleyball, par course, running trail, etc.
- d. Facilities for tennis or other court-based sports
- e. Greenhouses, community gardens, and accessory uses and structures
- f. Storage and maintenance of equipment and materials used during, or to maintain, recreational and community garden uses; nonresidential structures for persons and equipment engaged in said activities
- g. Playground/play equipment



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- h. Landscaping and irrigation
- i. Ponds and irrigation ditches
- j. Wetlands; maintenance and enhancements to existing wetlands and creation of new wetlands
- k. Pedestrian pathways
- l. Parking
- m. Drainage and utility improvements
- n. Footbridges over irrigation ditches
- o. Fencing

2. Development Standards

- a. Building Setbacks
 - 1) From Access Easements: twenty five (25) feet
 - 2) From Residential Lot Lines: twenty five (25) feet
- b. Maximum Height of Structures: Twenty-five (25) feet
- c. Minimum Lot Area: as depicted on Final Plat
- d. Maximum Allowable Floor Area: none
- e. Minimum Off-Street Parking: fourteen (14) spaces, including one (1) accessible space
- f. Additional Off-Street Parking: future community facilities, or expansion of existing facilities, if any, shall provide a minimum of one (1) space per five hundred (500) square feet additional net floor area