

# Westbank Ranch PUD Guidelines

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## Zoning Regulations

### **Section I.**

A. To carry out the purposes and provisions of the Garfield County Zoning Resolution, Garfield County, Colorado and, particularly, Section 1.04 of that title, as amended, the Westbank Ranch Planned Unit Development Zoning District is further divided into the following Zone District classifications:

- R/S.F. Residential/Single family District
- R/M.F.4 Residential /Multi-Family, Fourplex District
- O.S. Open Space District

B. The boundaries of these Districts shall be illustrated on Sheet 3 of the Westbank Ranch Filing #4 Re-subdivision Maps.

### **Section II. R/S.F. – Residential/Single Family District**

#### A. Uses, By Right

One single family dwelling per lot and customary accessory uses including buildings for shelter or enclosure of small animals or property accessory to the use of the lot for single-family residential purposes and fences, hedges, gardens, walls and similar landscape features, water systems, sewer systems and other utility services including water wells and water tanks, and access roads for construction and maintenance of utilities, may be sited in easements within the Residential Single-Family District.

Park and Greenbelt.

#### B. Uses, Conditional

None

#### C. Uses, Special

None

#### D. Minimum Lot Area

One Acre

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E. Maximum Lot Coverage

15 percent

F. Minimum Setback

Front Yard 25 feet

Side Yard 10 feet

Rear Yard 30 feet

G. Maximum Building Height

25 feet

H. Off-Street Parking / Residential

Four (4) off-street parking spaces per dwelling unit or one (1) space per 600 square feet of living space floor area, whichever is greater.

## **Section III. R/M.F.4.**

A. Uses, By Right

One structure per lot, containing up to but not more than four dwelling units and customary accessory use including buildings for shelter or enclosure of small animals or property accessory to the use of the lot for multi-family residential purposes and fences, hedges, gardens, walls and similar landscape features, water systems, sewer systems and other utility services including water wells and water tanks, and access roads for construction and maintenance of utilities, may be sited in easements within the Residential Multi-Family District.

Communication Facility.

Park and Greenbelt.

B. Uses, Conditional

None

C. Uses, Special

None

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D. Minimum Four-plex Lot Area

Lots within a Four-plex lot shall have no minimum lot area

E. Maximum Lot Coverage

Lots within a Four-plex lot shall have no maximum lot coverage

F. Minimum Setback

Front Yard 25 feet

Side Yard 20 feet

Rear Yard 30 feet

G. Maximum Building Height

55 feet (changed from 25 feet to 55 feet by resolution 2007-87)

H. Off-Street Parking / Residential

Three (3) off-street parking spaces per dwelling unit or one (1) space per 500 square feet of living space floor area, whichever is greater.

## **Section IV. O.S. Open Space District**

A. Uses, By Right

Passive and active recreational facilities, park facilities, clubhouse with snack bar and accessory uses, drainage easements, stormwater facilities, including detention ponds, water systems, sewer systems and other utility services including water wells and water tanks, and access roads for construction and maintenance of utilities, may be sited in easements within the Open Space District.

B. Uses, Conditional

None

C. Uses, Special

None

D. Minimum Lot Area

None

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E. Maximum Lot Coverage

None

F. Minimum Setback

Front Yard 30 feet

Side Yard 30 feet

Rear Yard 30 feet

G. Maximum Building Height - Clubhouse

25 feet

H. Off-Street Parking - Clubhouse

Eight (8) off-street parking spaces per building unit or one (1) space per 500 square feet of floor area, whichever is greater.

**Section V.**

Except as hereinabove provided, and except for the following sections of the Garfield County Zoning Resolution, all provisions of the Garfield County Zoning Resolution shall be applicable to the Westbank Ranch P.U.D. Zoning Districts. The Sections of said Zoning Resolution shall have no applicability are as follows:

Section 3.00 through 3.00.09 of the 1978 Zoning Resolution, as amended.