

PLAT NOTES:

1. Strip of land along northerly property boundary is hereby dedicated to the City of Gunnison for future road improvements and for the maintenance of existing overhead utility lines and irrigation structures.
2. The removal of snow from the alley will be done solely at the discretion of the city.
3. Architectural Requirements for Lots 1 through 79 (enforceable by any VanTuyl Village lot owner or by West Elk Investments, LLC):
 - a.) All garage access must be from alleys.
 - b.) All dwellings must have a minimum of 800 sq. ft. living space
 - c.) All dwellings must have a 7/12 roof pitch or steeper.
 - d.) All dwellings shall have a covered entry porch.
4. The VanTuyl Village grading and drainage plan is designed in a manner to reduce concentrated flow rates. The design incorporates grading design utilizing areas on private lots in the VanTuyl Village. Therefore, any development upon individual lots shall comply with approved grading and drainage plans shown Sheet 2 of 2 hereof.
5. The maintenance, repair and any reconstruction of storm water facilities on private lots to include the long term maintenance of the site grading plan, shall be the responsibility of the VanTuyl Village lot owners. The City of Gunnison shall be responsible for storm water drainage facilities within public rights-of-way as shown on this plat.

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**TABLE 7.4
SCHEDULE OF DIMENSIONAL STANDARDS**

Dimensional Standard	R-1	R-1M	R-2	R-2M	R-3	B-1	CBD	C	I
Max. Density (units/acre)	3.5	6	12	16	30	12	N/A	16	N/A
Min. Lot Size (sq. ft.)	8,000	6,250	6,250	6,250	6,250	6,250	No Req	8,000	6,250
Min. Lot Frontage	64'	50'	50'	50'	50'	50'	No Req	50	50
Max. Lot Coverage: Structures	40%	40%	40%	45%	45%	40%	100%	50%	60%
Max. Lot Coverage: Uncovered Parking/Access	10%	10%	15%	20%	40%	15%	No Req	40%	30%
Min. Landscape Area	50%	50%	45%	35%	15%	45%	No Req	10%	10%
Min. Setback From Side Lot Line	10'	5'	5'	5'	5'	5'	No Req	5'	5**
Min. Setback From Rear Lot Line: Principal Bldg.	25'	10'	5'	5'	5'	5'	No Req	5'	5**
Min. Setback From Rear Lot Line: Accessory Bldg.	5'	5'	5'	5'	5'	5'	N/A	N/A	N/A
Min. Setback From Front Lot Line	15'	15'	15'	15'	15'	15****	No Req	15'	0'
Max. Building Height	35'	35'	35'	35'	35'	35'	35'	35'	35'
Min. Building Width	24'	24'	20'	20'	20'	24'	No Req	No Req	No Req
Min. Floor Area (sq. ft.)	1,000	750	650	650	500(m.f.) 300 (eff.)	650 (m.f.) 300 (eff.)	500 (m.f.) 300 (eff.)	500(m.f.) 300 (eff.)	No Req
Min. Storage Area (sq. ft.)*	No req	No req	No req	32	32	32	32	32	No Req

Notes: * The minimum storage area standard applies to multi-family dwelling units.

** If the property adjoins a residential zone district, setbacks on the side and rear lot line shall be the same as those in the residential zone.

*** Parking not allowed within front setback area in B-1 District

Ord. 1-97, 1-28-97

15-7-2

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Those uses in residential zone districts which require such additional standards are identified in the "Standards" column of Table 7-1, Schedule of Uses - Residential Zone Districts. The standards for each of these uses follow below.

TABLE 7-1 SCHEDULE OF USES - RESIDENTIAL ZONE DISTRICTS						
(A = allowed, C = conditional, P = prohibited)	R-1	R-1M	R-2	R-2M	R-3	Standards ¹
Residential Uses						
Accessory buildings and structures	A	A	A	A	A	
Accessory dwelling unit	P	P	C	C	C	Sec. 15-7-2A.
Duplex dwelling units	P	P	A	A	A	
Multiple-family units	P	P	P	A	A	
Single family dwelling unit	A	A	A	A	A	
Manufactured housing	A	A	A	A	A	Sec. 15-7-2B.
Mobile home park	P	P	P	P	C	Sec. 15-7-2C.
Recreational vehicle park	P	P	P	P	C	Sec. 15-7-2D.
Rooming or boarding house, fraternity, sorority or dormitory	P	P	P	C	C	
Residential Business Uses						
Bed and breakfast inn	P	P	C	C	C	
Day care home	C	C	A	A	A	Sec. 15-7-2E.
Day care school	P	P	C	C	C	Sec. 15-7-2E.
Day care center	P	P	C	C	C	Sec. 15-7-2E.
Home occupation	A	A	A	A	A	Sec. 15-7-2F.
Home business	C	C	C	C	C	Sec. 15-7-2F.

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(A = allowed, C = conditional, P = prohibited)	R-1	R-1M	R-2	R-2M	R-3	Standards ¹
Public/Institutional Uses						
Church, parish home and religious education building	C	C	C	C	C	
Clubs operated by and for their members	C	C	C	C	C	
Community buildings and uses	C	C	C	C	C	
Government administrative facilities, services, and buildings	P	P	P	P	C	
Group home	P	P	P	P	C	Sec. 15-7-2G.
Hospice	P	P	C	C	C	
Hospital	P	P	C	C	C	
Nursing home	P	P	C	C	C	
Parks and recreation facilities	A	A	A	A	A	
Satellite reception device	A	A	A	A	A	Sec. 15-7-2H.
School	C	C	C	C	C	
Notes:						
1. The standards referenced herein are in addition to all other applicable standards of this Land Development Code.						

A. Accessory Dwelling Unit.

1. Location. An accessory dwelling unit may be located within or attached to the primary dwelling unit, or may be detached from the primary dwelling unit if located in or above a garage or lawful accessory building.

2. Parking. There shall be one (1) additional off-street parking space provided for the accessory dwelling unit.