

Exhibit B to Ordinance 2022-06

Dwell PUD Guide



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Table of Contents

Dwell Planned Unit Development 4

Context Plan 5

Height 6

Dimensional Standards..... 7

List of Figures

Figure 1 Dwell PUD Location 4

Figure 2: Dwell PUD Housing Types5

Figure 3 Building Heights6

List of Tables

Table 1 Dimensional Standards by Lot5

Table 2 Building Height by Building Type6

Table 3: Dwell PUD Dimensional Standards7

Dwell Planned Unit Development

The Dwell Planned Unit Development Guide serves as the governing regulations which control the development of Dwell PUD and is in conformance with the Fruita Municipal Code.

Community Residential (CR) zone district, as defined in the City of Fruita Land Use Code, currently serves as the underlying zone for the Dwell PUD is relied on when the PUD Guide does not address a specific use or requirement.

The Dwell PUD is located on the east side of N. Maple Street between the Vintners Farm Subdivision on the north side, Wildwood Estates on the south side and Wildwood Acres Subdivision on the east side, as displayed in Figure 1

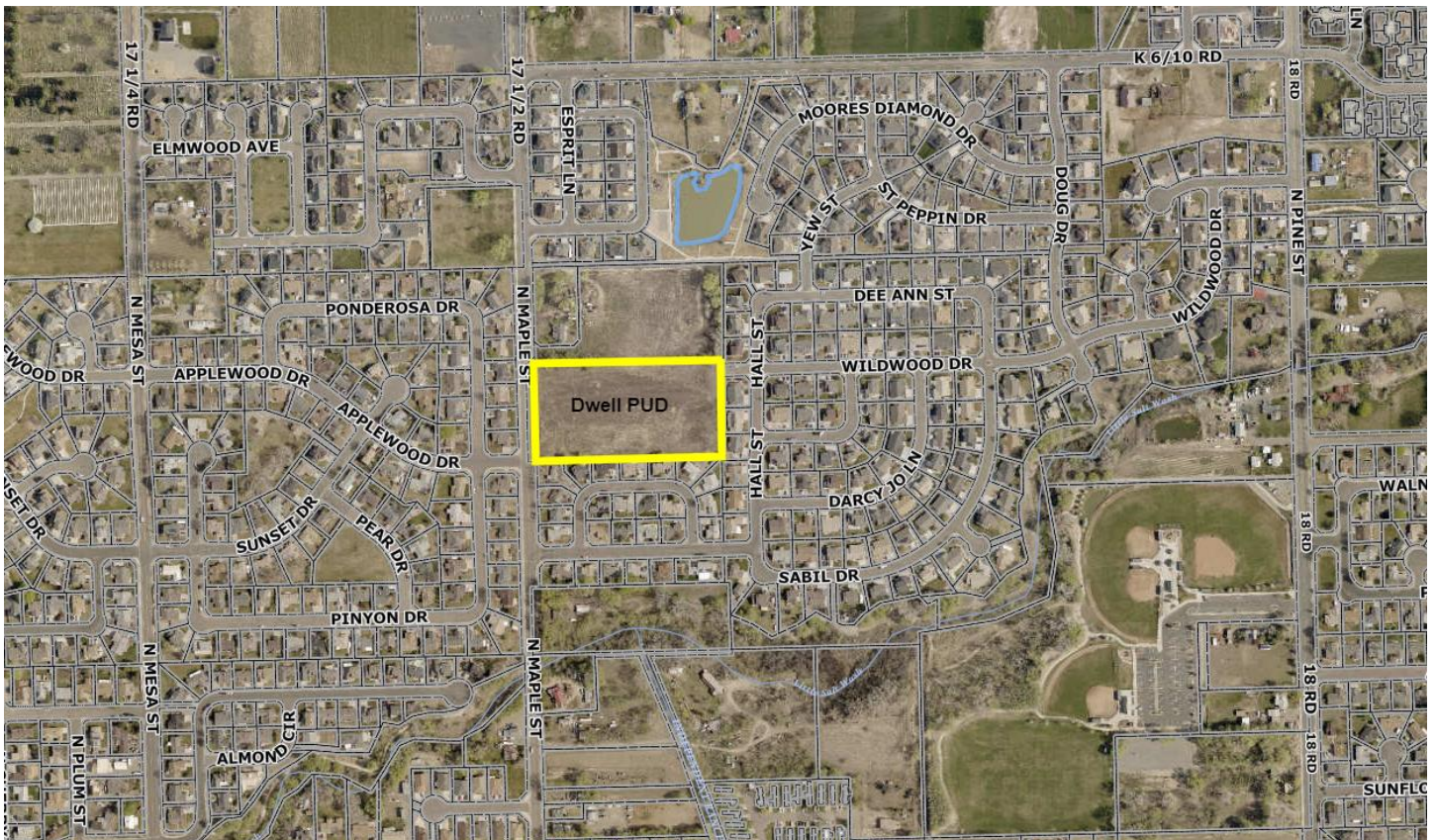


Figure 1 Dwell PUD Location

Context Plan

The Dwell PUD is a community consisting of single-family housing mixed with open space and public trails surrounding the open space park. The housing types include single family detached homes; 2-unit single family attached homes; and 2-unit + single-family attached homes. Figure 2 displays the housing types and their location within the development and Table 1 displays dimensional standards by lot for the development as a whole.

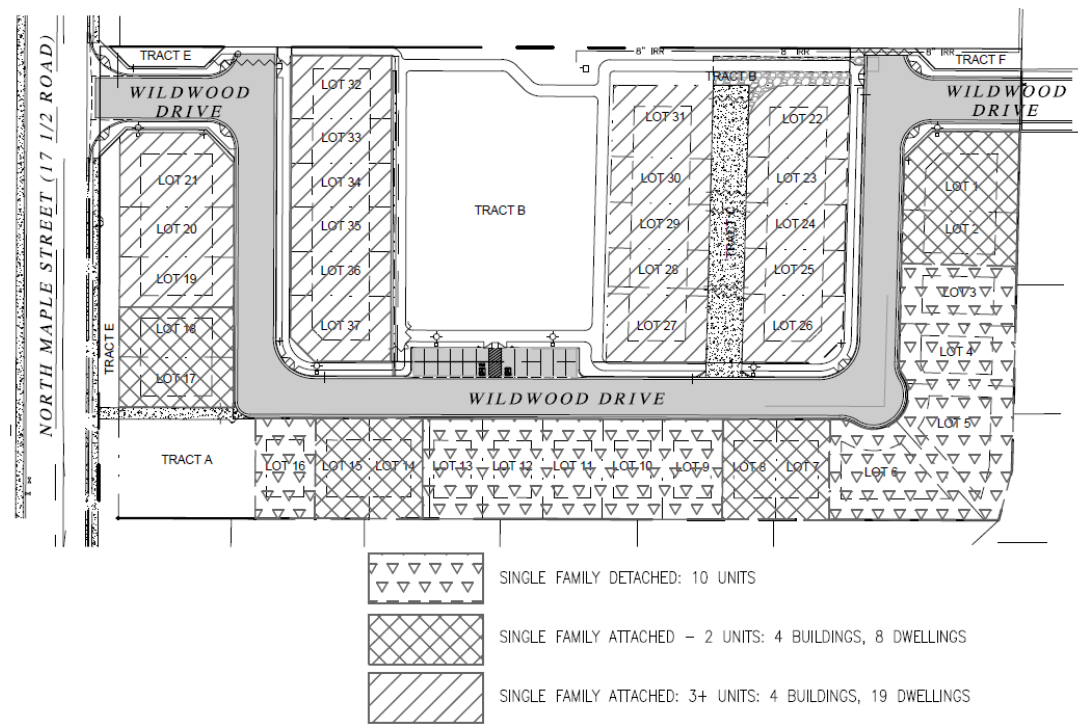


Figure 2: Dwell PUD Housing Types

Table 1 Dimensional Standards by Lot	
Dimensional Standards by Lot	
Minimum Lot Area	
Lots 1-2; 7-8; 14-15; 17-37	2,100 square feet
Lots 3-6; 9-13; & 16	2,900 square feet
Front Setback (principal/accessory)	
Lots 1-37	15'/15'
Maximum Height	
Lots 1-2; 7-8; & 14-15	35'
Lots 3-6; 9-13; 16	31.25' or 25.5'
Lots 19-32	33.084'
Note: Community Residential zone district is relied on for all dimensional standards not mentioned in this table	

Height

Dwell PUD is placing additional restrictions on itself for height beyond what is allowed in the underlying Community Residential zone district. The development commits to specific height for each individual building type within the development, as displayed in Figure 3 and described in Table 2.

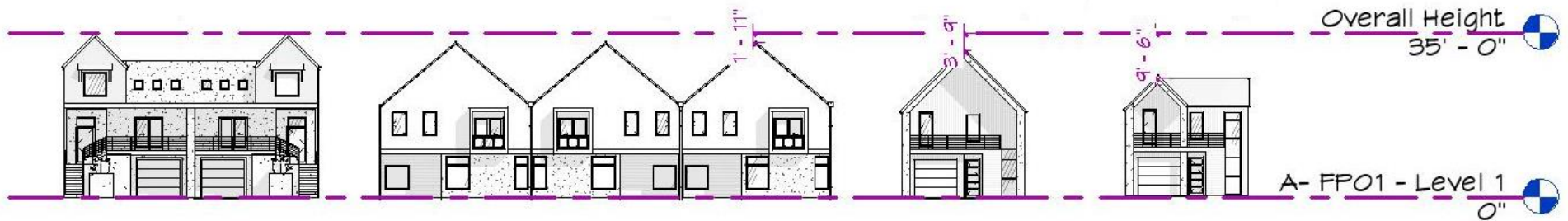


Figure 3 Building Heights

Table 2 Building Height by Building Type

Building Heights	
Building Type	
Single-Family Detached	Maximum Height of 31.25' or 25.5'
Single-Family Attached	
2-Units	Maximum Height of 35'
More than 2-Units	Maximum Height of 33.084'

Dimensional Standards

Community Residential (CR) zone district, as defined in the City of Fruita Land Use Code, serves as the underlying zone for the Dwell PUD and is relied on when the PUD Guide does not address a specific use or requirement. Table 3 displays the dimensional standards for the Dwell PUD.

Table 3: Dwell PUD Dimensional Standards

Dimensional Standards	
Minimum Lot Area	
Single-Family Detached	2,900 square feet
Single-Family Attached	2,100 square feet
Setbacks for Single-Family Detached (principal/accessory)	
Front	15'/15'
Setbacks for Single-Family Attached (principal/accessory)	
Front	15'/15'
Note: Community Residential Zone District is relied on for all dimensional standards not covered by this table	