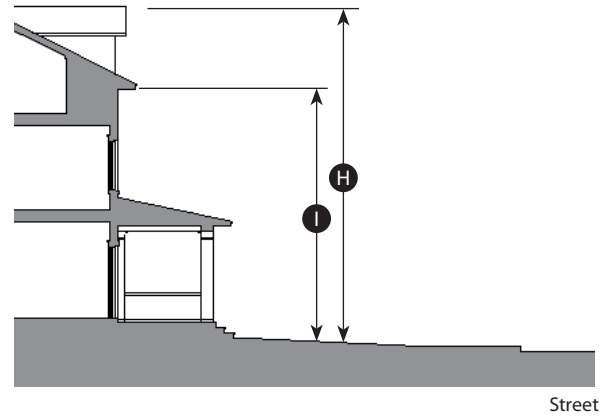
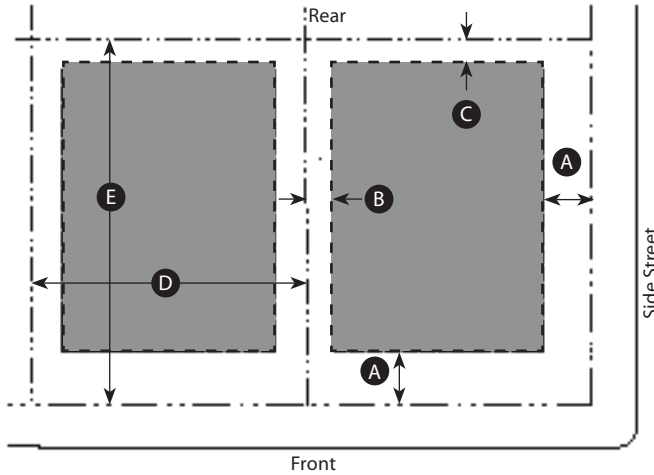


# RN-1: Residential Neighborhood One, Low Density



## Key

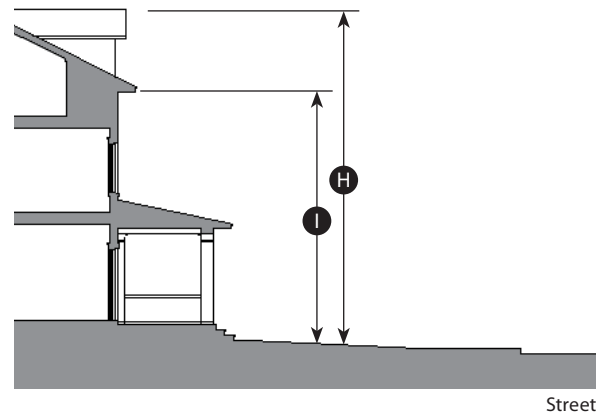
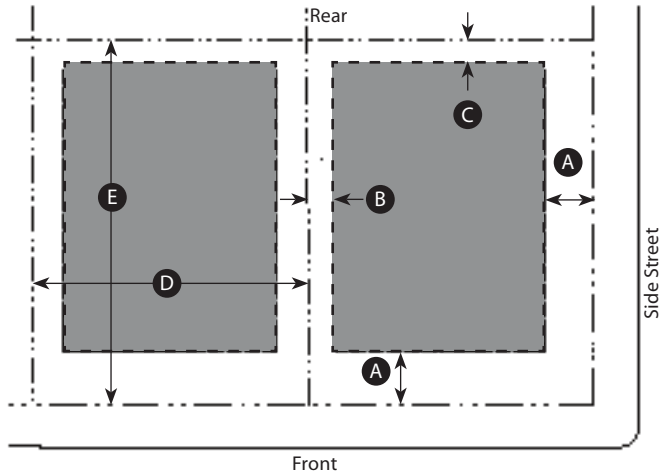
- ROW / Property Line      ■ Building Area
- Setback Line

Building Placement		
Setback (Distance from ROW / Property Line)		
Front/Side Street		Ⓐ
Principal Structure	20' min.	
Accessory Structure	25' min.	
Attached Garage	25' min.	
Side		Ⓑ
Principal Structure	15' min.	
Accessory Structure	10' min.	
Attached Garage	15' min.	
Rear		Ⓒ
Principal Structure	15' min.	
Accessory Structure	10' min.	
Attached Garage	15' min.	
Lot Size		
Width	30' min.	Ⓓ
Depth	no min.	Ⓔ
Minimum Lot Area		
Single Family with Secondary Unit	10,000 sq. ft.	
Duplex	20,000 sq. ft.	

Building Form		
Height		
Building Height*		
Overall Height	40' max.	Ⓕ
Average Plate Height	28' max.	Ⓖ
Other Standards		
Building Intensity		
Lot Coverage	35% max.	
Floor Area Ratio	None	
Secondary Unit Size	650 sq. ft. max.	
Density		
Units per lot	2	

\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

# RN-2: Residential Neighborhood Two, Medium Density



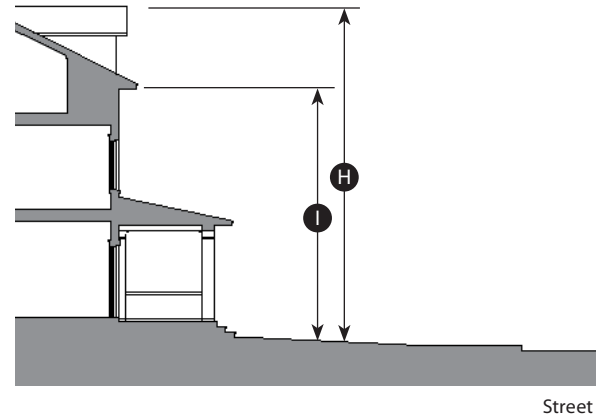
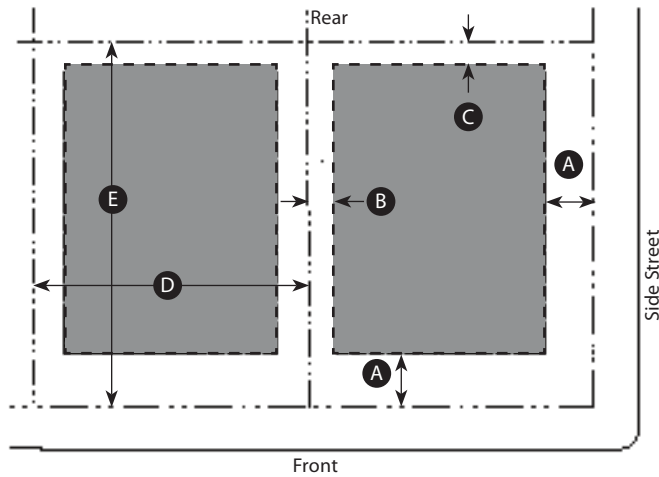
**Key**  
 --- ROW / Property Line      ■ Building Area  
 --- Setback Line

Building Placement	
Setback (Distance from ROW / Property Line)	
Front/Side Street	Ⓐ
Principal Structure	20' min.
Accessory Structure	25' min.
Attached Garage	25' min.
Side	Ⓑ
Principal Structure	10' min.
Accessory Structure	10' min.
Attached Garage	10' min.
Rear	Ⓒ
Principal Structure	10' min.
Accessory Structure	10' min.
Attached Garage	10' min.
Lot Size	
Width	30' min. Ⓓ
Depth	no min. Ⓔ
Minimum Lot Area	
Single Family with Secondary Unit	8,000 sq. ft.
Duplex	16,000 sq. ft.

Building Form	
Height	
Building Height*	
Overall Height	40' max. Ⓗ
Average Plate Height	28' max. Ⓓ
Other Standards	
Building Intensity	
Lot Coverage	35% max.
Floor Area Ratio	None
Secondary Unit Size	650 sq. ft. max.
Density	
Units per lot	2

\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

# RN-3: Residential Neighborhood Three, High Density



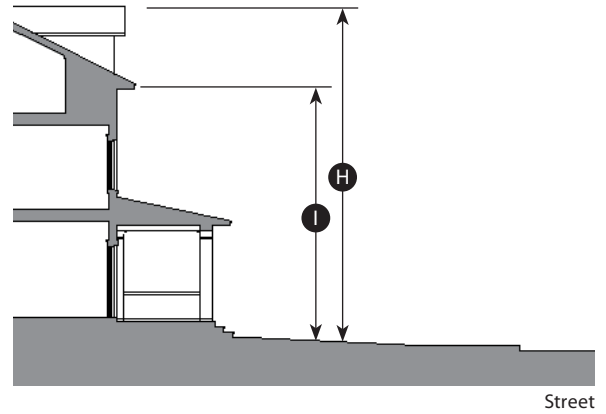
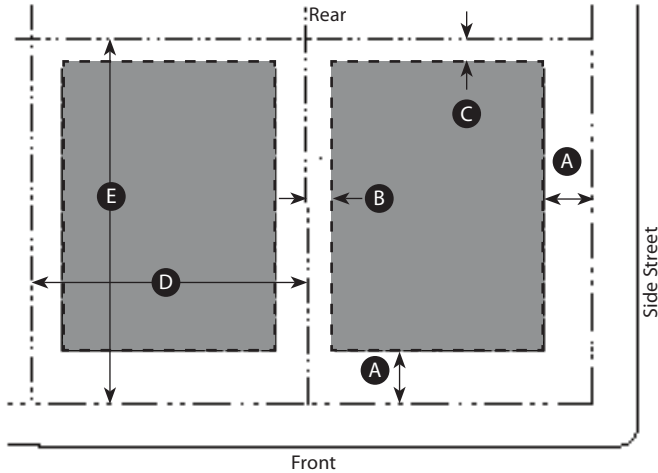
**Key**  
 - - - - ROW / Property Line      ■ Building Area  
 - - - - Setback Line

Building Placement	
Setback (Distance from ROW / Property Line)	
<b>Front/Side Street</b> <span style="float: right;">(A)</span>	
Principal Structure	15' min.
Accessory Structure	20' min.
Attached Garage	20' min.
<b>Side</b> <span style="float: right;">(B)</span>	
Principal Structure	10' min.
Accessory Structure	5' min.
Attached Garage	10' min.
<b>Rear</b> <span style="float: right;">(C)</span>	
Principal Structure	10' min.
Accessory Structure	5' min.
Attached Garage	10' min.
Lot Size	
Width	30' min. <span style="float: right;">(D)</span>
Depth	no min. <span style="float: right;">(E)</span>
<b>Minimum Lot Area</b>	
Single Family with Secondary Unit	6,000 sq. ft.
Duplex	12,000 sq. ft.

Building Form	
Height	
<b>Building Height*</b>	
Overall Height	40' max. <span style="float: right;">(H)</span>
Average Plate Height	28' max. <span style="float: right;">(I)</span>
Other Standards	
Building Intensity	
Lot Coverage	35% max.
Floor Area Ratio	None
Secondary Unit Size	650 sq. ft. max.
Density	
Units per lot	2

\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

# RE-1: Residential Estate One, Low Density



## Key

- ROW / Property Line
- Setback Line
- Building Area

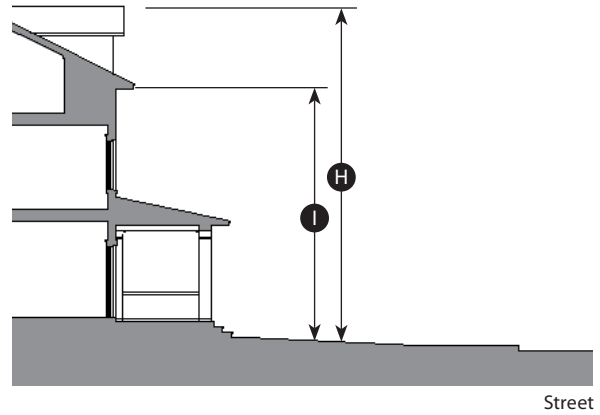
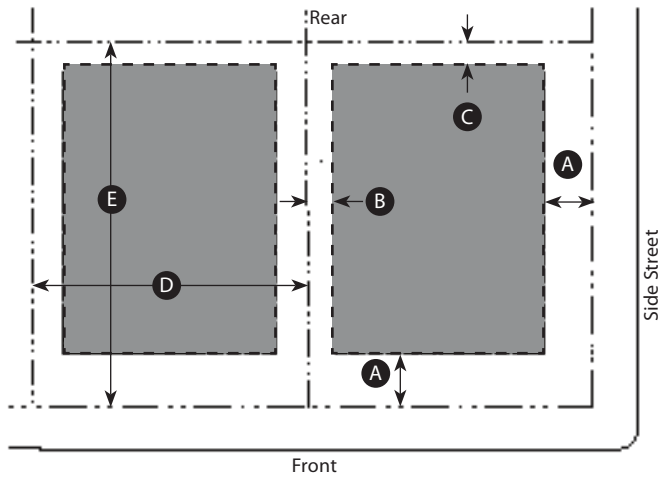
Building Placement		
Setback (Distance from ROW / Property Line)		
Front/Side Street		Ⓐ
Principal Structure	25' min.	
Accessory Structure	25' min.	
Side		Ⓑ
Principal Structure	25' min.	
Accessory Structure	15' min.	
Rear		Ⓒ
Principal Structure	25' min.	
Accessory Structure	15' min.	
Lot Size		
Width	30' min.	Ⓓ
Depth	no min.	Ⓔ
Minimum Lot Area	1 acre	

Building Form		
Height		
Building Height*		
Overall Height	40' max.	Ⓕ
Average Plate Height	28' max.	Ⓖ

Other Standards		
Building Intensity		
Lot Coverage	25% max.	
Floor Area Ratio	None	
Density		
Units per lot	1	

\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

# RE-2: Residential Estate Two, Medium Density



**Key**  
 ---- ROW / Property Line      ■ Building Area  
 --- Setback Line

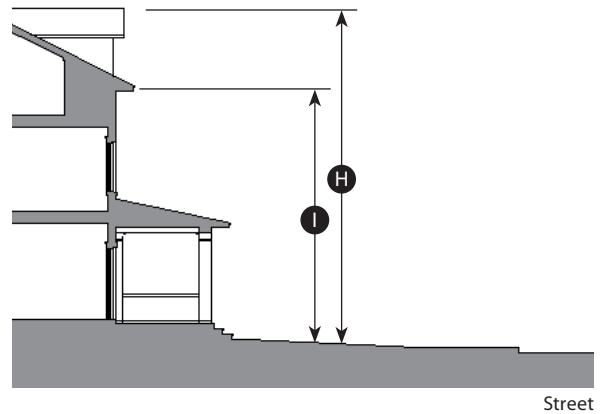
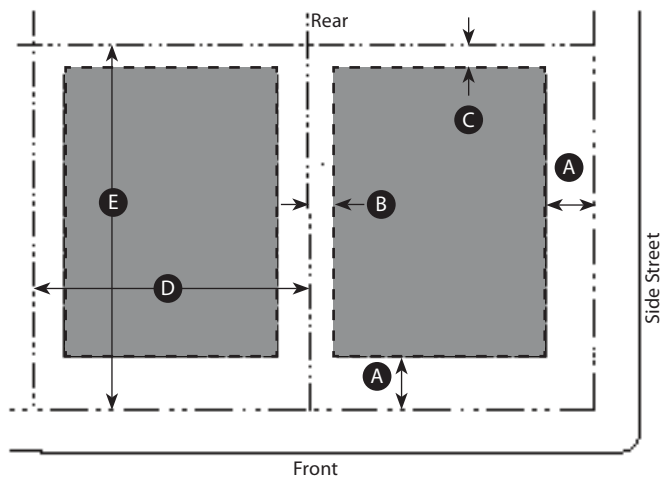
Building Placement	
Setback (Distance from ROW / Property Line)	
Front/Side Street	Ⓐ
Principal Structure	25' min.
Accessory Structure	25' min.
Side	Ⓑ
Principal Structure	15' min.
Accessory Structure	10' min.
Rear	Ⓒ
Principal Structure	15' min.
Accessory Structure	15' min.
Attached Garage	15' min.
Lot Size	
Width	30' min.      Ⓓ
Depth	no min.      Ⓔ
Minimum Lot Area	13,500 sq. ft.

Building Form	
Height	
Building Height*	
Overall Height	40' max.      Ⓗ
Average Plate Height	28' max.      Ⓘ

Other Standards	
Building Intensity	
Lot Coverage	35% max.
Floor Area Ratio	None
Density	
Units per lot	1

\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

# RE-1/S: Residential Estate One, Low Density, Secondary Units



**Key**  
 - - - - ROW / Property Line      ■ Building Area  
 - - - - Setback Line

## Building Placement

### Setback (Distance from ROW / Property Line)

Front/Side Street <span style="float: right;">(A)</span>	
Principal Structure	25' min.
Accessory Structure	25' min.
Attached Garage	25' min.

Side <span style="float: right;">(B)</span>	
Principal Structure	25' min.
Accessory Structure	15' min.
Attached Garage	25' min.

Rear <span style="float: right;">(C)</span>	
Principal Structure	25' min.
Accessory Structure	15' min.
Attached Garage	25' min.

Lot Size	
Width <span style="float: right;">(D)</span>	30' min.
Depth <span style="float: right;">(E)</span>	no min.

Minimum Lot Area	
Single Family with Secondary Unit	1 acre

## Building Form

### Height

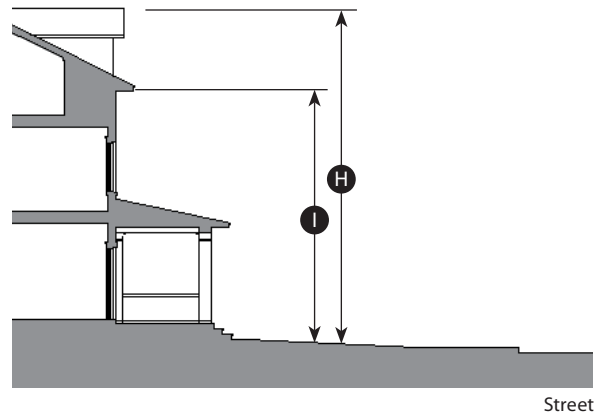
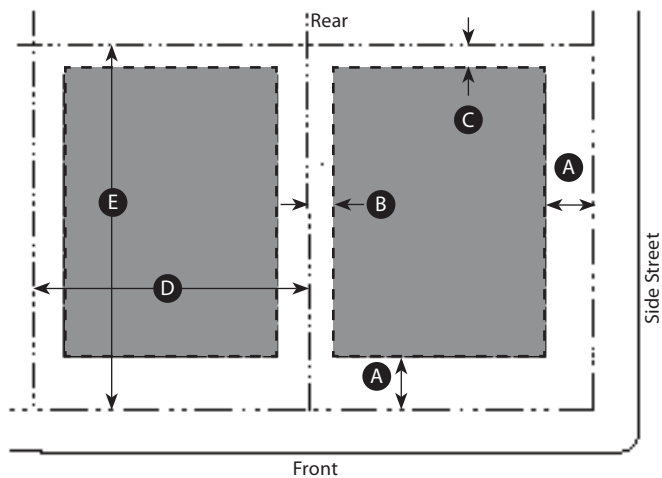
Building Height*		
Overall Height	40' max.	(H)
Average Plate Height	28' max.	(I)

Other Standards	
Building Intensity	
Lot Coverage	25% max.
Floor Area Ratio	None
Secondary Unit Size	650 sq. ft. max.

Density	
Units per lot	2

\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

# RE-2/S: Residential Estate Two, Medium Density, Secondary Units



**Key**  
 - - - - ROW / Property Line      ■ Building Area  
 - - - - Setback Line

## Building Placement

### Setback (Distance from ROW / Property Line)

Front/Side Street		(A)
Principal Structure	25' min.	
Accessory Structure	25' min.	
Attached Garage	25' min.	

Side		(B)
Principal Structure	15' min.	
Accessory Structure	10' min.	
Attached Garage	15' min.	

Rear		(C)
Principal Structure	15' min.	
Accessory Structure	15' min.	
Attached Garage	15' min.	

## Lot Size

Width	30' min.	(D)
Depth	no min.	(E)

## Minimum Lot Area

Single Family with Secondary Unit 13,500 sq. ft.

## Building Form

### Height

Building Height*		
Overall Height	40' max.	(H)
Average Plate Height	28' max.	(I)

## Other Standards

### Building Intensity

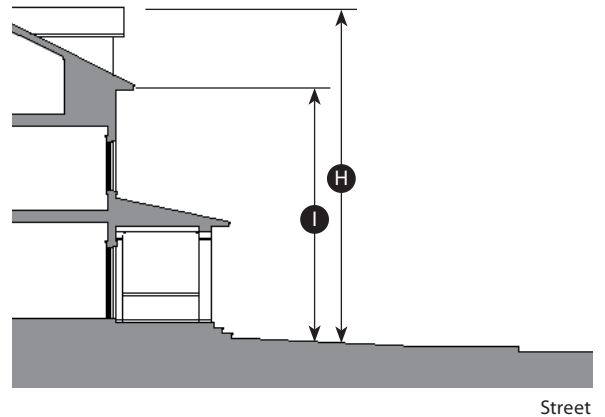
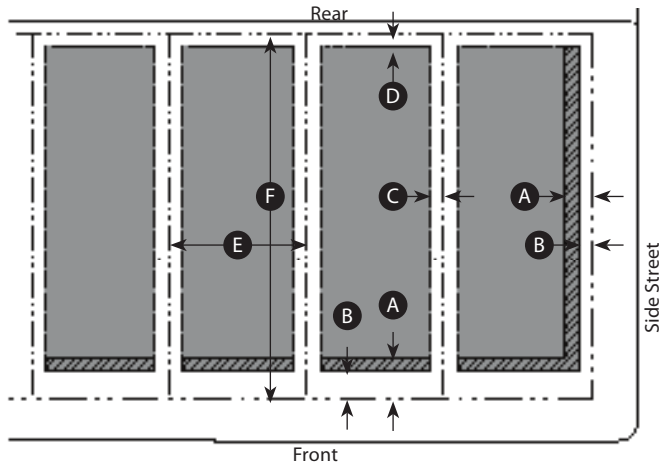
Lot Coverage	35% max.
Floor Area Ratio	None
Secondary Unit Size	650 sq. ft. max.

## Density

Units per lot	2
---------------	---

\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

# RO: Residential Old Town



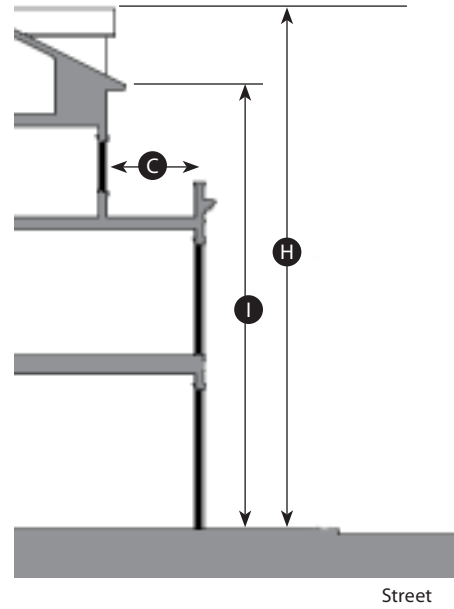
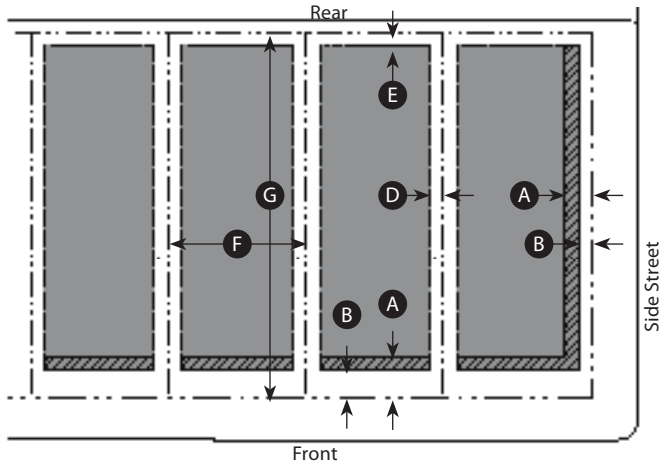
## Key

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Porch Area

Building Placement		
Setback (Distance from ROW / Property Line)		
Front/Side Street <span style="float: right;">Ⓐ</span>		
Principal Structure	15' min.	
Accessory Structure	20' min.	
Attached Garage	20' min.	
Porch	9' min.	Ⓑ
Side <span style="float: right;">Ⓒ</span>		
Principal Structure	10' min.	
Accessory Structure	5' min.	
Attached Garage	10' min.	
Rear <span style="float: right;">Ⓓ</span>		
Principal Structure	10' min.	
Accessory Structure	5' min.	
Attached Garage	10' min.	
Lot Size		
Width <span style="float: right;">Ⓔ</span>		
	25' min.	
	100' max.	
Depth <span style="float: right;">Ⓕ</span>		
	no min.	
Minimum Lot Area		
Single Family with Secondary Unit	6,000 sq. ft.	
Duplex	12,000 sq. ft.	

Building Form		
Height		
Principal Structure		
Overall Height	34' max.	Ⓗ
Average Plate Height	22' max.	Ⓘ
Accessory Structure		
Overall Height	24' max.	
Average Plate Height	18' max.	
Acc. Structure w/ Secondary Unit		
Overall Height	28' max.	
Average Plate Height	16' max.	
Building Intensity		
Lot Coverage	35% max.	
Floor Area Ratio		
Principal Structure	45% max.	
Accessory Structure	20% max.	
Total of all Structures	45% max.	
Secondary Unit Size	650 sq. ft. max.	
Density		
Units per lot	2	

# RR-1: Resort Residential One, Low Density

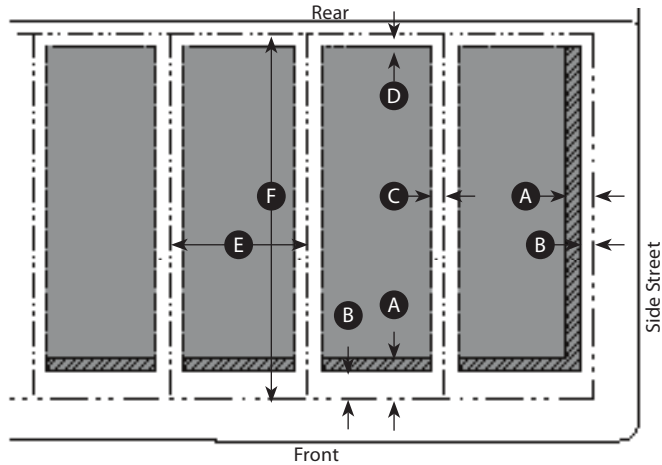


- Key**
- ROW / Property Line
  - Setback Line
  - Building Area
  - ▨ Porch Area

Building Placement	
Setback (Distance from ROW / Property Line)	
Front/Side Street	(A)
Principal Structure	20' min.
Accessory Structure	25' min.
Porch	15' min.
3rd Story and above	25' min.
Side	(D)
Principal Structure	15' min.
Accessory Structure	15' min.
Rear	(E)
Principal Structure	15' min.
Accessory Structure	15' min.
Lot Size	
Width	25' min. (F) no max.
Depth	no min. (G)
Minimum Lot Area	6,000 sq. ft.

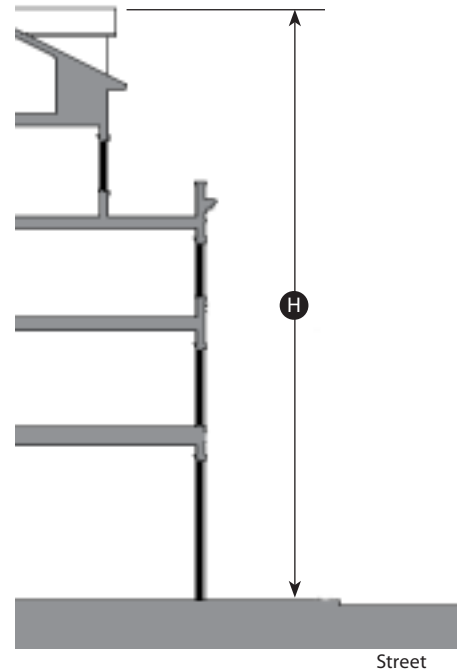
Building Form	
Height*	
Principal Structure w/out underground parking	
Overall Height	57' max. (H)
Average Plate Height	35' max. (I)
Principal Structure w/ underground parking	
Overall Height	63' max. (H)
Average Plate Height	41' max. (I)
Other Standards	
Building Intensity	
Lot Coverage	50% max.
Floor Area Ratio	no max.
Density	
Units per lot	no max.
* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.	
** See Base Area Design Standards for additional requirements.	

# RR-2: Resort Residential Two, High Density



**Key**

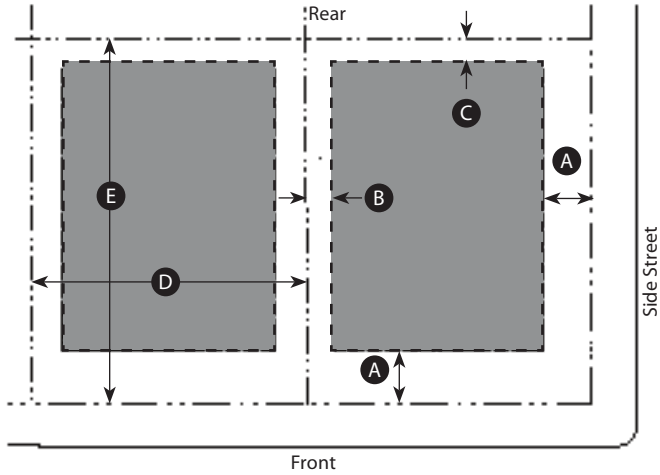
- ROW / Property Line
- Setback Line
- Building Area
- ▨ Porch Area



Building Placement		
Setback (Distance from ROW / Property Line)		
<b>Front/Side Street</b> <span style="float: right;">(A)</span>		
Principal Structure	20' min.	
Accessory Structure	25' min.	
Adjacent to ski slope edge	0' min.	
Porch	15' min.	(B)
<b>Side</b> <span style="float: right;">(C)</span>		
Principal Structure	15' min.	
Accessory Structure	10' min.	
Adjacent to ski slope edge	0' min.	
<b>Rear</b> <span style="float: right;">(D)</span>		
Principal Structure	15' min.	
Accessory Structure	10' min.	
Adjacent to ski slope edge	0' min.	
Lot Size		
<b>Width</b> <span style="float: right;">(E)</span>		
	25' min.	
	no max.	
<b>Depth</b> <span style="float: right;">(F)</span>		
	no min.	
Minimum Lot Area	no min.	

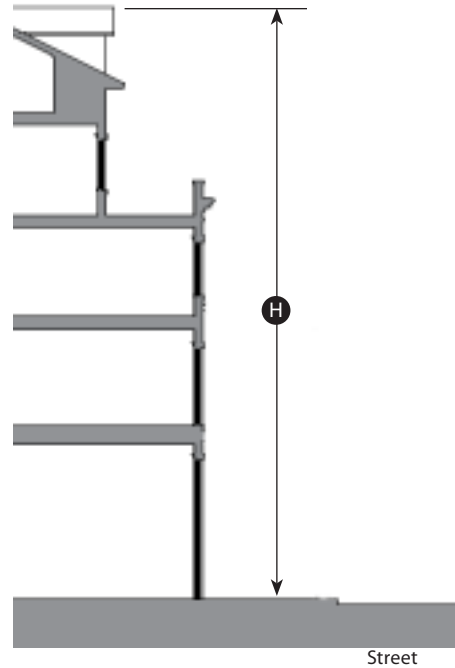
Building Form		
Height*		
<b>Principal Structure</b>		
Overall Height	75' max. **	(H)
** Significant variation in building height, including differences of multiple stories, is required in an effort to break up the mass of structures.		
Building Form***		
Building Intensity		
Lot Coverage	65% max.	
Floor Area Ratio	no max.	
Density		
Units per lot	no max.	
* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.		
*** See Base Area Design Standards for additional requirements.		

# G-1: Gondola One



## Key

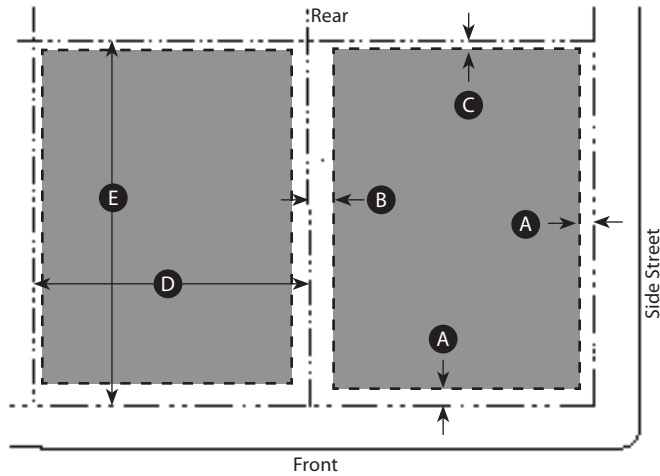
- ROW / Property Line
- Setback Line
- Building Area



Building Placement	
Setback (Distance from ROW / Property Line)	
Front/Side Street <span style="float: right;">(A)</span>	Per the Mountain Town Sub-Area Plan requirements to provide public gathering spaces and pedestrian corridors.
Side <span style="float: right;">(B)</span>	Per the Mountain Town Sub-Area Plan requirements to provide public gathering spaces and pedestrian corridors.
Rear <span style="float: right;">(C)</span>	Per the Mountain Town Sub-Area Plan requirements to provide public gathering spaces and pedestrian corridors.
Lot Size	
Width <span style="float: right;">(D)</span>	25' min. no max.
Depth <span style="float: right;">(E)</span>	no min.
Minimum Lot Area	
Residential	6,000 sq. ft.
Commercial and Mixed Use	3,000 sq. ft.

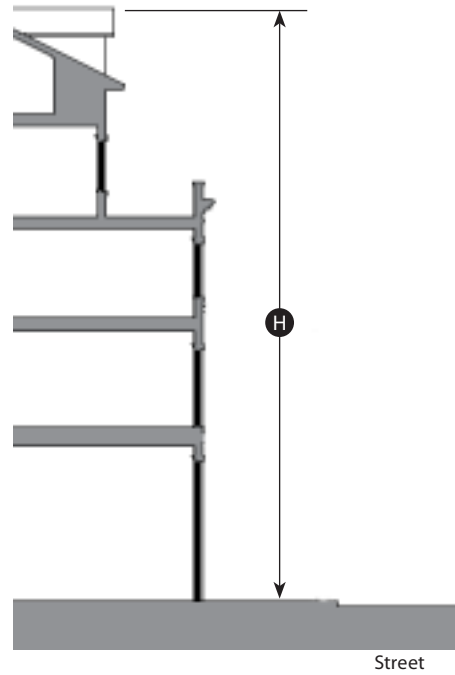
Building Form	
Height*	
Principal Structure	
Overall Height <span style="float: right;">(H)</span>	75' max. **
** Significant variation in building height, including differences of multiple stories, is required in an effort to break up the mass of structures.	
Building Form***	
Building Intensity	
Lot Coverage	60% max.
Floor Area Ratio	no max.
Density	
Units per lot	no max.
* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.	
*** See Base Area Design Standards for additional requirements.	

## G-2: Gondola Two



### Key

- - - ROW / Property Line
- Setback Line
- Building Area



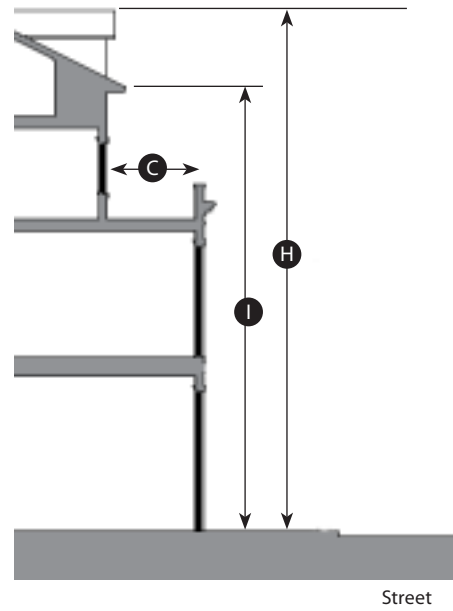
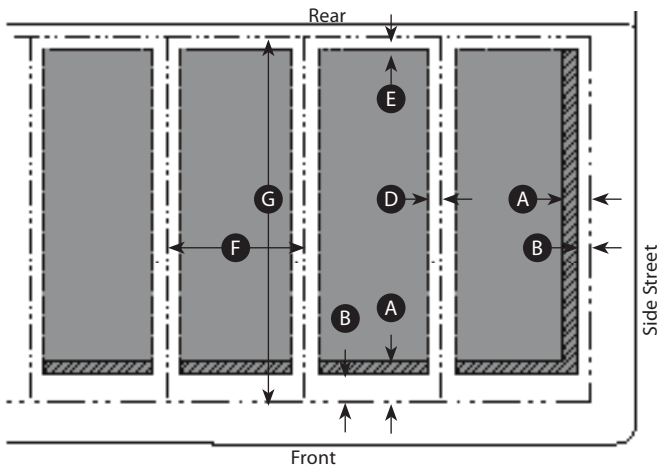
Building Placement	
Setback (Distance from ROW / Property Line)	
Front/Side Street	A
Per the Mountain Town Sub-Area Plan requirements to provide public gathering spaces and pedestrian corridors.	
Side	B
Per the Mountain Town Sub-Area Plan requirements to provide public gathering spaces and pedestrian corridors.	
Rear	C
Per the Mountain Town Sub-Area Plan requirements to provide public gathering spaces and pedestrian corridors.	
Lot Size	
Width	D
	25' min. no max.
Depth	E
	no min.
Minimum Lot Area	no min.

Building Form	
Height*	
Principal Structure	
Overall Height	105' max. ** H
** Significant variation in building height, including differences of multiple stories, is required in an effort to break up the mass of structures.	
Building Form***	
Building Intensity	
Lot Coverage	65% max.
Floor Area Ratio	no max.
Density	
Units per lot	no max.

\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

\*\*\* See Base Area Design Standards for additional requirements.

# MF-1: Multi-Family One, Low Density



## Key

- ROW / Property Line
- Setback Line
- Building Area
- Porch Area

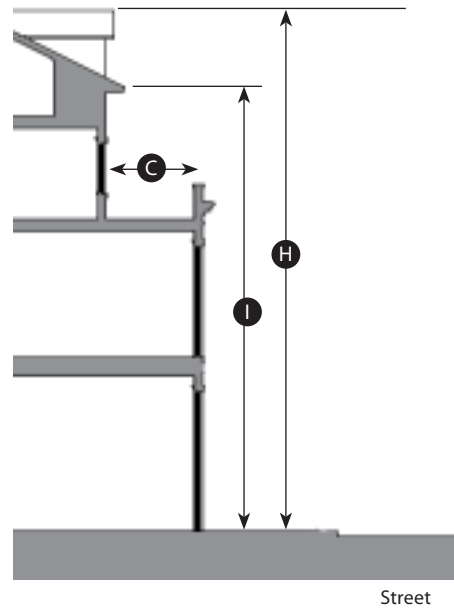
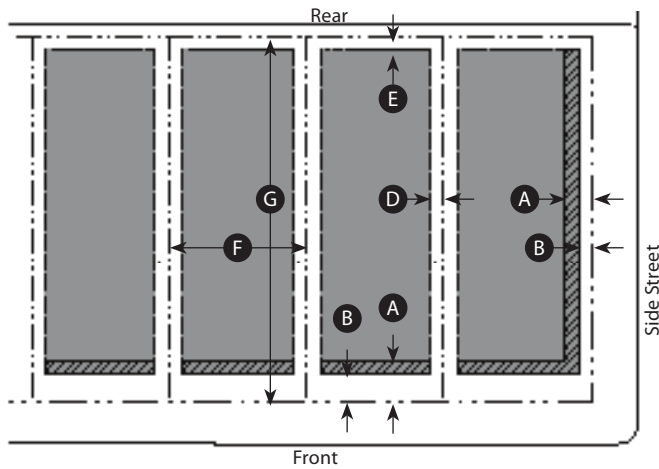
Building Placement		
Setback (Distance from ROW / Property Line)		
Front/Side Street		(A)
Principal Structure	20' min.	
Accessory Structure	25' min.	
Porch	15' min.	(B)
3rd story and above	25' min.	(C)
Side		(D)
Principal Structure	15' min.	
Accessory Structure	5' min.	
Rear		(E)
Principal Structure	15' min.	
Accessory Structure	5' min.	
Lot Size		
Width	40' min.	(F)
	no max.	
Depth	no min.	(G)
Minimum Lot Area	12,000 sq. ft.	

Building Form		
Height*		
Single-Family		
Overall Height	40' max.	(H)
Average Plate Height	28' max.	(I)
Multi-Family		
Overall Height	57' max.	(H)
Average Plate Height	35' max.	(I)
Other Standards**		
Building Intensity		
Lot Coverage	35% max.	
Floor Area Ratio	40% max.	
Density		
Units per lot	no max.	

\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

\*\* See Urban Design Standards for additional requirements.

# MF-2: Multi-Family Two, Medium Density



## Key

- ROW / Property Line
- Setback Line
- Building Area
- Porch Area

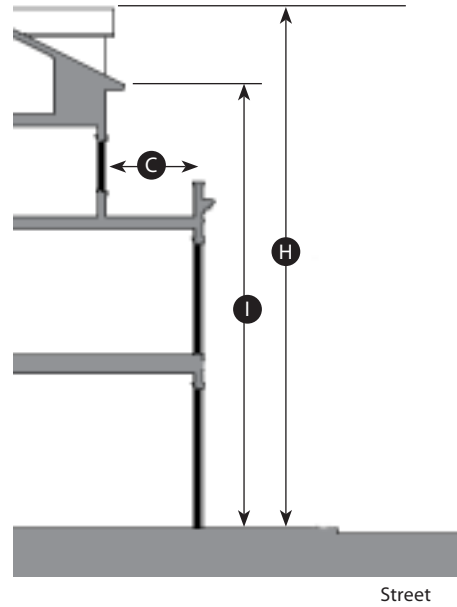
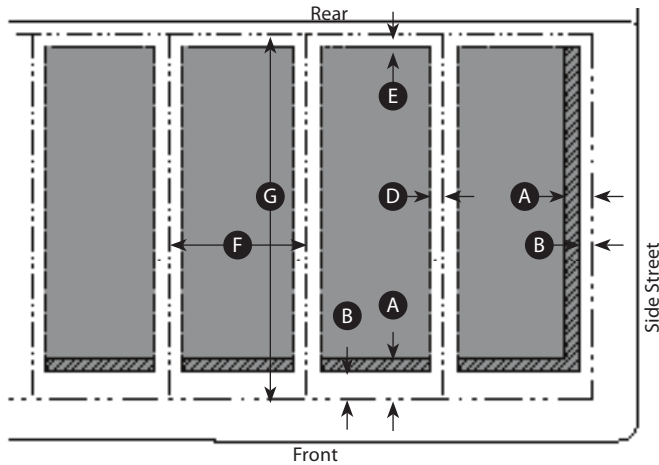
Building Placement		
Setback (Distance from ROW / Property Line)		
<b>Front/Side Street</b> <span style="float: right;">(A)</span>		
Principal Structure	15' min.	
Accessory Structure	20' min.	
Porch	10' min.	(B)
3rd story and above	25' min.	(C)
<b>Side</b> <span style="float: right;">(D)</span>		
Principal Structure	15' min.	
Accessory Structure	5' min.	
<b>Rear</b> <span style="float: right;">(E)</span>		
Principal Structure	15' min.	
Accessory Structure	5' min.	
Lot Size		
<b>Width</b> <span style="float: right;">(F)</span>		
	40' min.	
	no max.	
<b>Depth</b> <span style="float: right;">(G)</span>		
	no min.	
Minimum Lot Area	12,000 sq. ft.	

Building Form		
Height*		
<b>Single-Family</b>		
Overall Height	40' max.	(H)
Average Plate Height	28' max.	(I)
<b>Multi-Family</b>		
Overall Height	57' max.	(H)
Average Plate Height	35' max.	(I)
Building Stepback**		
Front/Side Street above 2nd story	5' min.	(L)
Other Standards		
Building Intensity		
Lot Coverage	40% max.	
Floor Area Ratio	45% max.	
Density		
Units per lot	no max.	

\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

\*\* See Urban Design Standards for additional requirements.

# MF-3: Multi-Family Three, High Density



- Key**
- ROW / Property Line
  - Setback Line
  - Building Area
  - ▨ Porch Area

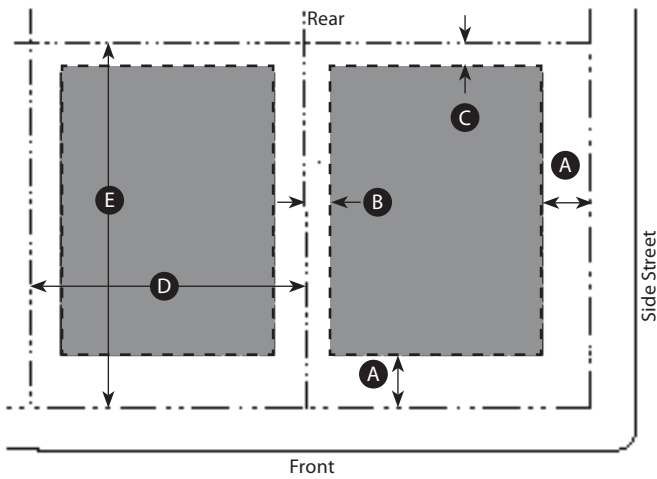
Building Placement		
Setback (Distance from ROW / Property Line)		
Front/Side Street <b>(A)</b>		
Principal Structure	15' min.	
Accessory Structure	20' min.	
Porch	10' min.	<b>(B)</b>
3rd story and above	25' min.	<b>(C)</b>
Side <b>(D)</b>		
Principal Structure	10' min.	
Accessory Structure	5' min.	
Rear <b>(E)</b>		
Principal Structure	10' min.	
Accessory Structure	5' min.	
Lot Size		
Width <b>(F)</b>		
	40' min.	
	no max.	
Depth <b>(G)</b>		
	no min.	
Minimum Lot Area		
	12,000 sq. ft.	

Building Form		
Height*		
Single-Family		
Overall Height	40' max.	<b>(H)</b>
Average Plate Height	28' max.	<b>(I)</b>
Multi-Family		
Overall Height	57' max.	<b>(H)</b>
Average Plate Height	35' max.	<b>(I)</b>
Other Standards**		
Building Intensity		
Lot Coverage	45% max.	
Floor Area Ratio	50% max.	
Density		
Units per lot	no max.	

\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

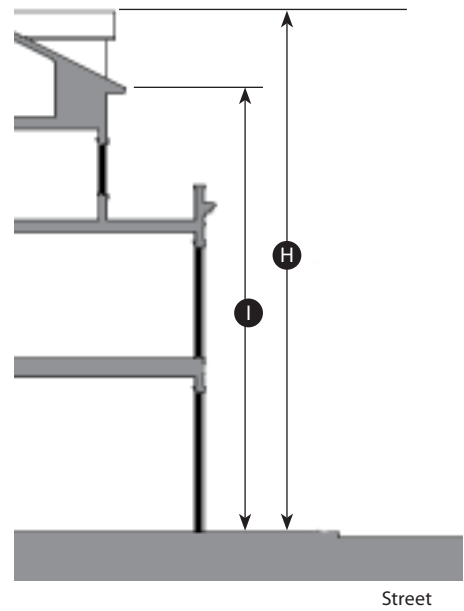
\*\* See Urban Design Standards for additional requirements.

# OR: Open Space and Recreation



**Key**

- ROW / Property Line
- Setback Line
- Building Area

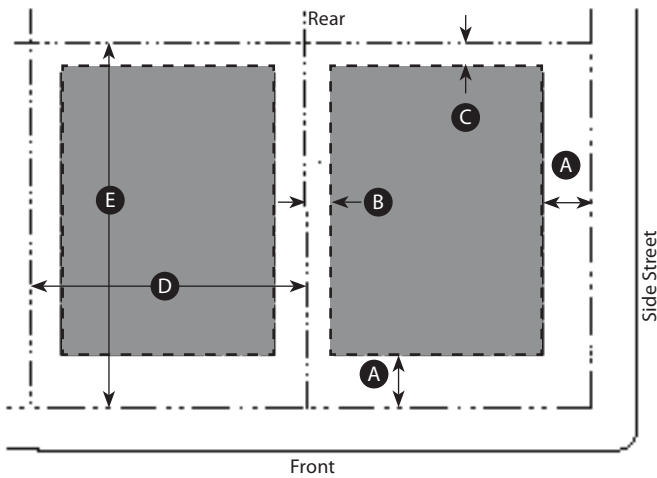


Building Placement		
Setback (Distance from ROW / Property Line)		
Front/Side Street		Ⓐ
Principal Structure	25' min.	
Accessory Structure	25' min.	
Side		Ⓑ
Principal Structure	25' min.	
Accessory Structure	15' min.	
Rear		Ⓒ
Principal Structure	20' min.	
Accessory Structure	15' min.	
Lot Size		
Width	25' min. no max.	Ⓓ
Depth	no min.	Ⓔ
Minimum Lot Area	2,500 sq. ft.	

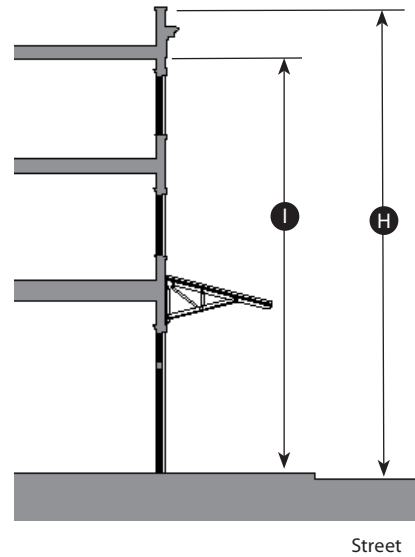
Building Form		
Height*		
Institutional Uses		
Overall Height	44' max.	Ⓕ
Average Plate Height	32' max.	Ⓖ
Outdoor Recreational Uses		
Overall Height	34' max.	Ⓕ
Average Plate Height	22' max.	Ⓖ
Low Impact Recreational Uses		
Overall Height	20' max.	Ⓕ
Average Plate Height	10' max.	Ⓖ
Other Standards		
Building Intensity		
Lot Coverage	no max.	
Floor Area Ratio	no max.	
Density		
Units per lot	no max.	

\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

# I: Industrial



**Key**  
 - - - ROW / Property Line      ■ Building Area  
 - - - Setback Line



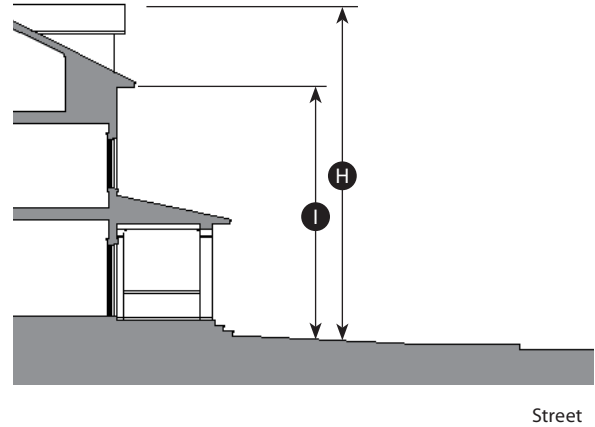
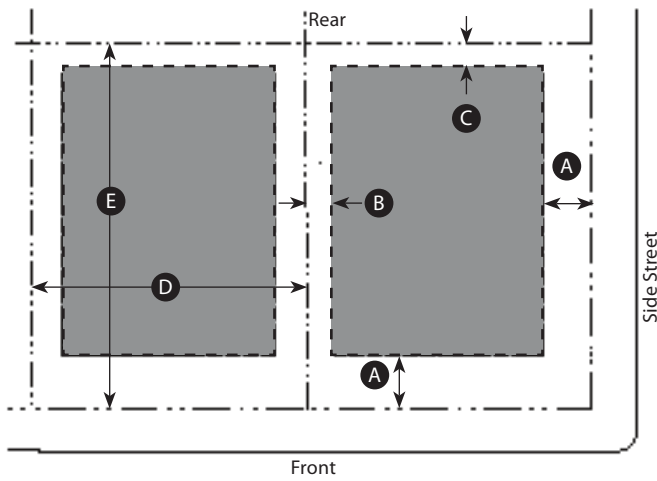
Building Placement		
Setback (Distance from ROW / Property Line)		
<b>Front/Side Street</b> (A)		
Principal Structure	15' min.	
Accessory Structure	15' min.	
<b>Side</b> (B)		
Principal Structure	10' min.	
Accessory Structure	10' min.	
<b>Rear</b> (C)		
Principal Structure	10' min.	
Accessory Structure	10' min.	
Lot Size		
<b>Width</b> (D)	30' min.	
	no max.	
<b>Depth</b> (E)	no min.	
<b>Minimum Lot Area</b>	no min.	

Building Form		
Height*		
<b>Building Height</b>		
Overall Height	32' max.	(H)
Average Plate Height	28' max.	(I)
<b>Special work areas</b>		
Overall Height	40' max.	(H)
Average Plate Height	40' max.	(I)
Other Standards		
Building Intensity		
Lot Coverage	60% max.	
Floor Area Ratio	60% max.	
Density		
Units per lot	no max.	
Dwelling Unit Size	1,400 sq. ft. max.	

\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

\*\* See Urban Design Standards for additional requirements.

# MH: Mobile Home



## Key

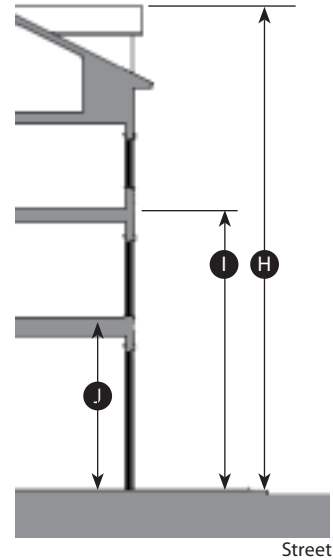
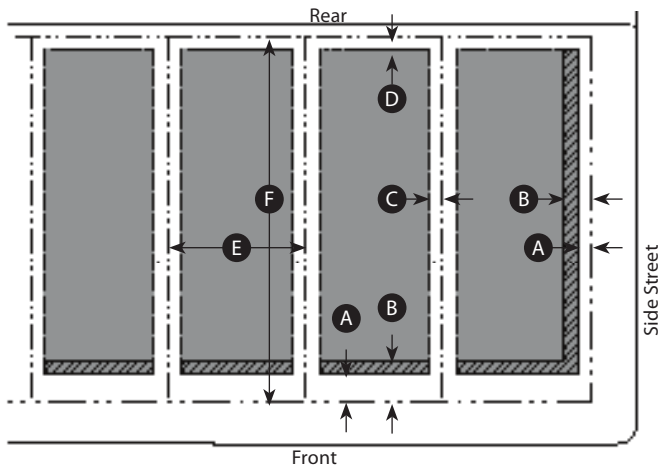
- ROW / Property Line
- Setback Line
- Building Area

Building Placement	
Setback (Distance from ROW / Property Line)	
<b>Front/Side Street</b> <span style="float: right;">(A)</span>	
Principal Structure (Subdivision)	20' min.
Principal Structure (Park)	20' min.
Accessory Structure	20' min.
<b>Side</b> <span style="float: right;">(B)</span>	
Principal Structure (Subdivision)	10' min.
Principal Structure (Park)	no min.
Side Separation (Park)	15' min.
Accessory Structure	10' min.
<b>Rear</b> <span style="float: right;">(C)</span>	
Principal Structure (Subdivision)	10' min.
Principal Structure (Park)	10' min.
Accessory Structure	10' min.
Lot Size	
Width	25' min. <span style="float: right;">(D)</span>
Depth	no min. <span style="float: right;">(E)</span>
Minimum Lot Area	4,000 sq. ft.

Building Form	
Height	
<b>Building Height*</b>	
Overall Height	28' max. <span style="float: right;">(H)</span>
Average Plate Height	28' max. <span style="float: right;">(I)</span>
Other Standards	
Building Intensity	
Lot Coverage	no max.
Floor Area Ratio	None
Mobile Home Unit Size	2,500 sq. ft. max.
Density	
Units per lot	1 per 4,000 sq. ft.

\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

# CC: Community Commercial



## Key

- ROW / Property Line
- Setback Line
- Building Area
- Frontage Area

Building Placement		
Setback (Distance from ROW / Property Line)		
Front/Side Street		
Principal Structure	5' min.	Ⓐ
Principal Structure	20' max.*	Ⓑ
Accessory Structure	20' min.	
Side <span style="float: right;">Ⓒ</span>		
Principal Structure		
Lot width < 50'	0' min.	
Lot width > 50'	7.5' min.	
Accessory Structure	7.5' min.	
Rear <span style="float: right;">Ⓓ</span>		
Principal Structure	7.5' min.	
Accessory Structure	7.5' min.	
Lot Size		
Width	25' min.	Ⓔ
	no max.	
Depth	no min.	Ⓕ
Minimum Lot Area	no min.	

\* Setbacks in excess of 20' may be permitted by the Director where utility easements, environmentally sensitive areas or other physical constraints prohibit the placement of the building in the frontage area.

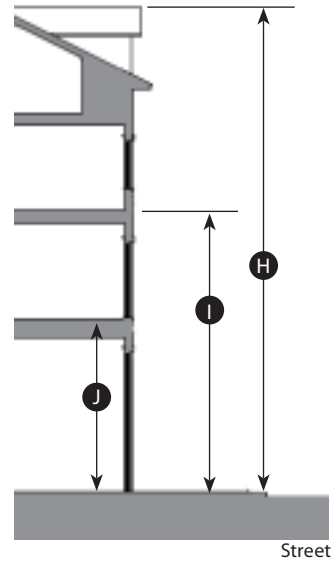
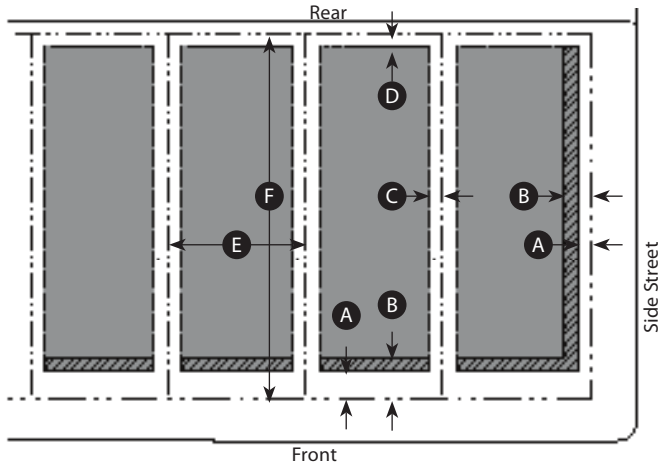
Building Form		
Height**		
Building Height		
Overall Height	63' max.	Ⓗ
Frontage Area Height	26' min. (2 story)***	Ⓘ
Ground Floor Ceiling Height	14' min.	Ⓙ
Other Standards****		
Building Intensity		
Lot Coverage	no max.	
Floor Area Ratio	no max.	
2nd story intensity	75% of 1st floor gross square footage	
Density		
Units per lot	no max.	
Dwelling Unit Size	1,400 sq. ft. max.	

\*\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

\*\*\* The frontage area height requirement is applicable to new development, including addition greater than 1,500 sq. ft.

\*\*\*\* See Urban Design Standards for additional requirements.

# CS: Commercial Services



## Key

- ROW / Property Line
- Setback Line
- Building Area
- Frontage Area

Building Placement		
Setback (Distance from ROW / Property Line)		
Front/Side Street		
Principal Structure	5' min.	(A)
Principal Structure	20' max.*	(B)
Accessory Structure	20' min.	
Side (C)		
Principal Structure		
Lot width < 50'	0' min.	
Lot width > 50'	7.5' min.	
Accessory Structure	7.5' min.	
Rear (D)		
Principal Structure	7.5' min.	
Accessory Structure	7.5' min.	
Lot Size		
Width	25" min.	(E)
	no max.	
Depth	no min.	(F)
Minimum Lot Area	no min.	

\* Setbacks in excess of 20' may be permitted by the Director where utility easements, environmentally sensitive areas or other physical constraints prohibit the placement of the building in the frontage area.

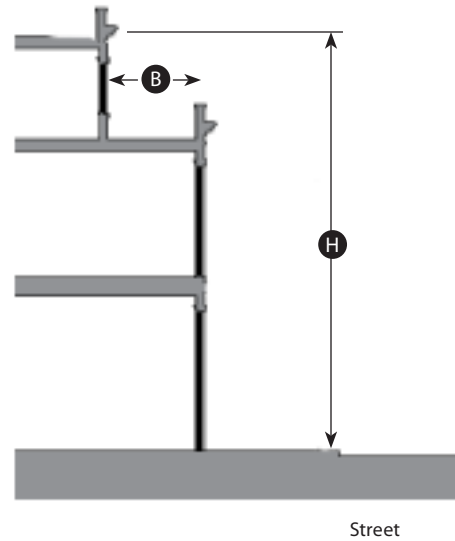
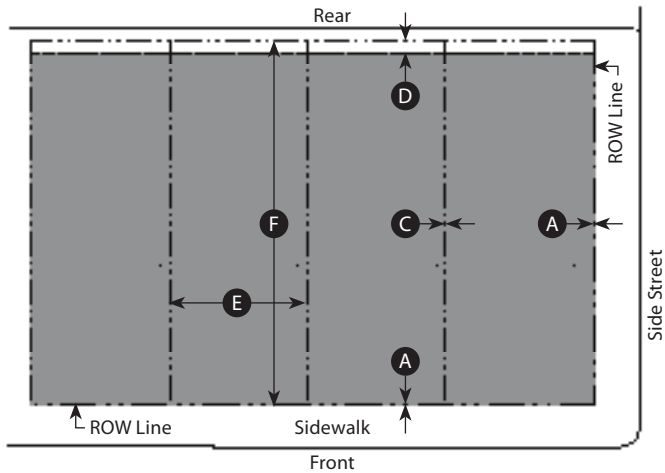
Building Form		
Height**		
Building Height		
Overall Height	63' max.	(H)
Frontage Area Height	26' min. (2 story)***	(I)
Ground Floor Ceiling Height	14' min.	(J)
Other Standards****		
Building Intensity		
Lot Coverage	no max.	
Floor Area Ratio	no max.	
2nd story intensity	50% of 1st floor gross square footage	
Density		
Units per lot	no max.	
Dwelling Unit Size	1,400 sq. ft. max.	

\*\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

\*\*\* The frontage area height requirement is applicable to new development, including addition greater than 1,500 sq. ft.

\*\*\*\* See Urban Design Standards for additional requirements.

# CO: Commercial Old Town



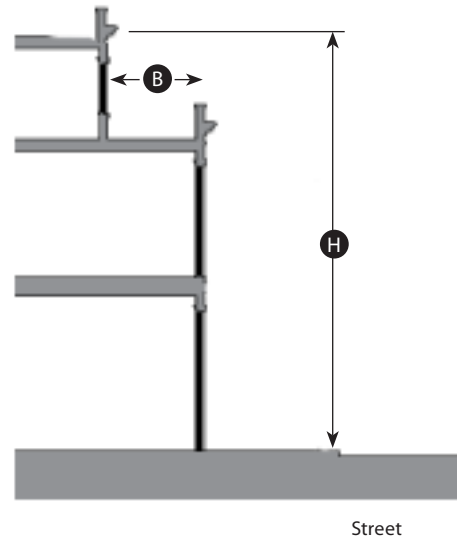
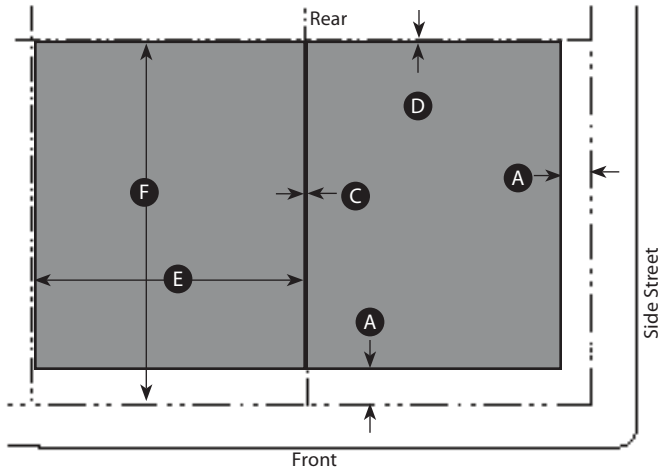
## Key

- ROW / Property Line
- Setback Line
- Building Area

Building Placement		
Setback (Distance from ROW / Property Line)		
Front/Side Street		
Principal Structure up to 28'	0' min. *	Ⓐ
Principal Structure up to 28'	0' max. *	Ⓐ
Principal Structure above 28'	15' min.	Ⓑ
Side <span style="float: right;">Ⓒ</span>		
Principal Structure	0' max. *	
Accessory Structure	0' max. *	
Rear <span style="float: right;">Ⓓ</span>		
Principal Structure	10' min.	
Accessory Structure	10' min.	
Lot Size		
Width <span style="float: right;">Ⓔ</span>		
	25' min.	
	150' max.	
Depth <span style="float: right;">Ⓕ</span>		
	no min.	
Lot Area		
	3,000 sq. ft. min.	
	22,000 sq. ft. max.	
* Additional setback may be required to provide public gathering space (recessed entries excepted)		

Building Form		
Height**		
Building Height (Overall Height and Average Plate Height)		
Without residential units on the uppermost floor	28' max.	Ⓗ
With residential units on the uppermost floor	38' max.	Ⓗ
Public Facilities	42' max.	Ⓗ
Other Standards***		
Building Intensity		
Lot Coverage	no max.	
Floor Area Ratio	2.0 max.	
Density		
Units per lot	no max.	
** The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.		
*** See Section 26-134 for additional design standards.		

# CY: Yampa Street Commercial (Adjacent to Lincoln Alley)



**Key**

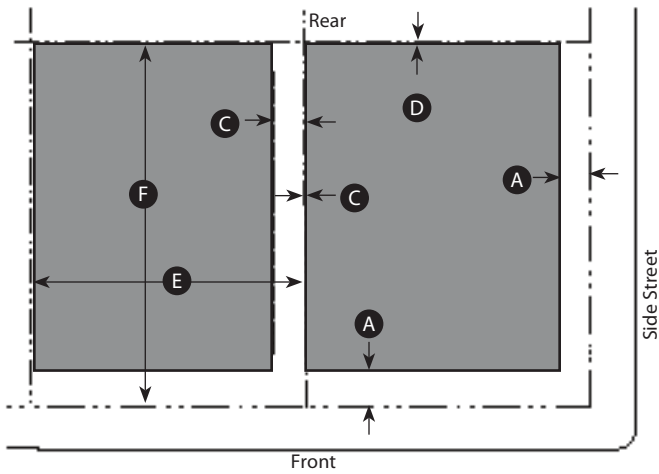
- ROW / Property Line
- Setback Line
- Building Area

Building Placement		
Setback (Distance from ROW / Property Line)		
<b>Front/Side Street</b>		
Principal Structure up to 28'	10' min.	Ⓐ
Principal Structure above 28'	25' min.	Ⓑ
Accessory Structure	15' min.	
<b>Side</b>		
Principal Structure	0' min.	Ⓒ
Accessory Structure	5' min.	
Decks and porches	5' min.	
<b>Rear</b>		
Principal Structure	0' min.	Ⓓ
Accessory Structure	15' min.	
Decks and porches	20' min.	
Lot Size		
Width	25' min. 100' max.	Ⓔ
Depth	no min.	Ⓕ
Lot Area	3,000 sq. ft. min. 22,000 sq. ft. max.	

Building Form		
Height**		
<b>Building Height</b>		
Public Facilities	42' max.	Ⓗ
With uppermost floor residential	38' max.	Ⓗ
Without uppermost floor residential	28' max.	Ⓗ
Other Standards		
Building Intensity		
Lot Coverage	85% max.	
Floor Area Ratio		
Without 3rd floor Residential	1.5 max.	
With 3rd floor residential	2.0 max.	
Density		
Units per lot	no max.	

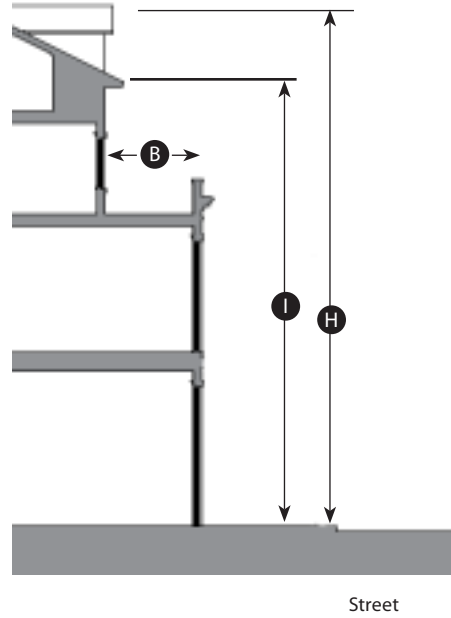
\*\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

# CY: Yampa Street Commercial (Adjacent to the Yampa River)



## Key

- ROW / Property Line
- Setback Line
- Building Area



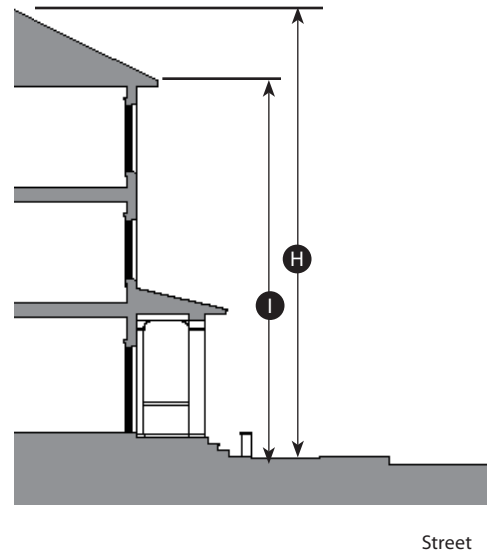
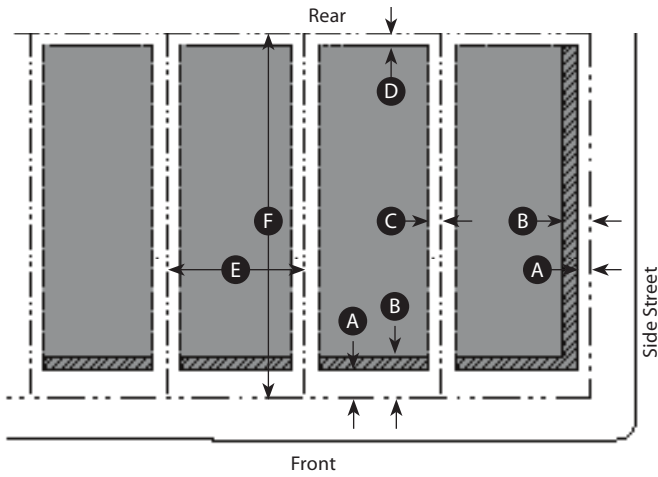
Building Placement		
Setback (Distance from ROW / Property Line)		
Front/Side Street		
Principal Structure up to 28'	10' min.	Ⓐ
Principal Structure above 28'	25' min.	Ⓑ
Accessory Structure	15' min.	
Side <span style="float: right;">Ⓒ</span>		
Principal Structure (one side)	0' min.	
Principal Structure (other side)	7.5' min.	
Accessory Structure	0' min.	
Decks and porches	0' min.	
Rear <span style="float: right;">Ⓓ</span>		
Principal Structure	30' min.*	
Accessory Structure	15' min.*	
Decks and porches	10' min.*	
Lot Size		
Width <span style="float: right;">Ⓔ</span>		
	25' min.	
	100' max.	
Depth <span style="float: right;">Ⓕ</span>		
	no min.	
Lot Area		
	3,000 sq. ft. min.	
	14,000 sq. ft. max.	

\* Measured from ordinary high water mark of Yampa River.

Building Form		
Height**		
Building Height		
Overall Height	36' max.	Ⓗ
Average Plate Height	24' max.	Ⓘ
Other Standards		
Building Intensity		
Lot Coverage	65% max.	
Floor Area Ratio	1.0 max.	
Density		
Units per lot	no max.	

\*\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

# CN: Commercial Neighborhood



- Key**
- - - ROW / Property Line
  - - - Setback Line
  - Building Area
  - ▨ Facade Zone

Building Placement		
Setback (Distance from ROW / Property Line)		
<b>Front/Side Street</b>		
Principal Structure	10' min.	(A)
Principal Structure	30' max.	(B)
Accessory Structure	15' min.	
Adjacent to Highway 40	30' min.	
<b>Side</b> (C)		
Principal Structure	10' min.	
Accessory Structure	5' min.	
<b>Rear</b> (D)		
Principal Structure	10' min.	
Accessory Structure	5' min.	
Lot Size		
<b>Width</b> (E)		
	25' min.	
	100' max.	
<b>Depth</b> (F)		
	no min.	
<b>Lot Area</b>		
On Oak Street		
	3,000 sq. ft. min.	
	14,000 sq. ft. max.	
Not on Oak Street		
	3,000 sq. ft. min.	
	no max.	

Building Form		
Height**		
<b>Building Height</b>		
On Oak Street		
Average Plate Height	20' max.	(I)
Overall Height	32' max.	(H)
Not on Oak Street		
Average Plate Height	28' max.	(I)
Overall Height	40' max.	(H)
Other Standards***		
Building Intensity		
Lot Coverage	50% max.	
Floor Area Ratio		
Adjacent to Lincoln Ave Alley	1.0 max.	
Adjacnet to Pine Street Alley	0.5 max.	
All other properties	0.6 max.	
Density		
Units per lot	no max.	

\*\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

\*\*\* See Section 26-135 for additional design standards.