

**TOWN OF NEW CASTLE, COLORADO
ORDINANCE NO. TC 2025-1**

**AN ORDINANCE OF THE NEW CASTLE TOWN COUNCIL GRANTING
CONDITIONAL APPROVAL OF A FINAL PUD DEVELOPMENT PLAN AND A
FINAL SUBDIVISION PLAT FOR CASTLE VALLEY RANCH PUD FILING 13 (9
N WILD HORSE DR) AND VESTED RIGHTS FOR THE SAME**

WHEREAS, R2 Partners, LLC (“Owner”) is the owner of certain real property within the Town of New Castle, Colorado (the “Town”) described in the attached Exhibit A, which property is located within the Castle Valley Ranch PUD (the “Property”); and

WHEREAS, the Property is zoned Residential Multifamily (MF-2) within the Castle Valley Ranch PUD; and

WHEREAS, on June 26, 2024, the Planning & Zoning Commission approved a Preliminary PUD Development Plan (“Preliminary Plan”) and Preliminary Plat (“Preliminary Plat”) for the Property; and

WHEREAS, on November 13, 2024, Owner (“Applicant”) submitted an application requesting approval of a Final PUD Development Plan (“Final Plan”) and a Final Plat (the “Final Plat”) for the Property (collectively, the “Application” as further defined below);

WHEREAS, the Application proposes the construction of 130 residential units (26 townhomes and 104 apartments, 80 of which are “live/work” residences in two (2) two-story buildings and two (2) three-story buildings and 24 of which are “empty nester” units in two (2) two-story buildings) and open space areas on a total of 31.92 acres; and

WHEREAS, the Town of New Castle Planning & Zoning Commission (“Commission”) held a duly noticed public meeting on _____, 2025, to consider the Application and recommended that Town Council approve the Application with conditions; and

WHEREAS, Applicant has requested vested rights for the Final Plan, which Final Plan constitutes a site-specific development plan under Section 16.36.020 of the Town Municipal Code; and

WHEREAS, pursuant to Code Section 16.36.060, a duly-noticed public meeting was held by Town Council on _____, 2025, to consider the Application and vested rights for the Final Plan; and

WHEREAS, Town Council has considered the Application materials, testimony, and other evidence from Staff, the Applicant, and members of the public concerning the Application; and

WHEREAS, Town Council has determined pursuant to Section 16.36.050 of the Code that vested rights for the Final Plan are appropriate considering the development of the Property; the substantial benefits conferred upon the Town and its citizens by the additional open space, sales tax revenue, employment opportunities, and affordable housing opportunities incorporated into the Property's residential multifamily development; and the other unique characteristics of the proposed development; and

WHEREAS, based on the Application, testimony, and other information presented, subject to compliance with the terms and conditions of this Ordinance, Town Council finds that the Application complies with the following review criteria set forth in Sections 16.16.020(G) and 17.100.050(H) of the Code:

1. Consistency with the comprehensive plan;
2. Compliance with zoning and density requirements;
3. Compatibility to neighboring land uses;
4. Availability of town services from public works (including water and sewer services), fire, and police;
5. Adequacy of off-street parking and vehicle, bicycle, and pedestrian circulation;
6. The extent to which any required open space or parks are designed for active or passive use by residents of the subdivision or the public; and
7. Development consistent with the natural character, contours, and viewsheds of the land; and

WHEREAS, Town Council finds further that the Application meets the goals described in Code Section 16.04.010, satisfies the criteria set forth in Code Section 17.72.090, and conforms or will conform with the conditions of approval of the Preliminary Plan; and

WHEREAS, Town Council now desires to approve the Application and vested rights for the Final Plan and Final Plat pursuant to the terms and conditions of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NEW CASTLE, COLORADO:

1. Recitals. The foregoing recitals are incorporated by reference as findings and determinations of Town Council.
2. Definition of the Application. The "Application" consists of the documents and information identified on Exhibit B, plus all representations of and other documents presented by the Applicant reflected in the recordings and minutes of the Planning and Zoning Commission public meeting held on November 13, 2024, and the Town Council public meetings held on _____, 2025, _____, 2025, and _____, 2025.
3. Approval of Final Plan: The Final Plan proposes:

- a. The development of 130 residential units (26 townhomes and 104 apartments, 80 of which are “live/work” residences in two (2) two-story buildings and two (2) three-story buildings and 24 of which are “empty nester” units in two (2) two-story buildings) and open space areas as depicted on the Final Plat/Plan for the 9 North Wild Horse PUD Subdivision dated _____ on a total of 31.92 acres, and as otherwise described in the Application;
- b. Multifamily use areas in the locations and with the acreage depicted on the Final Plat dated _____, 2024;
- c. Use and other zoning standards as described and depicted in the Final Plan;
- d. Building elevations and architectural design and materials as described and architectural drawings and floor plans depicted in the Final Plan, and;
- e. The subdivision of the Property into three development lots and two open space parcels as shown on the Final Plat/Plan; and
- f. Amended final plats for the parcels will be submitted for approval at the staff level, provided that the amended final plats and multifamily buildings are in substantial conformance with the approved Application.

Town Council hereby approves the Final Plan and Final Plat, subject to compliance with all conditions set forth in Section 7 of this Ordinance.

4. Zoning. Development and use of the Property under the Final Plan is subject to the following restrictions and requirements:

- a. The restrictions and requirements of the MF-2 Zone District of the 9 North Wild Horse PUD Zoning Regulations, Section 17.104.080 of the Code, as set forth in Exhibit C hereto and as such regulations may be amended or recodified from time to time;
- b. All other applicable provisions of the Code; and
- c. All applicable Ordinances of the Town.

6. Vested Rights. Town Council finds that the requirements of Section 16.36 for obtaining vested rights have been satisfied and hereby approves the vested rights period for the Property to be ten (10) years from the effective date of this Ordinance.

7. Conditions. Approval of the Application, Final Plan, and Final Plat are subject to and contingent upon satisfaction of the following conditions:

- a. The maximum building height of Buildings B1, B2, B3, & B4 and Townhomes TH-B15 and TH-B16 shall not exceed the building elevations presented in the

- Final Plan,. Alternatively, the Applicant shall consider height reductions, additional screening, architectural modifications, or any combination of these to these structures to optimize consistency with the natural character of the land. All other structures shall comply with the building height requirements specified in Section 17.04.050.
- b. All site specific development applications subject to the provisions of the International Fire Code or matters requiring fire alarms and/or fire suppression shall be submitted to the Fire Marshal for review and comment.
 - c. The applicant shall comply with all recommendations of the Town Engineer, Town Public Works Director, and Town Attorney provided in response to review of the Application.
 - d. All exterior lighting to be dark-sky compliant per the comprehensive plan. Parking lot lighting should be on timers to reduce the light duration at night while maintaining security lighting as needed.
 - e. The location and manufacturer of any electric vehicle supply equipment installed within the public right of way shall be at the discretion of Public Works.
 - f. A temporary construction easement, generally conforming to that depicted in the Application, is constructed to accommodate construction vehicle circulation for the buildout of PA 8 & 9 (R2 Partners LLC) and PA 12 (TC Midwest LLC) until the completion of either PA 12 or PAs 8 & 9, whichever is first. The easement shall consist of a semi-impervious surface, a track pad at the intersection with Castle Valley Blvd. and include safety fencing along the length of the easement to prevent unauthorized entry into the easement area. Any damage to public infrastructure, including but not limited to, asphalt bike paths, landscape irrigation, underground utilities, and landscaping shall be the responsibility of the Applicant. The design of the easement shall be approved by the Public Works Department and Town Engineer prior to permitting. Landscaping and grade of PA 12 shall be restored to its initial state once construction operations are completed. The Town Council shall approve the temporary construction easement with the Final Plat.
 - g. All trash dumpsters shall be located within an approved trash enclosure that extends six feet high and includes a bear resistant latching mechanism. Trash receptacles for townhomes shall be of a bear resistant type and stored inside.
 - h. A declaration of covenants for the common interest community that are to the satisfaction of the Town Attorney. The form of the declaration of covenants shall be finalized before consideration of the Final Plat by the town council. Recordation of the declaration of covenants shall be accomplished at or before recording of the Final Plat.

- i. A subdivision improvements agreement (“SIA”) containing an engineer’s stamped cost estimate of public improvements, to the satisfaction of the Town Attorney. The form of the SIA shall be finalized before consideration of the Final Plat by the town council. Recordation of the SIA shall be accomplished at or before recording of the Final Plat.
- j. Provide a construction phasing plan for inclusion in a subdivision improvements agreement. Identify, at minimum, each of the following components:
 - Buildout phases if necessary;
 - Schedule that identifies the sequencing of construction, sequencing of occupancy, traffic flow, and traffic control plans during construction;
 - Storage and staging areas for construction equipment and materials;
 - Illustrate drainage and erosion control best management practices (BMP's);
 - Conformance to all requirements and specifications approved by the fire marshal concerning temporary access to the project;
 - Provisions for the protection and preservation of all existing vegetation, including trees, shrubs, and native grasses that do not interfere with the construction of buildings, roads, or utility infrastructure.
- k. Landscaping shall incorporate native grasses and plants that minimize maintenance, mowing, and irrigating. The landscaping plan shall be approved by the Parks Department. Plans submitted for building permit for any building shall demonstrate no more than 2,500 square feet of sod per dwelling unit as specified in 13.20.060 of the Municipal Code.
- l. All disturbed areas in the project shall be revegetated and maintained in a predominantly weed free condition.
- m. All representations of the Applicant made verbally or in written submittals presented to the Town in conjunction with the Application before the Commission or Town Council shall be considered part of the Application and binding on the Applicant.
- n. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs.
- o. The sale of individual lots, parcels or units may not occur until a plat creating the lot, parcel or unit is recorded with Garfield County and security for public improvements has been received by the Town.

- p. The Applicant and Town Council shall reach agreement on an affordable housing covenant that includes one of two options:

1) 3-one bedroom units offered at 75% of the current market rate in perpetuity;

Or,

2) 3-one bedroom units & 2-two bedroom units offered with the following pricing arrangement:

- Years 0-20 after certificate of occupancy – all rent reduced units shall be offered at 75% of current market rate;
- Greater than 20 years up to 23 years after CO – all rent reduced units shall be offered at 80% of current market rate;
- Greater than 23 years and up to 26 years after CO – all rent reduced units shall be offered at 85% of current market rate;
- Greater than 26 years and up to 30 years after CO – all rent reduced units shall be offered at 90% of current market rate;
- Greater than 30 years after CO – the affordable housing covenant shall expire;

The affordable housing covenant shall designate the general housing type for each unit as necessary, without specifying the exact location of each affordable housing unit. The affordable housing covenant shall designate authority to the Town to choose qualified renters that have passed background checks to live in the affordable housing units, with priority first given to town staff and then to members of the workforce of New Castle. If the property or any affordable housing unit were ever to be part of a further subdivision or if Lots 1, 2, and 3, as depicted on the Final Plat, are ever sold into separate ownership, the Town will apply its then-current affordable housing regulations and modify the affordable housing covenant accordingly. The affordable housing covenant shall be finalized before consideration of the Final Plat by the Town Council. Recordation of the affordable housing covenant shall be accomplished at or before recording of the Final Plat.

- q. Finalization of water rights dedication requirements for the project. Calculation of irrigated areas and finalization of EQR dedication requirements. A warranty deed conveying the required water rights in the Coryell Ditch shall be executed and recorded together with the Final Plat.
- r. Should issues arise about property management or community security, which are not cured after Town notice, the matter can come back for Planning & Zoning and Council review and the potential imposition of additional responsive conditions.
- s. **[Place holder for the cost share agreements]**

8. Severability. Each section of this Resolution is an independent section and a holding of any section or part thereof to be unconstitutional, void, or ineffective for any cause or reason shall not be deemed to affect the validity or constitutionality of any other section or part hereof, the intent being that the provisions of this Resolution are severable.

9. Effective Date. This Ordinance shall be effective 14 days after final publication pursuant to Article IV of the Town Charter.

INTRODUCED on first reading on _____, 2025, and again on _____, 2025, at which time copies were available to the Town Council and to those persons in attendance at the meeting, read by title, passed on first reading, and ordered published in full and posted in at least two public places within the Town as required by the Charter.

INTRODUCED a second time at a regular meeting of the Town Council of the Town of New Castle, Colorado, on _____, 2025, read by title and number, passed without amendment, approved, and ordered published as required by the Charter.

TOWN OF NEW CASTLE, COLORADO
TOWN COUNCIL

By: _____
Art Riddile, Mayor

ATTEST:

Mindy Andis, Town Clerk

Exhibits: Exhibit A: Legal Description; Exhibit B: List of Application materials; Exhibit C: Code Section 17.1-4.080

EXHIBIT A
Legal Description

A PARCEL OF LAND BEING A PORTION OF THE 'OPTION PROPERTY', AS DESCRIBED IN THAT QUIT CLAIM DEED, RECORDED SEPTEMBER 21, 2009 AS RECEPTION NO. 775392, AND BEING SITUATED IN THE SW1/4 OF SECTION 29, SE1/4 OF SECTION 30, THE NE1/4 OF SECTION 31, AND THE NW1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE 6TH P.M., COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE 1/4 CORNER, BETWEEN SAID SECTIONS 29 AND 30, A 3.25" BRASS CAP ON 2" IRON PIPE STAMPED "1/4 S30/29 BLM 1988", THENCE N 89° 36' 48" E THE ASSUMED BASIS OF BEARINGS ALONG THE SOUTHERLY LINE OF THE 2ND AMENDED EXEMPTION PLAT OF LAKOTA CANYON RANCH, RECORDED FEBRUARY 4, 2008 AS RECEPTION NO. 742257, A DISTANCE OF 1308.59 FEET TO THE NORTHEAST CORNER OF SAID 'OPTION PROPERTY', BEING A #5 REBAR & 1.25" YELLOW PLASTIC CAP STAMPED "CLAYCOMB ENG L.S. 3174", SAID CORNER BEING COINCIDENTAL WITH WESTERLY AND SOUTHERLY LINES OF RECEPTION NO. 742257;

THENCE S 00°55'44" E, ALONG EASTERLY LINE OF SAID 'OPTION PROPERTY', AND THE SAID COINCIDENTAL WESTERLY LINE OF RECEPTION NO. 742257, A DISTANCE OF 1002.40 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED, RECORDED APRIL 15, 2010 AS RECEPTION NO. 784749;

THENCE THE FOLLOWING TWENTY-ONE (21) COURSES ALONG THE NORTHERLY, WESTERLY, EASTERLY AND NORTHERLY LINES OF SAID RECEPTION NO. 784749;

1. N 89°54'27" W A DISTANCE OF 116.87 FEET;
2. S 54°50'38" W A DISTANCE OF 173.10 FEET;
3. S 00°02'34" E A DISTANCE OF 167.50 FEET;
4. S 32°41'48" E A DISTANCE OF 88.46 FEET;
5. S 00°55'44" E A DISTANCE OF 289.40 FEET;
6. S 14°00'12" W A DISTANCE OF 22.45 FEET;
7. S 28°56'08" W A DISTANCE OF 541.68 FEET;
8. 122.69 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 219.00 FEET, A CENTRAL ANGLE OF 32°05'54", THE CHORD OF WHICH BEARS S 44°59'05" W, A DISTANCE OF 121.09 FEET;
9. 102.92 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 481.00 FEET, A CENTRAL ANGLE OF 12°15'33", THE CHORD OF WHICH BEARS S 54°54'14" W A DISTANCE OF 102.72 FEET;
10. N 51°02'22" W A DISTANCE OF 247.25 FEET;
11. 30.23 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 6°17'51", THE CHORD OF WHICH BEARS S 42°06'34" W A DISTANCE OF 30.21 FEET;
12. N 44°48'48" W A DISTANCE OF 174.82 FEET;
13. N 56°40'07" W A DISTANCE OF 55.13 FEET;
14. N 63°30'38" W A DISTANCE OF 55.33 FEET;
15. N 71°43'03" W A DISTANCE OF 57.57 FEET;
16. 104.09 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 6°08'54", THE CHORD OF WHICH BEARS N 11°34'51" E A DISTANCE OF 104.04 FEET;
17. N 16°07'55" E A DISTANCE OF 50.00 FEET;
18. N 18°54'59" E A DISTANCE OF 221.52 FEET;
19. N 30°00'58" E A DISTANCE OF 50.41 FEET;
20. N 67°17'36" W A DISTANCE OF 131.42 FEET;
21. 104.00 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 23°50'05", THE CHORD OF WHICH BEARS N 79°12'39" W, A DISTANCE OF 103.25 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF NORTH WILD HORSE ROAD, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED SEPTEMBER 25, 2007 AT RECEPTION NO. 733780;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID NORTHEASTERLY LINE OF NORTH WILD HORSE ROAD, BEING SITUATED PARALLEL TO AND 67.50 FEET NORTHEASTERLY OF THE WESTERLY LINE OF SAID 'OPTION PROPERTY', ALSO A COINCIDENTAL LINE WITH THE NORTH PARK PARCEL RECORDED APRIL 17, 2007 AT RECEPTION NO. 721291;

1. 38.30 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 491.25 FEET, A CENTRAL ANGLE OF 4°28'00", THE CHORD OF WHICH BEARS N 04°02'01" W A DISTANCE OF 38.29 FEET;
2. N 06°16'01" W A DISTANCE OF 314.42 FEET;
3. 263.68 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 281.25 FEET, A CENTRAL ANGLE OF 53°43'01", THE CHORD OF WHICH BEARS N 33°07'31" W, A DISTANCE OF 254.13 FEET;
4. N 59°59'02" W A DISTANCE OF 338.00 FEET, TO A POINT ON THE WESTERLY LINE OF SAID 'OPTION PROPERTY';

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY LINES OF SAID 'OPTION PROPERTY';

1. N 21°44'01" E A DISTANCE OF 132.03 FEET;
2. N 02°06'39" E A DISTANCE OF 226.38 FEET;
3. N 00°23'12" W A DISTANCE OF 381.09 FEET, TO A POINT ON THE NORTH LINE OF THE TO A SW1/4 OF SECTION 30;

THENCE S 89°47'18" E ALONG SAID NORTH LINE SW1/4 OF SECTION 30, A DISTANCE OF 308.87 FEET, TO THE POINT OF BEGINNING, COUNTY OF GARFIELD, STATE OF COLORADO.

EXHIBIT B

Final PUD Application Materials

- A. Applicant Final Plan Application & Appendix – February 18, 2025;
- B. CRFR Fire Marshal Referral, Orrin Moon – October 18, 2024
- C. Town Engineer Comments, Jefferey Simonson – January 29, 2025
- D. Town Public Works Director Comments, John Wenzel – October 21, 2024
- E. Temporary Easement Access Referral, TC Midwest, LLC – October 28, 2024
- F. Public Hearing Notice, with Legal Description for Final Plan P&Z – November 13, 2024
- G. Notarized Affidavit of Public Hearing Notice – November 5, 2024
- H. List of Adjacent Property Owners within 250 Feet

EXHIBIT C
Code Section 17.104.080

17.104.080 Zone districts for updated PUD master plan.

This section defines the zone district classifications set forth above in Section 17.104.020(F) through (L), which shall apply to all PUD development plan applications filed on or after March 1, 2002.

- A. Residential.
 - 1. SF-1: large lot single-family detached residential district providing lower density housing in areas for larger lots.
 - 2. SF-2: small lot single-family detached residential district allowing for a variety of single-family housing alternatives within Castle Valley Ranch.
 - 3. MF-1: multifamily townhouse and patio home district allowing for creative approaches to development with housing alternatives that are sensitive to existing and surrounding land uses.
 - 4. MF-2: multifamily district allowing higher density including apartments.
- B. Mixed Use.
 - 1. MU-1: mixed use district providing a mix of residential and nonresidential land uses within close proximity to each other that are suitably located within the community core. All residential uses shall conform to the requirements of the SF-1, SF-2, MF-1, or MF-2 zones described above, which shall be determined (or may be modified) at the time of approval of a PUD development plan for property within an MU-1 zone.
 - 2. MU-2: mixed use district providing a mix of residential and light industrial, office uses within close proximity to each other where complementary business uses may be permitted, and where higher intensity uses will be permitted that may not be suitable within the community core. All residential uses shall conform to the requirements of the SF-1, SF-2, MF-1, or MF-2 zones described above, which shall be determined (or may be modified) at the time of approval of a PUD Development Plan for property within an MU-2 zone.
- C. Open Space and Parks.
 - 1. OS/P: open space and parks district providing recreation and open space opportunities to the community of Castle Valley Ranch and the town of New Castle.
- D. Schedule of Permitted Land Uses—Purpose and Intent. The purpose of the schedule of permitted uses of land is to show which uses are permitted, conditionally permitted, or prohibited. No person shall use any land within Castle Valley Ranch PUD except according to the following schedule of uses.

Schedule of Permitted Land Uses							
Use	OS/P	SF-1	SF-2	MF-1	MF-2	MU-1	MU-2
Detached dwelling units	*	P	P	P	*	P	P
Attached dwelling units with rear yards	*	*	*	P	P	P	P
Patio homes/dwelling units oriented to the side of the lot	*	*	P	P	P	P	P

Attached dwelling units in structures containing more than two units	*	*	*	P	P	P	P
Including detached garages/studios and granny flats	*	P	P	P	P	P	P
Child care facilities	*	C	C	C	C	P	P
Churches, synagogues, chapels and temples	*	C	C	C	C	P	P
Fire stations	C	C	C	C	C	C	C
Technical and administrative	*	*	*	*	*	P	P
Banks	*	*	*	*	*	P	P
Personal service shops	*	*	*	*	*	P	P
Restaurants and taverns	*	*	*	*	*	P	P
Gasoline service	*	*	*	*	*	P	P
Retail businesses	*	*	*	*	*	P	P
Office warehouse	*	*	*	*	*	P	P
Warehouses and storage (other than office warehouse)	*	*	*	*	*	*	P
Manufacturing uses	*	*	*	*	*	*	P
Service industrial uses	*	*	*	*	*	*	P
Parking facilities	P	C	C	P	P	P	P
Public parks, playgrounds and related accessory structures 5,000 sq. ft. or less	P	P	P	P	P	P	P
Private parks and playgrounds and related accessory structures 5,000 sq. ft. or less	*	P	P	P	P	P	P
Recreation facilities including, but not limited to health facilities, hobby rooms, activity rooms, meeting rooms, pools, gymnasiums, ball fields, tennis or basketball courts, volleyball courts, and any building of fields or play surfaces designated for	P	P	P	P	P	P	P
Pedestrian and bicycle trails	P	P	P	P	P	P	P
Private horse stables	*	C	*	*	*	*	*
Entry and monumentation	P	C	C	C	C	C	C
Open space and parks	P	P	P	P	P	P	P
Scientific, environmental, or interpretive educational uses	C	*	*	*	*	*	*

P: permitted uses

C: conditional uses

*: use prohibited

- E. Bulk and Density Standards—Purpose and Intent. The purpose of the bulk density is to indicate the requirements for building location and height in both residential and nonresidential developments. Also included are regulations indicating the lot area, setbacks and fence heights.

Bulk and Density Standards							
Zoning Requirements	OS/P	SF-1	SF-2	MF-1	MF-2	MU-1	MU-2
Minimum lot area	n/a	8,000 sq. ft.	4,000 sq. ft.	2,200 sq. ft.	2,200 sq. ft.	n/a	n/a
Minimum lot area per dwelling unit	n/a	8,000 sq. ft.	4,000 sq. ft.	2,200 sq. ft.	1,600 sq. ft.	n/a	n/a
Minimum lot frontage	n/a	none	none	none	none	none	none
Maximum floor area/ land ratio	n/a	n/a	n/a	n/a	n/a	0.6:1	0.6:1
Maximum principal building height	35'	35'	35'	35'	40'	40'	40'
Maximum accessory building height	20'	20'	20'	20'	20'	25'	25'
Minimum front yard setback	n/a	25'	18'	18'	18'	15'	15'
Minimum front yard setback with side-on garage	n/a	15'	10'	10'	10'	n/a	n/a
Minimum side yard setback	n/a	8'	5'	0'	0'	5'	5'
Minimum distance between buildings, not including architectural projections of up to 2 feet	n/a	16'	10'	10'	10'	10'	10'
Minimum side yard setback adjacent to Castle Valley Blvd	n/a	25'	20'	20'	20'	20'	20'
Minimum side yard setback adjacent to collector street	n/a	15'	15'	15'	15'	15'	15'
Minimum rear yard setback	n/a	20'	10'	10'	10'	10'	10'
Maximum front yard fence height,	n/a	42"	42"	42"	42"	n/a	n/a

fencing facing and visible from street, or located closer than 6 feet behind the front of the principal structure towards the street							
Maximum side yard fence height	n/a	72"	72"	72"	72"	n/a	n/a
Maximum rear yard fence height	n/a	72"	72"	72"	72"	n/a	n/a
Maximum rear and side yard fence height adjacent to public road (in.)	n/a	60"	60"	60"	60"	n/a	n/a
Minimum setback, rear and side yard fence adjacent to public road (ft.)	n/a	15'	10'	10'	10'	n/a	n/a

(Prior code § 13-22-080)