437926
Page 1 of 18
SAN MIGUEL COUNTY, CO
M. KATHLEEN ERIE, CLERK-RECORDER
06-11-2015 10:42 AM Recording Fee $0.00

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

LOT #	AREA (Acres)	ZONE DISTRICT	ALLOWED USE	# UNITS	ZONED POP.	MAX RES FL AREA[1]	MAX ACC FL/UNIT[2]	MAX NON RES	SETBACKS[28] FRONT	REAR	SIDE	HGT[3] PRMY	HGT[3] ACC	REQ'D PKG
200 SERIES														
1A	0.0630	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	5	3	22[4]	16	2
1B	0.0640	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	5	3	22[4]	16	2
2	0.0910	AH PUD	SF	1	4	1,600	300	0	15	5	3	22[4]	16	2
3	0.0990	AH PUD	SF	1	4	1,600	300	0	15/9[27]	5	3	22[4]	16	2
4A	0.0500	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	5	3	22[4]	16	2
4B	0.0760	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	5	3	22[4]	16	2
5A	0.0730	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	5	3	22[4]	16	2
5B	0.0800	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	5	3	22[4]	16	2
6[5,6]	0.1000	AH PUD	SF	1	4	1,500	100	0	15	5	3	22[4]	16	2
7	0.0870	AH PUD	SF	1	4	1,600	300	0	15	5	3	22[4]	16	2
8	0.0870	AH PUD	SF	1	4	1,600	300	0	15	5	3	22[4]	16	2
9	0.0830	AH PUD	SF	1	4	1,600	300	0	15	0[7]	3	22[4]	16	2
10	0.0730	AH PUD	SF	1	4	1,600	300	0	15	3	3	22[4]	16	2
11A	0.1525	AH PUD	SF	1	4	1,600	300	0	15	5	3	22[4]	16	2
13A	0.1955	AH PUD	SF	1	4	1,600	300	0	15	10	2	22[4]	16	2
14	0.0870	AH PUD	SF	1	4	1,600	300	0	15	3	3	22[4]	16	2
15	0.0590	AH PUD	SF	1	4	1,600	300	0	3	3	3	22[4]	16	2
16	0.0800	AH PUD	SF	1	4	1,600	300	0	0	5	3	22[4]	16	2
17	0.1170	AH PUD	SF	1	4	1,600	300	0	10	5	W3/E0	22[4]	16	2
18	0.1460	AH PUD	SF	1	4	1,600	300	0	15	10	3	22[4]	16	2
19A	0.0620	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	10	3	22[4]	16	2
19B	0.0830	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	10	S3/N0[8]	22[4]	16	2
20A	0.0600	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	0	3	10	22[4]	16	2
20B	0.0540	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	3	2	2	22[4]	16	2
21	0.0920	AH PUD	SF	1	4	1,600	300	0	3	3	3	22[4]	16	2
22A	0.0850	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	10	0	3	22[4]	16	2
22B	0.0770	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	10	0	3	22[4]	16	2
23A	0.0830	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	10	0	3	22[4]	16	2
23B	0.0680	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	10	0	3	22[4]	16	2
24	0.1170	AH PUD	SF	1	4	1,600	300	0	10	0	3	22[4]	16	2

4/17
BOCC

437926 06-11-2015 Page 2 of 18

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

LOT #	AREA (Acres)	ZONE DISTRICT	ALLOWED USE	# UNITS	ZONED POP.	MAX RES FL AREA[1]	MAX ACC FL/UNIT [2]	MAX NON RES	SETBACKS [28] FRONT	REAR	SIDE	HGT [3] PRMY	HGT[3] ACC	REQ'D PKG
25A	0.0650	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	10	3	22[4]	16	2
25B	0.0430	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	10	3	22[4]	16	2
26	0.1010	AH PUD	SF	1	4	1,600	300	0	15	5	3	22[4]	16	2
27	0.0900	AH PUD	SF	1	4	1,600	300	0	15	10	3	22[4]	16	2
28	0.1000	AH PUD	SF	1	4	1,600	300	0	15	0	3	22[4]	16	2
29	0.1390	AH PUD	SF	1	4	1,600	300	0	3	0	3	22[4]	16	2
30	0.0820	AH PUD	SF	1	4	1,600	300	0	10	0	3	22[4]	16	2
31	0.1090	AH PUD	SF	1	4	1,600	300	0	10	0	3	22[4]	16	2
32A	0.0540	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	10	0	0	22[4]	16	2
32B	0.0830	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	10	0	0	22[4]	16	2
33A	0.1070	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	5	10	3	22[4]	16	2
33B	0.0790	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	5	10	3	22[4]	16	2
34A	0.0670	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	3	3	22[4]	16	2
34B	0.0530	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	3	3	22[4]	16	2
35A	0.0670	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	5	3	22[4]	16	2
35B	0.0460	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	5	3	22[4]	16	2
36A	0.0700	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	0	3	22[4]	16	2
36B	0.0490	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	0	3	22[4]	16	2
211A	0.1200	AH PUD	SF	1	4	1,200	300	0	15	3	3	22[4]	16	2
211B	0.1200	AH PUD	SF	1	4	1,200	300	0	15	3	3	22[4]	16	2
212A&B	0.1650	AH PUD	DUPLEX UNIT	2	6	2,400	300	0	15	3	3	22[4]	16	4
213	0.1560	AH PUD	SF	1	4	1,600	300	0	15	3	3	22[4]	16	2
214	0.1710	AH PUD	SF	1	4	1,600	300	0	0	3	3	22[4]	16	2
215	0.1030	AH PUD	SF	1	4	1,600	300	0	5	10	3	22[4]	16	2
216A&B	0.1360	AH PUD	DUPLEX UNIT	2	6	2,400	300	0	15	10	3	22[4]	16	4
217	0.1230	AH PUD	SF	1	4	1,600	300	0	15	10	3	22[4]	16	2
218	0.1170	AH PUD	SF	1	4	1,600	300	0	15	10	3	22[4]	16	2
200'S Total	**5.2590**			**59**	**206**	**81,500**	**16,900**	**0**						**118**

9777
BØCC

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

LOT #	AREA (Acres)	ZONE DISTRICT	ALLOWED USE	# UNITS	ZONED POP.	MAX RES FL AREA[1]	MAX ACC FL/UNIT [2]	MAX NON RES	SETBACKS [28] FRONT	REAR	SIDE	HGT [3] PRMY	HGT[3] ACC	REQ'D PKG	FTPRT MAX
300 SERIES															
302-1	0.0700	AH PUD	SF	1	4	1,800	100	0				25	12	2	900
302-2	0.1100	AH PUD	SF	1	4	1,800	100	0				25	12	2	900
302-3	0.0700	AH PUD	SF	1	4	1,800	100	0				25	12	2	900
302-4	0.0700	AHPUD	SF	1	4	1,800	100	0				25	12	2	900
302-5	0.1200	AH PUD	SF	1	4	1,800	100	0				25	12	2	900
302-6	0.2100	AH PUD	SF	1	4	2,800	100	0				25	12	2	1,900
302-7	0.0800	AH PUD	SF	1	4	1,800	100	0				25	12	2	900
302-8	0.1300	AH PUD	SF	1	4	1,800	100	0		See Final Plat		25	12	2	900
302-9/10	0.1600	AH PUD	SF	1	4	2,800	100	0	0 [9]			25	12	2	1,400
302-11/12	0.1500	AH PUD	DUPLEX	2	6	2,800	100	0				25	12	4	1,400
305	0.1000	AH PUD	SF	1	4	1,800	100	0		See Final Plat		25	12	2	900
306	0.1100	AH PUD	SF	1	4	1,800	100	0				25	12	2	900
307	0.0900	AH PUD	SF	1	4	1,800	100	0	See note 32			25	12	2	900
308	1.1400	AH PUD	CONDOMINIUM	12	36	14,400	100	0				25	12	24	7,200
309	0.9800	AH PUD	CONDOMINIUM	11	33	13,200	100	0				25	12	22	6,600
310A&B	0.3340	AH PUD	SF	2	8	4,400	100	0				25	12	4	2,200
314-1 [5, 10]	0.1500	AH PUD	SF and/or Condo	1	3	1,500	100	0				25	12	2	1,298
314-2 [5, 10]	0.0600	AH PUD	SF and/or Condo	1	3	1,500	100	0		See Final Plat		25	12	2	1,288
314-3 [5, 10]	0.1000	AH PUD	SF and/or Condo	1	2	900	100	0				25	12	2	600
314-4 [5, 10]	1.434	AH PUD	SF and/or Condo	1	2	900	100	0				25	12	2	600
314-5 [5, 10]		AH PUD	SF and/or Condo	1	2	900	100	0				25	12	2	600
314-6 [5, 10]		AH PUD	SF and/or Condo	1	2	900	100	0				25	12	2	600
314-7 [5, 10]		AH PUD	SF and/or Condo	1	2	900	100	0				25	12	2	700
314-8 [5, 10]		AH PUD	SF and/or Condo	1	4	3,000	100	0				25	12	2	1,436
314-9 [5, 10]		AH PUD	SF and/or Condo	1	4	2,800	100	0				25	12	2	1,645
314-10 [5, 10]		AH PUD	SF and/or Condo	1	4	2,674	100	0				25	12	2	900
314-11 [5, 10]		AH PUD	SF and/or Condo	1	2	900	100	0				25	12	2	700
314-12 [5, 10]		AH PUD	SF and/or Condo	1	4	2,151	100	0				25	12	2	962
314-13 [5, 10]		AH PUD	SF and/or Condo	1	3	1,500	100	0				25	12	2	612

BOCC

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

LOT #	AREA (Acres)	ZONE DISTRICT	ALLOWED USE	# UNITS	ZONED POP.	MAX RES FL AREA[1]	MAX ACC FL/UNIT[2]	MAX NON RES	SETBACKS[28] FRONT	REAR	SIDE	HGT[3] PRMY	HGT[3] ACC	REQ'D PKG	FTPRT MAX
300 SERIES															
315-1 [5, 10, 24]	0.1600	AH PUD	SF and/or Condo	1	3	1,500	100	0	See Final Plat			25	12	2	1,000
315-2/3 [5, 10]	0.4200	AH PUD	SF and/or Condo	1	4	2,425	100	0				25	12	2	2,375
316-1 [24]	0.2200	AHPUD	SF	1	3	2,100	100	0				25	12	2	1,400
316-2 [24]	0.2500	AHPUD	SF	1	3	1,800	100	0				25	12	2	1,050
316-3 [24]	0.1200	AHPUD	SF	1	3	1,800	100	0				25	12	2	1,000
318	0.2300	AH PUD	SF	1	4	1,800	100	0				25	12	2	900
319	0.1200	AH PUD	SF	1	4	1,800	100	0				25	12	2	900
320A	0.0670	AH PUD	CONDOMINIUM	1	3	1,400	100	0				25	12	2	700
320B	0.0580	AH PUD	CONDOMINIUM	1	3	1,400	100	0				25	12	2	700
320C	0.0600	AH PUD	CONDOMINIUM	1	3	1,400	100	0				25	12	2	700
320D	0.0640	AH PUD	CONDOMINIUM	1	3	1,400	100	0				25	12	2	700
322A	0.0600	AH PUD	SF	1	3	1,400	100	0	10	5	N11/S11.5	25	12	2	700
322B	0.0600	AH PUD	SF	1	3	1,400	100	0				25	12	2	700
323	0.0900	AH PUD	SF	1	4	1,800	100	0				25	12	2	900
324	0.1000	AH PUD	SF	1	4	1,800	100	0				25	12	2	900
325	0.1000	AH PUD	SF	1	4	1,800	100	0				25	12	2	900
326	0.1100	AH PUD	SF	1	4	1,800	100	0				25	12	2	900
327	0.4300	AH PUD	CONDOMINIUM	3	9	3,600	100	0				25	12	6	1,800
300'S Total	**8.4070**			**72**	**235**	**111,350**	**4,700**	**0**						**144**	**58,866**
"School Site" Lots															
S-1	0.3800	PUB	See Note 11	0	0	0	0	2,000	See Final Plat			25		on Lot M	1,500
S-2	0.3500	AH PUD	CONDOMINIUM	4	12	5,600	100	0	See Final Plat			22		8	3,258
S1 & S2 Total	**0.7300**			**4**	**12**	**5,600**	**100**	**2,000**						**8**	**4,758**

BOCC

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

LOT #	AREA (Acres)	ZONE DISTRICT	ALLOWED USE	# UNITS	ZONED POP.	MAX RES FL AREA[1]	MAX ACC FL/UNIT [2]	MAX NON RES	SETBACKS [28] FRONT	REAR	SIDE	HGT [3] PRMY	HGT[3] ACC	REQ'D PKG
INDUSTRIAL/LIVE WORK LOTS														
A-1									See Final Plat					
Hub-1	0.835	I	Notes 12 & 29					6,893				22-28[29]		14
Hub-2AF	1.213	I	Notes 12 & 29/OS					13,776				22-28[29]		30
Hub-2B	1.029	I	Notes 12 & 29					12,656						27
Hub-2C	1.729	I	Intercept Pkg.					0				22-28[29]		175[13]
Hub-2D	1.011	I	Notes 12 & 29					15,344			A-2 0'	22-28[29]		33
Hub-2E	1.389	I	Notes 12 & 29					14,000			A-2 0'	22-28[29]		30
A-2	2.0900	I	Note 14					32,000	5	0	8, N 0'	35		46
B-1	0.1800	I	Note 15					3,547	5	8	5	35		6
B-2	0.6700	I	Note 15					14,090	5	8	5	35		24
B-3	0.8600	I	Note 15					10,369	5	8	5	35		18
B-4	0.2510	I	Note 15					1,994	5	8	5	35		4
C	1.3000	I	Note 16	12	36	Total res. & non res.:		21,000	5	8	5	30		32
D	0.7110	I	Note 16	4	12	Total res. & non res.:		6,400	5	5	5	30		11
E	0.4690	I	Note 16	6	18	Total res. & non res.:		9,600	5	5	5	30		16
F-1	0.7400	I	Note 17					15,635	5	5	5	35		25[31]
F-2	0.4600	I	Note 16 & 18	2	6	Total res. & non res.		7,300	5	5	5	35		19
G	0.9110	I	Note 18					16,560	5	5	5	30		34
HI	1.8800	PUB	Note 20					30,000	5	5	5	24		75
J-1	0.4390	I	Note 21					3,200	5	5	5	24		3 on J1, 5 on 501W
J-2	0.4710	I	Note 21					6,800	5	5	5	24		5on J2, 10 on 501W

BOCC

437926 06-11-2015 Page 6 of 18

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

LOT #	AREA (Acres)	ZONE DISTRICT	ALLOWED USE	# UNITS	ZONED POP.	MAX RES FL AREA[1]	MAX ACC FL/UNIT [2]	MAX NON RES	SETBACKS [28] FRONT	REAR	SIDE	HGT [3] PRMY	HGT[3] ACC	REQ'D PKG
INDUSTRIAL/LIVE WORK LOTS														
L	2.0900	AHPUD/I	Note 16	29	87	Total res. & non res.:		46,400	5	5	5	35		81
M	0.1040	AH	Parking, Bus Stop											28
N	0.2400	AH PUD	Note 22					5,000	8	5	5	25		Lot M
O	1.4330	I	Note 16						5	5	5	35		40
LRC,LLC				4	12	Total res. & non res.:		7,780						See Parking Agree-ment
Ridgeview				1	3	Total res. & non res.:		5,452						
Rio Vista 1 [5]				6	13	Total res:		5,335		See Final Plats				
Rio Vista 2 [5]				10	22	Total res. & non res.:		13,046						
TOTAL	**22.751**			**73**	**206**	**0**	**0**	**322,169**						

BOCC

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

LOT #	AREA (Acres)	ZONE DISTRICT	ALLOWED USE	# UNITS	ZONED POP.	MAX RES FL AREA[1]	MAX ACC FL/UNIT[2]	MAX NON RES	SETBACKS[28] FRONT	REAR	SIDE	HGT[3] PRMY	REQ'D PKG
500 SERIES													
501	4.1900	AH	Park and Athletic Field/Playing Field					1,200	5	5	5	15	see [25]
501A	1.3000	AH	Parking, Park					800	3	3	3	15	10
501W	2.0100	AH	Parking, OS										see [25]
502	0.2400	LD	Open Space										
503A	7.5900	Passive	Open Space										
504A	1.4990	AH	Open Space										
504B	0.2130	AH	Open Space										
504C	0.6560	AH	Open Space										
504D	0.5790	AH	Open Space										
505	1.6500	LD	Passive Open Space										
506	1.8800	LD	Open Space										
507	0.7100	AH	Open Space										
508	1.6800	LD	Open Space										
508A	0.1480	LD	Open Space										
509	20.2000	LD	Open Space										
509A	0.1850	LD	Open Space										
509B	62.6700	LD	Open Space										
509C	30.1800	LD	Open Space										
510	0.1870	AH	Open Space										
511	0.2600	AH	Open Space										
516	1.1300	I	Passive Open Space										
518	1.2690	AH	Open Space										
Total 500's	**140.4260**							**2,000**					
ROW													
ROW	6.7000	LD	Phase 1										
ROW	3.6200	LD	Phase 2										
ROW	1.9150	LD	Phase 5										
ROW	1.0300	LD	Phase 5										
Total ROW	**13.2650**												
GRAND TOTAL	**153.6910**			**208**	**659**	**198,450**	**21,700**	**324,169**					

9/17
BOCC

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

EXPLANATORY NOTES AS TO COLUMN AND ROW HEADERS
"LOT #" refers to the Lot number as it appears on the Final Plat. "TRACT" refers to parcels designated as Open Space.
"ACRES (Acres)" refers to the size of the lot in acres.
"ZONE DISTRICT" refers to the County approved zoning for the lot.
"ALLOWED USE" refers to the County approved use for the lot. "AH PUD" refers to the "Affordable Housing Planned Unit Development" Zone District as specified in the County Land Use Code. "PUB" refers to the "Public" Zone District as specified in the County Land Use Code. "I" refers to the "Low Intensity Industrial" Zone District as specified in the County Land Use Code. "F" refers to the "Forestry, Agriculture and Open" Zone District as specified in the County Land Use Code. "AH" designates open space lots created as a result of the AH PUD zoning originally given to certain lots in the PUD. "LD" designates open space lots created as a result of the Low Density zoning ("Boston Commons") given to certain lots originally in the PUD. "Open Space" Open Space parcel is considered to be "Passive" as defined in Article 6 of the Land Use Code, unless a specific use is listed.
"# UNITS" refers to the allowed number of "Dwelling Units" (as defined in the County Land Use Code) on the lot.
"ZONED POPULATION" refers to Population Density (as defined in the County Land Use Code).
"MAX RES FL AREA" refers to the MAXIMUM Floor Area (as defined in the County Land Use Code) for residential uses allowed on the lot (measured in square feet).
"MAX ACC FL/UNIT" refers to the MAXIMUM Floor Area (as defined in the County Land Use Code) allowed for an Accessory Structure (as defined in the County Land Use Code) on the lot in square feet.
"MAX NON RES" refers to the MAXIMUM Floor Area (as defined in the County Land Use Code), including basements and garages, for non-residential uses allowed on the lot (measured in square feet).
SETBACKS: refer to the definition of "Setback" found in Article 6 of the County Land Use Code (measured in feet). "SETBACK FRONT" the setback measured from the front lot line which is the property line which meets a street or the property boundary line from which road access is obtained. "SETBACK REAR" the setback measured from the property boundary line opposite the front lot line. "SETBACK SIDE" the setback measured from any property boundary lines other than front and rear lot lines.
"HGT PRMY" refers to the allowed "Height" for the primary Structure on the lot (measured in feet).
"HGT ACC" refers to the allowed "Height" for the Accessory Structure (as defined in the County Land Use Code) on the lot (measured in feet).
"REQ'D PKG" refers to the number of parking spaces required for the lot in accordance with County Land Use Code Section 5-702, which spaces are to located on site, unless as otherwise allowed (and noted herein).
"MAX FTPRT" refers to the MAXIMUM allowed footprint (measured in square feet) for the primary Structure (unless otherwise noted) on the lot.
"GRAND TOTAL" includes residential floor area in live/work and lodge.
"LOT" and/or "TRACT" in **bold** Italics refers to parcels that have not been Final Platted.
GENERAL NOTES **All Development (as defined in the County Land Use Code) in Lawson Hill PUD requires a County approved Development Permit.** SETBACKS, FOOTPRINTS and BUILDING ENVELOPES: Structures shall be separated from other structures by a minimum of 20 feet to meet the Fire Protection Plan (does not apply to Ilium Valley). The front, rear and side setbacks listed in this Matrix are to the exterior faces of exterior walls. Roofs, eaves, and gutters may project beyond the setbacks within front, rear and side yards within the same property subject to current Uniform Building Code restrictions. Projections over rights of way shall require an appropriate easement from the Lawson Hill Property Owner's Company and shall be subject to current Uniform Building Code regulations. Projections onto public open space and United States Forest Service properties shall not be allowed. The setbacks noted as "See Final Plat" will show maximum building envelopes on the plat.

BOCC

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

The residential envelopes are to outside wall and allow a roof overhang of not more than eighteen inches and honor the Fire Protection Plan.
With regard to setbacks shown with "N," "E," "S," or "W," the listed setback shown applies only to the North, East, South, or West setback, respectively.
An Amendment of February 1996 to the Insubstantial Amendment to Lawson Hill Phase One and Phase Two established the ability to exceed the specified footprint of a lot exclusively for the construction of a deck, steps, and/or mud and/or storage room attached to an existing house. This is specifically contingent upon the following conditions: i. A property owner may exceed a lot's specified footprint by one half of the distance between adjacent footprints or existing improvements, whichever is less. The improvement must meet the required twenty-foot (eave to eave) fire separation. ii. The addition must be 100 square feet or smaller. iii. The addition must be unheated, non-habitable space. iv. The addition is subject to Design Review Board and San Miguel County review and approval. v. The addition must remain within a lot's designated setbacks as determined in the Matrix. vi. The addition may not exceed a lot's designated square footage limit and height limit as determined in the Matrix. vii. The addition must comply with any and all other applicable guidelines and codes previously established.
LOT SPECIFIC NOTES
[1] Maximum residential floor area does not include basements which cannot exceed the area of the first floor and must be at least 50% below grade (does not apply to Lots with Notes 5 & 10).
[2] Accessory use/structure shall be defined as non-heated garage, workshop and storage structures that are not part of the "livable" floor area of the main structure.
[3] Building Height shall be measured from the average surrounding grade to the midpoint between the ridge and eave on a gable; and to the highest point of a shed roof; and to the top of a parapet. Re-configuration of the surrounding grade in order to decrease building height is not allowed.
[4] The maximum building height may be increased from 22 ft. to 25 ft. if the unit footprint (not including porches & decks) does not exceed 650 sf.
[5] Population Density calculated using County Land Use Code (LUC) language adopted January 3, 1995 in Board of County Commissioners (BOCC) Resolution 1995-1. Maximum residential floor area includes basement space. (Lots 6, 314 1-13, 315 1-3, portion of Lot O, and Lot P.)
[6] This lot has a building envelope (See Final Plat). (Lot 6)
[7] Approved for deck construction only. (Lot 9)
[8] North Side Yard Set Back set at zero feet (0') for mud room only. (Lot 19B)
[9] This setback is 0 only as it pertains to the pedestrian access bridge. (Lot 302 9/10)
[10] Garages up to 625 sq. ft. are included in maximum footprint, but not included in maximum residential floor area. Garage spaces are not credited to required parking spaces.
[11] School, preschool, Day Care Center, school offices related to on-site schools, developed play area. (Lot S-1) Bus Shelter is allowed in Pedestrian Easement as recorded August 11, 2004.
[12] Uses allowed in the Low Intensity Industrial (I) Zone District and the Heavy Commercial (HC) Zone District, and the following specified uses including gasoline service station and accessory uses; car wash; commercial laundry; dry cleaner; appliance, electronics and computer sales and repair; commercial catering; unfinished furniture and cabinet manufacturer; bowling alley and the other uses allowed on Lot A-2 and appliance and equipment rental, storage and repair; automobile washing facilities; electrical and plumbing service shops; commercial bakeries; computer sales and service; printing and publishing shops; telecommunications supply; utility service facilities; day care centers (on lots of at least one acre); affordable housing accessory to a principal use for persons employed within the PUD; business and professional offices; warehouses; lumber yards; building supply sales, manufacturing and processing businesses; light industrial facilities; research and development facilities; feed and seed stores; auto sales; auction houses; construction contractors; commercial laundries; dry cleaning plants and self service laundries; gasoline service stations and auto repair subject to the standards and provisions of LUC 5-308 B. XII.; business and professional schools.

BOCC

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

[13] Required Parking Note: 175 spaces on Lot A-1, Hub-2C are dedicated to intercept parking use.

[14] Uses allowed in the Low Intensity Industrial (I) Zone District and the Heavy Commercial (HC) Zone District, including lumber yard; self storage; small contractors warehousing; meat processing; frozen food; smoke house; on-site recycling center; custom furniture and cabinet shop; flooring contractor; plumber; electrician; light welder; landscape and irrigation contractor; commercial nursery outlet; construction equipment rentals and appliance and equipment rental, storage and repair; automobile washing facilities; electrical and plumbing service shops; commercial bakeries; computer sales and service; printing and publishing shops; telecommunications supply; utility service facilities; day care centers (on lots of at least one acre); affordable housing accessory to a principal use for persons employed within the PUD; business and professional offices; warehouses; lumber yards; building supply sales, manufacturing and processing businesses; light industrial facilities; research and development facilities; feed and seed stores; auto sales; auction houses; construction contractors; commercial laundries; dry cleaning plants and self service laundries; gasoline service stations and auto repair subject to the standards and provisions of LUC 5-308 B. XII.; business and professional schools.

[15] Uses allowed in the Low Intensity Industrial (I) Zone District and the Heavy Commercial (HC) Zone District (excluding lumber yard), self storage; small contractors warehousing; meat processing; frozen food; smoke house; on-site recycling center; custom furniture and cabinet shop; flooring contractor; plumber; electrician; light welder; landscape and irrigation contractor; commercial nursery outlet; construction equipment rentals and appliance and equipment rental, storage and repair; automobile washing facilities; electrical and plumbing service shops; commercial bakeries; computer sales and service; printing and publishing shops; telecommunications supply; utility service facilities; day care centers (on lots of at least one acre); affordable housing accessory to a principal use for persons employed within the PUD; business and professional offices; warehouses; building supply sales, manufacturing and processing businesses; light industrial facilities; research and development facilities; feed and seed stores; auto sales; auction houses; construction contractors; commercial laundries; dry cleaning plants and self service laundries; gasoline service stations and auto repair subject to the standards and provisions of LUC 5-308 B. XII.; business and professional schools.

[16] Up to 60% of the floor area of each structure may be the "work portion." There is no requirement that there be a work portion of a Live-work unit. The following uses are allowed without review as long as they do not exceed 2,000 square feet of work area (To be reviewed by the Lawson Hill Design and Review Board and approved by the County Planning Department):

Low Intensity Industrial (I) Zone District and the Heavy Commercial (HC) Zone District restricted as follows, all subject to the standards and provisions of LUC Section 5-308: Affordable Housing Accessory to a Principal Use for persons employed within the PUD; appliance, electronics and computer sales and repair; auction houses; building supplies sales; business and professional offices; business and professional schools; commercial bakeries; commercial catering; computer product sales and service; construction contractors; custom furniture and cabinet shop; Day Care Centers (on lots of at least one acre); electrical and plumbing service shops; electrician; exercise and personal fitness facilities; flooring contractor; frozen food; landscape and irrigation contractor; manufacturing and processing businesses; plumber; publishing shops; research and development facilities; small contractor warehousing; telecommunications supply; unfinished furniture and cabinet manufacturer; utility service facilities.

[17] Uses allowed in the Low Intensity Industrial (I) Zone District and the Heavy Commercial (HC) Zone District, including the following, all subject to the standards and provisions of LUC Section 5-308; appliance and equipment rental, storage and repair; automobile washing facilities; electrical and plumbing service shops; commercial bakeries; computer sales and service; printing and publishing shops; telecommunications supply; utility service facilities; day care centers (on lots of at least one acre); affordable housing accessory to a principal use for persons employed within the PUD; business and professional offices; warehouses; lumber yards; building supply sales, manufacturing and processing businesses; light industrial facilities; research and development facilities; feed and seed stores; auto sales; auction houses; construction contractors; commercial laundries; dry cleaning plants and self service laundries; gasoline service stations and auto repair subject to the standards and provisions of LUC 5-308 B. XII.; business and professional schools; and Independent School.

Definition of Independent School: A non public school that provides education to children of preschool and compulsory school age and related educational and academic activities. The school shall operate no more than 9 months of the year (approximately September to June), shall contain no cafeteria facilities, no locker room or shower facilities, and no dormitories or overnight accommodations. Limited ancillary summer time activities may occur with County Planning Department approval." This definition may be amended through an Insubstantial PUD Amendment process pursuant to Land Use Code Section 5-1502.

BOCC

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

[18] Uses allowed in the Low Intensity Industrial (I) Zone District and the Heavy Commercial (HC) Zone District, including the following, subject to the standards and provisions of LUC Section 5-308.; appliance and equipment rental, storage and repair; automobile washing facilities; electrical and plumbing service shops; commercial bakeries; computer sales and service; printing and publishing shops; telecommunications supply; utility service facilities; day care centers (on lots of at least one acre); affordable housing accessory to a principal use for persons employed within the PUD; business and professional offices; warehouses; lumber yards; building supply sales, manufacturing and processing businesses; light industrial facilities; research and development facilities; feed and seed stores; auto sales; auction houses; construction contractors; commercial laundries; dry cleaning plants and self service laundries; gasoline service stations and auto repair subject to the standards and provisions of LUC 5-308 B. XII.; business and professional schools.
[19] Intentionally Left Blank
[20] Public facilities, regional medical center, emergency services, helicopter landing pad, justice center, courts, jails, indoor pistol range, uses requested by the County.
[21] Restricted Uses allowed in the Low Intensity Industrial (I) Zone District Section 5-309 D. and the Heavy Commercial (HC) Zone District Section 5-308 B., including the following, all subject to the standards and provisions of LUC Section 5-308 and 5-309; and low intensity industrial public and semi public uses; school; academy; sports club; Tea House; Affordable Housing Accessory to a Principal Use for persons employed within the PUD; appliance, electronics and computer sales and repair; auction houses; building supplies sales; business and professional offices; business and professional schools; commercial bakeries; commercial catering; computer product sales and service; construction contractors; custom furniture and cabinet shop; Day Care Centers (on lots of at least one acre); electrical and plumbing service shops; exercise and personal fitness facilities; flooring contractor; frozen food; landscape and irrigation contractor; manufacturing and processing businesses; plumber; publishing shops; research and development facilities; small contractor warehousing; telecommunications supply; unfinished furniture and cabinet manufacturer; utility service facilities
[22] Neighborhood community preschool & Day Care Center, meeting room & offices, religious meeting room, laundromat, postal, bowling alley, play equipment, convenience/liquor store, food service, and swimming pool, trash and recycling facilities. (Lot N)
[23] Intentionally Left Blank
[24] These units are required to have residential fire protection sprinklers (Lot 314-13 and 315-1, Lot 316-1, 316-2 and 316-3).
[25] 30 parking spaces on Tract 501W are dedicated to Tract 501 for public use (for the athletic fields). 5 parking spaces are dedicated to Lot J1 and 10 parking spaces are dedicated to Lot J2 on Tract 501W.
[26] Lot O, Ridgeview Unit, may be up to 83% Industrial Floor Area with Lawson Hill Design and Review Board review and Planning Department approval

BOCC

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

[27] Lot 3, Front Setback is 9 feet only as it pertains to the construction of a 6-foot deep by 10-foot wide mudroom addition and a 4 x 8 foot deck and entry stairs. No other development shall be allowed within the 15-foot setback area.
[28] Structures shall be separated by a minimum of 20 feet to meet the Fire Protection Plan. Setbacks may be greater than listed in order to meet fire separation requirement.
[29] Building heights on Lot A1 (Hub Lots 1, 2AF, 2B, 2D, and 2E shall allow slope roofs with a maximum height of 28', minimum slope of 4" in 12", and rusted metal material or if a flat roof design is utilized such roof shall be limited to 22 feet in height; Building Height will be measured according to the County Land Use Code definition; all lay down areas, storage of materials and equipment, excluding currently registered vehicles, must be enclosed with a solid wood or rusted metal fence, a minimum of 6' in height; construction of metal storage racks with non-combustible roofs in the building setback are allowed on Hub 2D and 2E per BOCC Resolution 2004-9.
[30] Unit 302 11/12 Unit A west property line setback of 10 feet for the purpose of construction of a deck as presented in site plan submitted 1-5-05.
[31] If the use on Lot F1 is no longer an "Independent School" as approved by BOCC Resolution 2005-22 the parking will be reviewed by the County and parking may be increased as necessary to meet the Land Use Code requirements for the new industrial uses as allowed through the Low Intensity (I) Zone District or this Matrix for Lot F1.
[32] North side yard setback is setback is 8.60-feet for the purpose of the alcove addition only. No other development shall be allowed within the 11.50-foot setback area. See IPA dated 10/10/06. (Lot 307)

BOCC

437926 06-11-2015 Page 13 of 18

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

TRACT OR LOT #	AREA (Acres)	ZONE DISTRICT	ALLOWED USE	# OF UNITS	ZONED POP.	MIN RES FL SQ. FT. [g]	MAX TOT. FL AREA	SETBACKS [a, b, o] FRONT	REAR	SIDE	HEIGHT LIMIT (Note l)	REQ'D PARKING	OTHER NOTES
P	3.540												
TR 1-30		AH PUD	Note f	27	56		27,869	5	5	5	25 ft., Note n	54 [d]	c,p
TR31		AH PUD	Note f	1	3		1,500				25 ft., Note n	2 [d]	c,p
SV1		AH PUD	Note f	1	2		899				25 ft., Note n	2 [d]	c
SV2		AH PUD	Note f	1	2		899				25 ft., Note n	2 [d]	c
SV3		AH PUD	Note f	2	4		1,798				25 ft., Note n	4 [d]	c
SV4/SV5/ SV6		AH PUD	Note r	0	0		2,091				25 ft., Note n		c, ii,
SV110		AH PUD	Note f	6	14		5,340				25 ft., Note n	12 [d]	c
SV120/ SV130		AH PUD	Note f	7	16		6,830	W3			25 ft., Note n	14 [d]	c
SV140		AH PUD	SF	1	3		1,029				25 ft., Note n	2 [d]	c
SV141		AH PUD	SF	1	3		1,200				25 ft., Note n	2 [d]	c
P TOTAL	**3.540**			**47**	**101**		**49,455**					**94**	
Q-2	0.080	AHPUD	SF	1	3		1,200	10	10	5	25 ft., Note n	2	c, s
Q-3	0.051	AHPUD	SF	1	3		1,200	10	10	5	25 ft., Note n	2	c, s
Q-4	0.097	AHPUD	SF	1	3		1,200	10	10	5	25 ft., Note n	2	c, s
Q-5	0.088	AHPUD	SF	1	3		1,200	10	10	5	25 ft., Note n	2	c, s
Q-6	0.057	AHPUD	SF	1	3		1,200	10	10	5	25 ft., Note n	2	c, s
Q-7	0.091	AHPUD	Open Space/Parking/Temporary Snow Storage										
Q-8	0.055	AHPUD	SF	1	3		900	10	15	5	25 ft., Note n	2	c, s
Q-9	0.058	AHPUD	SF	1	3		900	10	15	5	25 ft., Note n	2	c, s,
Q-10	0.052	AHPUD	SF	1	3		900	10	15	5	25 ft., Note n	2	c, s,
Q-11	0.069	AHPUD	SF	1	3		1,200	10	5	5	25 ft., Note n	2	c, s
Q-12	0.047	AHPUD	SF	1	3		1,200	10	5	5	25 ft., Note n	2	c, s
Q-13	0.058	AHPUD	SF	1	3		1,200	10	10	5	25 ft., Note n	2	c, s
Q-14	0.063	AHPUD	SF	1	3		1,200	10	10	5	25 ft., Note n	2	c, s
Q-15	0.083	AHPUD	SF	1	3		1,200	10	10	5	25 ft., Note n	2	c, s
Q-16	0.046	AHPUD	SF	1	3		1,200	10	10	5	25 ft., Note n	2	c, s
Q-17	0.075	AHPUD	Duplex	2	6		1,800	10	10	5	25 ft., Note n	4	c, s

Q27
BOCC

EXHIBIT A
LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

TRACT OR LOT #	AREA (Acres)	ZONE DISTRICT	ALLOWED USE	# OF UNITS	ZONED POP.	MIN RES FL SQ. FT. [g]	MAX TOT. FL AREA	SETBACKS [a, b, o] FRONT	REAR	SIDE	HEIGHT LIMIT (Note l)	REQ'D PARKING	OTHER NOTES
400	1.181	I	Note e, ee, ff	0	0	0	30,450	0 Note h	N15	15	35 ft, Note m	61 [d]	Note u
400-1	0.220	I	Note e, ee, ff	0	0	0	4,250	0	N15	15	35 ft, Note m	9 [d]	Note u
400-2	0.270	I	Note e, ee, ff	0	0	0	4,550	0	N15	15	35 ft, Note m	9 [d]	Note u
400-3	0.300	I	Note e, ee, ff	0	0	0	6,000	0	N15	15	35 ft, Note m	12 [d]	Note u
400-4	1.578	I	Note e, ee, ff	0	0	0	30,450	0 Note h	S15 Note j	15	35 ft, Note m	61 [d]	Note u
400-15	0.468	I	Note e, ee, ff	0	0	0	6,600	0 Note h	N15	15	35 ft, Note m	15 [d]	Note u
400-25	1.010	I	Note e, ee, ff	0	0	0	24,500	0	N15	15	35 ft., Note m	49 [d]	Note u
404	0.251	I	Note i, ee, ff	1	3	600	3,850	0	5[b]	15[b]	26 ft, Note n	8 [d]	c, x, k, t
405	0.216	I	Note i, ee, ff	1	3	600	3,500	0	15[a]	15[b]	26 ft, Note n	7 [d]	c, x, k, t
406	0.220	I	Note i, ee, ff	2	6	600	3,500	0	5[b]	15[b]	26 ft, Note n	7 [d]	c, x, k, t
407	0.205	I	Note i, ee, ff	1	3	600	3,500	0	15[a]	15[b]	26 ft, Note n	7 [d]	c, x, k, t
410	0.470	I	Note i, ee, ff	3	9	2,800	7,000	0	5[b]	15[b]	26 ft, Note n	14 [d]	c, x, k, t
415	0.214	I	Note e, ee, ff	1	3	600	3,500	0	15[a]	15[b]	26 ft, Note n	7 [d]	c, x, k, t
417	0.201	I	Note i, ee, ff	1	3	600	3,150	0	15[a]	15[b]	26 ft, Note n	6 [d]	c, x, k, t
418	0.260	I	Note i, ee, ff	1	3	600	3,500	0	5[b]	15[b]	26 ft, Note n	7 [d]	c, x, k, t
421	0.131	I	Note i, ee, ff	1	3	600	2,450	0	15[a]	15[b]	26 ft, Note n	5 [d]	c, x, k, t
422	0.097	I	Note i, ee, ff	1	3	600	2,450	0	15[a] note dd	15[b]	26 ft, Note n	5 [d]	c, x, k, t
423	0.332	I	Note i, ee, ff	0	0	0	3,850	0	5[b]	15[b]	26 ft, Note n	8 [d]	c, x, k, t
424	0.931	I	Note i, ee, ff	0	0	0	5,950	0	5[b]	15[b]	26 ft, Note n	12 [d]	c, x, q, t
425-1	0.977	I	Note i, ee, ff	0	0	0	10,000	0	5	10	26 ft, Note n	20 [d]	ff, w
425-2	0.819	I	Note i, ee, ff	0	0	0	2,500	5	0	5	26 ft, Note n	5 [d]	w
425-3	1.723	I	Note i, ee, ff	0	0	0	2,500	5	0	5	26 ft, Note n	5 [d]	w
425-4	1.852	I	Note i, ee, ff	1	3	1,600	47,900	W 15	E 15	0	26 ft, Note n	99 [d]	w, t
440-1	0.210	I	Note aa, ee, ff, y	0	0	0	2,950	0	35	15	26 ft, Note n	7 [d]	c, x, gg, hh
440-2	0.180	I	Note aa, ee, ff, y	0	0	0	2,950	0	35	15	26 ft, Note n	6 [d]	c, x, gg, hh
440-3	0.180	I	Note aa, ee, ff, y	0	0	0	2,450	0	35	15	26 ft, Note n	5 [d]	c, x, gg, hh
440-4	0.230	I	Note aa, ee, ff, y	0	0	0	3,200	0	35	15	26 ft, Note n	7 [d]	c, x, gg, hh
440-5	0.530	I	Note aa, ee, ff	0	0	0	4,990	0	50	15	26 ft, Note n	10 [d]	c, x, cc, gg, hh
440-6	1.680		Note aa, ee, ff	0	0	0	17,660	0	50	15	26 ft, Note n	35 [d]	c, x, cc, gg, hh
441	0.250	I	Open Space										
442	0.390	I	Note bb, ee, ff	2	6	600	8,000	0	5	15	26 ft, Note n	16 [d]	x, k
443	0.500	I	Note aa, ee, ff			0	8,000	0	5	15	26 ft, Note n	16 [d]	c, x, k
444	0.740	I	Open Space										
Total 400's	**18.819**			**16**			**266,100**					**535**	

SMC

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

TRACT OR LOT #	AREA (Acres)	ZONE DISTRICT	ALLOWED USE	# OF UNITS	ZONED POP.	MIN RES FL SQ. FT. [g]	MAX TOT. FL AREA	SETBACKS [a, b, o] FRONT	REAR	SIDE	HEIGHT LIMIT (Note l)	REQ'D PARKING	OTHER NOTES
Q-19	0.061	AHPUD	Duplex	2	6		1,800	10	10	5	25 ft., Note n	4	c, s
Q-20	0.054	AHPUD	SF	1	3		1,200	10	10	5	25 ft., Note n	2	c, s
Q-21	0.049	AHPUD	SF	1	3		1,200	10	10	5	25 ft., Note n	2	c, s
Q-22	0.058	AHPUD	SF	1	3		1,200	10	10	5	25 ft., Note n	2	c, s
Q-23	0.088	AHPUD	SF	1	3		1,200	10	5	5	25 ft., Note n	2	c, s
Q-24	0.056	AHPUD	SF	1	3		1,200	10	10	5	25 ft., Note n	2	c, s
Q-25	0.062	AHPUD	SF	1	3		1,200	10	10	5	25 ft., Note n	2	c, r, s
Q-26	0.085	AHPUD	SF	1	3		1,200	10	10	5	25 ft., Note n	2	c, r, s
Q-27	0.126	AHPUD	SF	1	4		1,500	10	10	5	25 ft., Note n	2	c, s
Q-28	0.129	AHPUD	SF	1	4		1,500	10	10	5	25 ft., Note n	2	c, s
Q-29	0.091	AHPUD	SF	1	4		1,500	10	10	5	25 ft., Note n	2	c, s
Q-30	0.081	AHPUD	SF	1	4		1,500	10	5	5	25 ft., Note n	2	c, s
Q-31	0.073	AHPUD	SF	1	3		1,200	10	5	5	25 ft., Note n	2	c, s
Q-32	0.043	AHPUD	SF	1	3		1,200	10	10	5	25 ft., Note n	2	c, s
Q-33	0.044	AHPUD	SF	1	3		1,200	10	10	5	25 ft., Note n	2	c, s
Q-34	0.070	AHPUD	SF	1	3		1,200	10	10	5	25 ft., Note n	2	c, s
Q-35	0.064	AHPUD	SF	1	3		1,200	10	10	5	25 ft., Note n	2	c, s
Q-36	0.027	AHPUD	Trash Enclosure/ Mail Boxes				500	5	5	5	25 ft., Note n		
Q-37	3.17	AHPUD	Open Space/Water Storage/Snow storage										
Total Q Lots	5.501			34	97							68	
ROW	1.82	LD/AHPUD	Open Space	Edgewater Road, Vance Drive, South Park Road, Two Rivers Drive									ROW
S	0.340	I	Note i				6,000	8	8	8	20 ft., Note n		k
TOTAL	**11.201**			**97**	**198**		**95,055**					**162**	

BOCC

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

NOTES (Ilium Valley only)

a. No building, fences, or yards within setback.
b. Existing grade within setback and existing vegetation within setback shall remain undisturbed.
c. Maximum building footprint shall not exceed 50% of the maximum allowable Floor Area (as defined in the County Land Use Code).
d. No less than four parking spaces shall be provided no matter how little Floor Area is built. One car per 500 square feet of total developed Floor Area shall be provided. All required Parking shall be outdoors. The Ilium Valley Design Review Board may reduce the required parking on a case by case basis, but in no event shall the required parking be less than that required pursuant to County Land Use Code Section 5-702.
e. Uses allowed in the "I" Zone in accordance with County Land Use Code Sections 5-308 and 5-309 including commercial growing nursery; bulk landscaping materials; seasonal vehicle storage; roofing plant; house moving contractor; bulk recycling center; trout farm; kennel; dog pound; sewage treatment plant; power substation; commercial greenhouse; self storage; cemetery; appliance and equipment rental, storage, and repair; automobile washing facilities; electrical and plumbing service shops; commercial bakeries; computer product sales and service; printing and publishing shops; telecommunications supply; utility service facilities; day care centers (on lots of at least one acre); affordable housing accessory to a principal use for persons employed within the PUD; business and professional offices; warehouses; lumber yards; building supplies sales; manufacturing and processing businesses; light industrial facilities; research and development facilities; feed and seed stores; auto sales; auction houses; construction contractors; commercial laundries; dry cleaning plants and self-service laundries; gasoline service stations and auto repair subject to the standards and provisions of LUC 5-308 B. XII.
f. Population Density calculated using County Land Use Code language adopted January 3, 1995 in Board of County Commissioners Resolution 1995-1. Maximum residential Floor Area includes Basement space.
g. Where minimum residential Floor Area is shown, any Development of the lot must include the Development of the Dwelling Unit.
h. Front Setback is from the right-of-way "access easement."
i. Uses include the following specified Uses: bulk landscaping materials; bulk recycling center; cemetery; commercial greenhouse; commercial growing nursery; dog pound; house moving contractor; kennel; power substation; roofing plant; seasonal vehicle storage; self-storage; sewage treatment plant; trout farm. Uses also include all uses in the Heavy Commercial (HC) Zone District and the Low Intensity Industrial (I) Zone District, including Affordable Housing Accessory to a Principal Use for persons employed within the PUD; appliance and equipment rental, storage, and repair; auction houses; auto sales; automobile washing facilities; building supplies sales; business and professional offices; commercial bakeries; commercial laundries; computer product sales and service; construction contractors; Day Care Centers (on lots of at least one acre); dry cleaning plants; electrical and plumbing service shops; feed and seed stores; gasoline service stations and auto repair, subject to the standards and provisions of County Land Use Section 5-308 B. XII.; light industrial facilities; lumber yards; manufacturing and processing businesses; printing and publishing shops; research and development facilities; self-service laundries; telecommunications supply; utility service facilities; warehouses.
j. Along southerly border, no building may be built within an area one and one-half times the dimension of the exposed height of the retaining wall, nor may any building element project above a line drawn 35 degrees from the top of the retaining wall.
k. All building shall be under one roof, except for such uses as may be permitted under review by Ilium Valley Design Review Board.
l. Americans with Disabilities Act (A.D.A.) required elevator height exception.
m. Height shall be measured from the highest point on the building to the immediately adjacent finished grade.
n. Height shall be measured from the mid-point between roof and eave of main roof element to pre-construction grade immediately below such mid-point.
o. With regard to setbacks shown with "N," "E," "S," or "W," the listed setback shown applies only to the North ("N"), East ("E"), South ("S"), or West ("W") setback, respectively.

BOCC

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

p. A property owner may exceed the lot's specified square footage for the purpose of constructing a mud room or attached storage structure contingent upon the following conditions: 1. The addition must be 100 square feet or smaller. 2. If a request is made for both a mud room and a storage unit the total combined square footage may not exceed the 100 square feet allowed. 3. The addition must be unheated, non-habitable space. 4. The addition is subject to San Miguel County review and approval. 5. The addition must remain within a lot's setbacks as determined on the final plat or by the Uniform Building Code. 6. The addition must comply with any and all other applicable guidelines and codes previously established.
q. All building must be under not more than two roofs.
r. Units shall be designed in a manner so as not to create a "shadowing" of the roadway due to house height. See conceptual plan by Hurst or approval by Planning Department if different plan provided.
s. Lots Q2 -Q35 are permitted to have garages up to 750 sq. ft. Such garage sq. ft. is not included in the maximum residential floor area. Garages do not satisfy required parking.
t. All uses allowed in the Affordable Housing Planned Unit Development (AH PUD) Zone District to include housing on a minimum of month-to-month term to transient employees in the region or their employers. For these purposes multi-family dwellings shall include dormitories and other transient type accommodations.
u. No more than 20% additional Floor Area may be allowed if such Floor Area meets the 1991 Uniform Building Code definition of Basement area.
v. No more than 25% additional Floor Area may be allowed if such Floor Area meets the 1991 Uniform Building Code definition of Basement area.
w. No more than 35% additional Floor Area may be allowed if such Floor Area meets the 1991 Uniform Building Code definition of Basement area.
x. No more than 40% additional Floor Area may be allowed if such Floor Area meets the 1991 Uniform Building Code definition of Basement area.
y. A Small Animal Veterinary Hospital which provides treatment for small animals including but not limited to, all breeds of dogs, cats, birds, reptiles and other "pocket pet" animals kept as domestic pets is an allowed use on specific lots within the Ilium Park Industrial Park. This type of facility does not include large animals such as horses or cattle. The Small Animal Veterinary Hospital facility and its wellness and medical services shall be conducted indoors within a sound proof building where the noise and barking from the animals cannot be heard outside of the building. An enclosed outside dog run for supervised daytime exercise may be allowed as an accessory use to the indoor Small Animal Veterinary Hospital. A Development Permit will be required to allow this use and if the application and site plan include an outdoor run or exercise area the application will be referred to the Colorado Department of Parks and Wildlife to review the site specific plan and proposed mitigation measures to evaluate the potential impacts to wildlife. Prior to issuance of a Development Permit for a Small Animal Veterinary Hospital the applicant shall certify that the facility can and will be operated in accordance with the applicable Colorado statutory and regulatory requirements and provide documentation that either the applicant or an employee possess the required Colorado Veterinary license.
z. No more than 50% additional Floor Area may be allowed if such Floor Area meets the 1991 Uniform Building Code definition of Basement area.
aa. Uses include the following specified Uses: bulk landscaping materials; bulk recycling center; cemetery; commercial greenhouse; commercial growing nursery; dog pound; house moving contractor; kennel; seasonal vehicle storage; self-storage;. Uses also include all uses in the Heavy Commercial (HC) Zone District and the Low Intensity Industrial (I) Zone District, including Affordable Housing Accessory to a Principal Use for persons employed within the PUD; appliance and equipment rental, storage, and repair; auction houses; auto sales; automobile washing facilities; building supplies sales; business and professional offices; commercial bakeries; commercial laundries; computer product sales and service; construction contractors; Day Care Centers (on lots of at least one acre); dry cleaning plants; electrical and plumbing service shops; feed and seed stores; gasoline service stations and auto repair, subject to the standards and provisions of County Land Use Section 5-308 B. XII.; light industrial facilities; lumber yards; manufacturing and processing businesses; printing and publishing shops; research and development facilities; self-service laundries; telecommunications supply; utility service facilities; warehouses.
bb. All uses allowed in aa. and school buss maintenance and storage facility.
cc. Prior to development of Lot 440-5 and Lot 440-6, the record owner must obtain administrative approval from the San Miguel County Planning Department of specifications for a landscaping buffer that adequately screens development on the lot from County Road 63L.
dd. An Insubstantial PUD Amendment approved April 1, 2010 allows a portion of the proposed structure to encroach into the rear setback as shown on the approved site plan.

BOCC

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

ee. A Medical Marijuana Optional Premises Grow Facility and/or Medical Marijuana Infused Products Manufacturer. A Medical Marijuana Center as an Accessory Use to an Optional Premises Grow Facility or Infused Products Manufacturer as defined in Land Use Code Article 6 Definitions. Medical Marijuana Grow Facilities must be located within a building or a Substantial Greenhouse. All three uses will require Development Permit approval and compliance with State and Local Licensing.
ff. A Retail Marijuana Cultivation Facility, a Retail Marijuana Products Manufacturing Facility, a Retail Marijuana Testing Facility, and/or an Off Premises Storage of Retail Marijuana Facility as defined in the Local Licensing Standards as adopted by Board of County Commissioner Resolution 2013-15. Retail Marijuana Cultivation Facilities must be located within a building or a Substantial Greenhouse. All four uses will require Development Permit approval and compliance with State and Local Licensing.
gg. 1. Any impervious surface improvement shall require an on-site detention volume (in cubic feet) of .025 times the square footage of the impervious area. This detention volume may be constructed as a pond or drywell and said impervious improvement shall be directed to it. 2. The exterior of the new construction shall be similar to the existing buildings in the Ilium Industrial Park and shall use non-reflective materials for siding and roofing.
hh. Lot owner shall pave the required parking spaces as a condition of obtaining a Development Permit for a structure on the lot and prior to obtaining a Certificate of Occupancy.
ii. Neighborhood commercial with work camp manager's unit, day care, meeting facility, convenience/liquor store, laundry, food service w/beer & wine, self-storage, swimming pool.

BOCC