

Dwelling Units.

6.5.2 **Permitted Uses:** Single-family residential units; deed restricted single-family residential units complying with the requirements of the Garfield County Affordable Housing Regulations and Guidelines. (Sections 4.07.15.01 and 4.14, Garfield County Zoning Resolution of 1978, as amended); non-habitable accessory buildings and structures; home office; sales/marketing center; public and private roads; open space; and utility and drainage easements.

6.5.3 **Max building height:** 35'. The highest roof ridge to the Average of Natural Grade shall be the means to calculate building height and shall not exceed 35 feet at any point. Average Natural Grade is to be measured by taking points of Natural Grade at each corner around the structure's foundation and then taking the average of those points. It is up to the applicant to verify that they are within the height limits. This needs to be done graphically by showing the existing grade, finish grade, height limit requirement and actual height of the structure as defined by the guidelines.

6.5.4 **Minimum Building Envelope:**

6.5.4.1 Front 25'

6.5.4.2 Rear 20'

6.5.4.3 Side 10'

6.5.5 **Building Envelope encroachments:**

6.5.5.1 See County Requirements

6.5.6 **Parking:** A minimum of 2 off-street parking spaces must be provided for each primary structure; this requirement may be satisfied by the garage and/or driveway.

6.5.7 **Driveways:** Must be 5' from property line, unless side-loaded then 2' from property line.

6.6 **Any phases or Lots not noted need DRB approval and PUD compliance.**

**ARTICLE 7: CONSTRUCTION RESTRICTIONS FOR CERTAIN LOTS**

7.1 **Lots 94-96 and 108-118:** No outside construction, with the exception of the front of the house, will be permitted on or after

February 15<sup>th</sup> and before May 31<sup>st</sup> of each year on the Lot. Indoor construction is permitted.

**6.6.1 7.2 Lots 23, 24, 25, 34, 35, 61, 62, 65 and 66:** The Lot shall have maximum building height of 25 feet rather than a maximum building height of 35 feet as for other lots. The highest roof ridge to the Average of Natural Grade shall be the means to calculate building height and shall not exceed 35 feet at any point. Average Natural Grade is to be measured by taking points of Natural Grade at each corner around the structure's foundation and then taking the average of those points. It is up to the applicant to verify that they are within the height limits. This needs to be done graphically by showing the existing grade, finish grade, height limit requirement and actual height of the structure as defined by the guidelines.

**7.3 Lots on Alluvial Fans or Collapsible Soils:** The Lot is located on the unirrigated alluvial fan or on collapsible soils, or both. As a result, xeriscape landscaping will be the only type of landscaping permitted on the Lot in order to maintain the structural integrity of the soils on the Lot.

**7.4 Lots not identified in this document must be approved by Design Review Board.**