

## APPENDIX B

### SNOWMASS VILLAGE EXISTING ZONING DISTRICTS AND REQUIREMENTS

- (1) (R-4) Single Family Residential
- (2) (SF-6) Single Family Residential
- (3) (SF-15) Single Family Residential
- (4) (SF-30) Single Family Residential
- (5) (SF-150) Single Family Residential
- (6) (DU) Duplex Residential
- (7) (MF/PUD) Multiple Family Residential PLTD
- (8) (MU) Mixed Use
- (9) (MU/PUD) Mixed Use PUD
- (10) (CC) Community Commercial
- (1-) (CC/PUD) Community Commercial PLTD
- (-.) (PUB) Public Use
- (13) (CON) Conservation
- 04) (OS) Open Space
- (15) (SPA) Specially planned Area
- (16) (PUD) Planned Unit Development

#### (R-4) Single Family Residential

- (a) District Intent. The intent of the I1.4 zone district is to provide areas for smaller lots within the Town. The Town, as a resort community has a high cost of living and property values that are generally not affordable to most employees and permanent residents of the Town. These residents are vital to the success of the Town economy. Therefore, it is necessary to encourage innovative design and to ensure smaller lots that may be affordable to at least a portion of these residents.

#### (b) Area and Bulk Requirements

- Minimum lot area: 4,000 square feet
- Minimum lot area: 10,000 square feet unless a larger size is approved by special review
- Minimum lot width: set by adopted subdivision plat
- Minimum building setback: Set by adopted subdivision plat
- Maximum principal building height: Two stories and roof section not to exceed 25 feet
- Maximum accessory building height: 16 feet
- Minimum open space: No requirement
- Maximum floor area ratio: 3:1; except no lot shall contain a dwelling in excess of 2,000

sq.

ft. unless a larger size is approved by special review

Minimum parking: 1 space per bedroom; spaces: minimum of 2 spaces

#### (SF-6) Single-family residential

- (a) District Intent. The intent of the SF-6 zone district is to provide areas for small to medium size lots within the Town. The Town, as a resort community, has a high cost of living and property values that are generally not affordable to most employees and permanent residents of the Town. These residents are vital to the success of the Town economy. Therefore, it is the intent of this district to encourage smaller lots that may be affordable to at least a portion of these residents.

#### (b) Area and Bulk Requirements

Minimum lot area: '6,000 square feet  
Minimum lot width: Set by adopted subdivision plat  
Minimum building setback: Set by adopted subdivision plat.  
Maximum principal building height: 25 feet  
Maximum accessory building height: 16 feet  
Minimum open space: No requirement

Minimum floor area ratio: 3:1; except no lot platted prior to January 1, 1988 may contain a dwelling of up to 2,700 square feet but may contain more than 3,000 square feet

Minimum parking spaces: 1 space per bedroom; minimum of 2 spaces;

(SF-15) Single family residential

(a) District Intent. The intent of the SF-6 zone district is to provide areas consisting of a range of small to medium size residential lots within the Town. Further, it is the intent of this district to permit a range of uses, either allowed or by special review, necessary to produce a viable residential neighborhood.

(b) Area and Bulk Requirements

Minimum lot area: 15,000 square feet

Minimum lot width: Set by adopted subdivision plat

Minimum building setback: Set by adopted subdivision plat

Minimum principal building height: 28 feet

Maximum accessory building height: 18 feet

Minimum open space: No requirements

Minimum floor area ratio: For 15,000 to 20,000 square foot lots: .16 FAR to a maximum of 3000 square feet. For 20,001 to 30,000 square foot lot: .15 FAR to a maximum of 3,900 square feet. For 30,001 to 45,000 square foot lot: .13 FAR to a maximum of 4,000 square feet. Above 45,000 square foot lot: .10 FAR to a maximum of 5,500 square feet

Minimum parking spaces: 1 space per bedroom; minimum of 2 spaces

(SF-30) Single family residential

(a) District Intent. The intent of the SF-30 zone district is to provide areas consisting of a range of medium to large residential lots within the Town. Further, it is the intent of this district to allow a range of compatible uses, either allowed or by special review, necessary to produce a viable residential neighborhood.

(b) Area and Bulk Requirements.

Minimum lot area: 30,000 square feet except existing lots platted prior to January 1, 1988

Minimum lot width: Set by adopted subdivision plat

Minimum building setback: Set by adopted subdivision plat

Maximum principal building height: 28 feet

Maximum accessory building height: 18 feet

Minimum open space: NO requirements

Maximum floor area ratio: For 15,000 to 20,000 square foot lots: .16 FAR to a maximum of 3,000 square feet. For 20,001 to 30,000 square foot lot: .15 FAR to a maximum of 3,900 square feet. For 30,001 to 45,000 square foot lot: .13 FAR to a maximum of 4,500 square feet. Above 45,000 square foot lot: .10 FAR to a maximum of 5,500 square feet.

Minimum parking spaces: 1 space per bedroom; minimum of 2 spaces

(SF-150) Single family residential

(a) District Intent. The intent of the SF-150 zone district is to Provide areas consisting~ of large residential lots within the Town. Further, it is the intent of this district to allow a range of

compatible uses, either allowed or by special review, necessary to produce a viable residential neighborhood.

(b) Area and Bulk Requirements.

Minimum lot area: 150,000 square feet  
 Minimum lot width: Set by adopted subdivision plat  
 Minimum building setback: Set by adopted subdivision plat  
 Maximum principal building height: 28 feet  
 Maximum accessory building height: 18 feet  
 Minimum open space: No requirement  
 Maximum floor area ratio: .04 to maximum of 6,400 square feet  
 Minimum parking spaces: 1 space per bedroom; minimum of 2 spaces

(DU) Duplex residential

(a) District Intent. The intent of the DU zone district is to provide areas of sufficient lot size to accommodate two-family dwelling units (duplexes) within the Town. Further, it is the intent of this district to allow a range of compatible uses, either allowed or by special review, necessary to produce a viable residential neighborhood.

(b) Area and Bulk Requirements.

Minimum lot area: 30,000 square feet  
 Minimum lot width: Set by adopted subdivision plat  
 Minimum building setback: Set by adopted subdivision plat  
 Maximum principal building height: 28 feet  
 Maximum accessory building height: 18 feet  
 Minimum open space: No requirement  
 Maximum floor area ratio: 4,500 square feet  
 Minimum parking spaces: 1 space per bedroom; minimum of 2 spaces

(MF/PUD) Multiple family residential PUD

(a) District Intent. The intent of the MF/PUD zone district is to allow through the planned unit development review process for the development of a range of higher density residential uses and appropriate accessory uses when said accessory uses are consistent with the objective of the planned unit development. Therefore, it is the intent of this district to designate the type and intensity of use and other parameters, which are generally appropriate for a particular land area, but to require that any development proposals be reviewed and approved pursuant to the PUD regulations and standards.

(Co) Area and Bulk Requirements.

Minimum Residential Density: See Section 16-175  
 Minimum lot area: Set by adopted PUD plan  
 Minimum lot width: Set by adopted PUD plan  
 Minimum building setback: Set by adopted PUD plan  
 Maximum principal building height: 3 stories and a sloped roof section not to exceed 38 feet  
 Maximum accessory building height: 18 feet  
 Minimum open space: .25%  
 Maximum floor area ratio: .75:1  
 Minimum parking spaces: 1 space per bedroom; 1 space per studio; 1.5 spaces per bedroom in a restricted unit

## (MU) Mixed use.

- (a) District Intent. The intent of the MU zone district is to provide areas within the Town consisting of medium to high-density residential uses and/or tourist-oriented accommodations, together with a variety of compatible commercial and recreational activities. Commercial uses permitted in the MU zone district should be no greater than a scale sufficient to serve only the adjacent neighborhood. This district is intended to be applied to only previously development areas.

## (b) Area and Bulk Requirements.

Minimum residential density: See section 16.175

Maximum commercial area: See section 16-175

Minimum lot area: 3,000 square feet

Minimum lot area per dwelling unit: 1,500 square feet per bedroom: plus 500 square feet for each

additional bedroom.

Minimum lot width: 50 feet

Minimum building setback: Set by approved subdivision plat

Maximum principal building height: 3 stories and a sloped roof section not to exceed 38 feet

Maximum accessory building height: 18 feet

Minimum open space: 25%

Maximum floor area ratio: 1:1

Minimum parking spaces: 1 space per bedroom; 1 space per studio; One (1) space per 300 square feet of commercial, except 1 space per 4 seats in restaurants; 1.5 spaces per bedroom in a restricted unit.

## (MU/PUD) Mixed use PUD.

- (a) District Intent. The intent of the MU/PUD zone district is to provide areas within the Town consisting of medium to high-density residential uses and/or tourist oriented accommodations, together with a variety of compatible commercial and recreational activities. Commercial uses permitted in the MU/PUD zone district shall be no more than a scale sufficient to serve only the adjacent neighborhood. It is the purpose of this district to designate the type and intensity of use and other parameters, which are generally appropriate for a particular land area, but to require that any development proposals be reviewed and approved pursuant to the PUD regulations and standards.

## (b) Area and Bulk Requirements.

Minimum residential density: See Section 10175

Maximum commercial area: See Section 10175

Minimum lot area: Set by adopted PUD plan

Minimum lot area per dwelling Unit: Set by adopted PUD plan

Minimum lot width: Set by adopted PUD plan

Minimum building setback: Set by adopted PUD plan

Maximum principal building height: 3 stories and a sloped roof section not to exceed 38 feet

Maximum accessory building height: 18 feet

Minimum open space: 25%

Maximum floor area ratio: 1:1

Minimum parking spaces: 1 space per bedroom; 1 space per studio; 1 space per 300 square

feet of commercial, except 1 space per 4 seats in restaurants; 1.5 spaces per bedroom in a restricted unit.

**(CC) Community commercial**

(a) District Intent. The intent of the CC zone district is to provide areas primarily oriented toward the provision of general commercial, retail and service uses on a scale sufficient to serve the entire community. In addition, medium to high density residential dwellings and/or tourist oriented residential accommodations, which, if determined compatible with the primarily commercial uses, may be appropriate. Further, this district is intended to be applied to only previously developed areas.

**(b) Area and Bulk Requirements.**

Minimum residential density: See Section 10175  
 Maximum commercial area: See Section 10175  
 Minimum lot area: Set by adopted PUD plan  
 Minimum lot area per dwelling unit: Set by adopted PUD plan  
 Minimum lot width: Set by adopted PUD plan  
 Minimum building setback: Set by adopted PUD plan  
 Maximum principal building height: 3 stories and a sloped roof section not to exceed 38 feet  
 Maximum accessory building height: 18 feet  
 Minimum open space: 25%  
 Maximum floor area ratio: 1:1  
 Minimum parking spaces: 1 space per bedroom; 1 space per studio; 1 space per 300 square feet of commercial, except 1 space per 4 seats in reStaurants; 1.5 spaces per bedroom in a restricted unit.

**(CC/PUD) Community commercial PUD.**

(a) District Intent. The intent of the CC/PUD zone district is to provide areas primarily oriented toward the provision of general commercial, retail and service uses on a scale sufficient to serve the entire community. In addition, medium to high density residential dwellings and/or tourist oriented accommodations, which, if determined compatible with the primary commercial uses, may be appropriate. It is the intent of this district to designate the type and intensity of use and other parameters, which are generally appropriate for a particular land area, but to require that any development proposals be reviewed and approved pursuant to the PUD regulations and standards.

**(b) Area and Bulk Requirements.**

Minimum residential density: See Section 16-175  
 Maximum commercial area: See Section 16-175  
 Minimum lot area: Set by adopted PUD plan  
 Minimum lot area per dwelling unit: Set by adopted PUD plan  
 Minimum lot width: Set by adopted PUD plan  
 Minimum building setback: Set by adopted PUD plan  
 Maximum principal building height: 3 Stories and a sloped roof section not to exceed 38 feet  
 Maximum accessory building height: 18 feet  
 Minimum open space: 25%  
 Maximum floor area ratio: 1:1  
 Minimum parking spaces: 1 space per bedroom; 1 space per studio; 1 space per 300 square feet of commercial, except 1 space per 4 seats in restaurants; 1.5

spaces per bedroom in a restricted unit.

(PUB) Public use.

(a) District Intent. The intent of the PUB zone district is to provide areas for uses required by and intended for the benefit to the public, or to be reserved for future community facilities.

(b) Area and Bulk Requirements.

Minimum lot area:	Determined by special review
Minimum lot width:	Determined by special review
Minimum building setback:	Determined by special review
Minimum building height:	Determined by special review
Minimum open space:	Determined by special review
Minimum floor area ratio:	Determined by special review
Minimum parking spaces:	Determined by special review

(CON) Conservation.

a) District Intent The intent of the CON zone district is to provide areas within the Town which will enhance recreational opportunities and conserve the natural resources within the Town.

(b) Area and Bulk Requirements.

Minimum lot area:	Determined by special review
Minimum lot width:	Determined by special review
Minimum building setback:	Determined by special review
Minimum building height:	Determined by special review
Minimum open space:	Determined by special review
Minimum floor area ratio:	Determined by special review
Minimum Parking spaces:	Determined by special review

(OS) Open space

(a) District Intent. The intent of the OS zone district is to insure that areas not appropriate for development or recreation use are preserved in their natural state.

(b) Area and Bulk Requirements.

Minimum lot area:	Determined by special review
Minimum lot width:	Determined by special review
Minimum building setback:	Determined by special review
Minimum building height:	Determined by special review
Minimum open space:	Determined by special review
Minimum floor area ratio:	Determined by special review
Minimum parking spaces:	Determined by special review

(SPA-1) Specially planned area.

(a) District Intent. There are areas within the Town which, because development existed prior to incorporation of the Town and the establishment of municipal zoning, require special development review consideration. It is therefore the purpose of this zone to allow development according to an approved plan which establishes approved densities, uses, required parking and other zoning restrictions and parameters for all or any portion of the property so designated.

(b) General Requirements. For the purpose of determining when an activity is required to comply

with the provisions of this action, the construction of any new building or the construction of a single addition or combination of additions to an existing building which increase the square footage, as measured in Article IV of this Chapter, by more than five percent (5%) or one thousand (1,000) square feet, whichever is less, shall be required to comply. Any request for a change in type of use, an increase in the number of residential dwelling or hotel or lodge rooms or suites, or the addition of a residential kitchen shall be required to comply. Improvements necessary for the maintenance and repair or remodeling of an existing building whereby the total square footage of the floor space of the building is not increased by more than five percent (5%) or one thousand (1,000) square feet, whichever is less, shall not be required to comply with these provisions.

(SPA-2) Specially planned area.

(a) District Intent. There are areas within the Town where development existed prior to incorporation of the Town and the establishment of municipal zoning, It is the purpose of this zone to establish zone district standards that are applicable to existing development within said areas. Any additional development can only occur subject to an approved plan which establishes approved densities, uses, required parking and other zoning restrictions and parameters for all or any portion of the property so designated.

(b) Area and Bulk Standards.

Minimum lot area: Set by adopted plan or subdivision plat

Minimum lot width: Set by adopted plan or subdivision plat

Minimum building setback: Set by adopted plan or subdivision plat

Minimum building height: Set by adopted plan or subdivision plat

Minimum open space: Set by adopted plan or subdivision plat

Maximum floor area ratio: Set by adopted plan, except for previously subdivided lots

the

following maximum floor area per lot shall apply:, a maximum of 2,400 square feet for one fame, a maximum of 3,400 square feet for two fame, a maximum of 5,200 square feet for multiple family.

Minimum parking spaces: Set by adopted plan, except for previously subdivided lots there shall be no parking requirement

(c) General Requirements. For the purpose of determining when an activity is required to comply with the provisions of this Section, the construction of any new building or the construction of a single addition or combination of additions to an existing, building which increase the square footage, as measured in Article IV of this Chapter, by more than five percent (5%) or one thousand (1,000) square feet, whichever is less, shall be required to comply. Any request for a change in type of use, an increase in the number of residential dwellings or hotel or lodge rooms or suites, or the addition of a residential kitchen shall be required to comply. Improvements necessary for the maintenance and repair or remodeling of an existing building whereby the total square footage of the floor space of the building does not increase by more than five percent (5%) or one thousand square feet, whichever is less, shall not be required to comply with these provisions.

(PUD) planned unit development.

(a) District Intent.. There are previously developed areas within the Town or areas which are considered for annexation to the Town where development plans were approved subject to a different set of development review standards utilized by the Town. It is the purpose of this district to allow these areas to remain subject to the general intent of the development parameters previously approved by the Town or the County.

- (b) Amendment Review Process. Since development within a PUD zone district contains development parameters previously approved by the Town, any changes to the approved development parameters may be allowed in accordance with the procedures set forth in Section 16-179(b)(1)k.