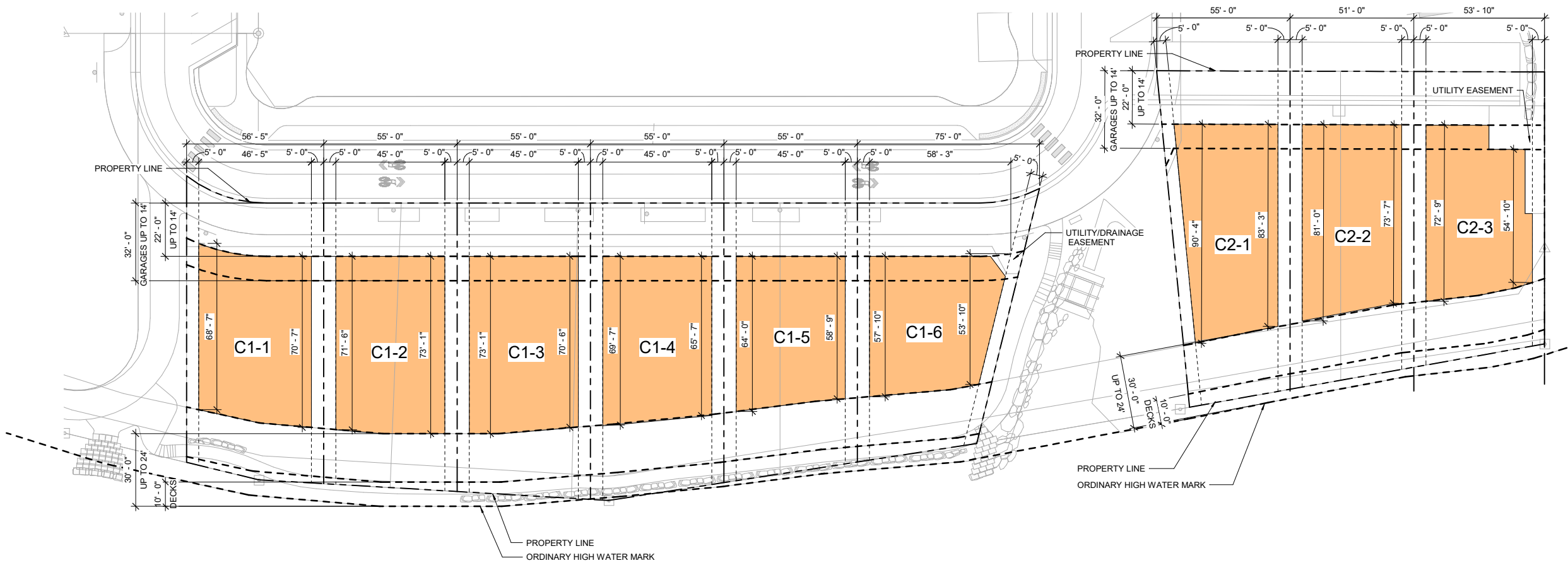


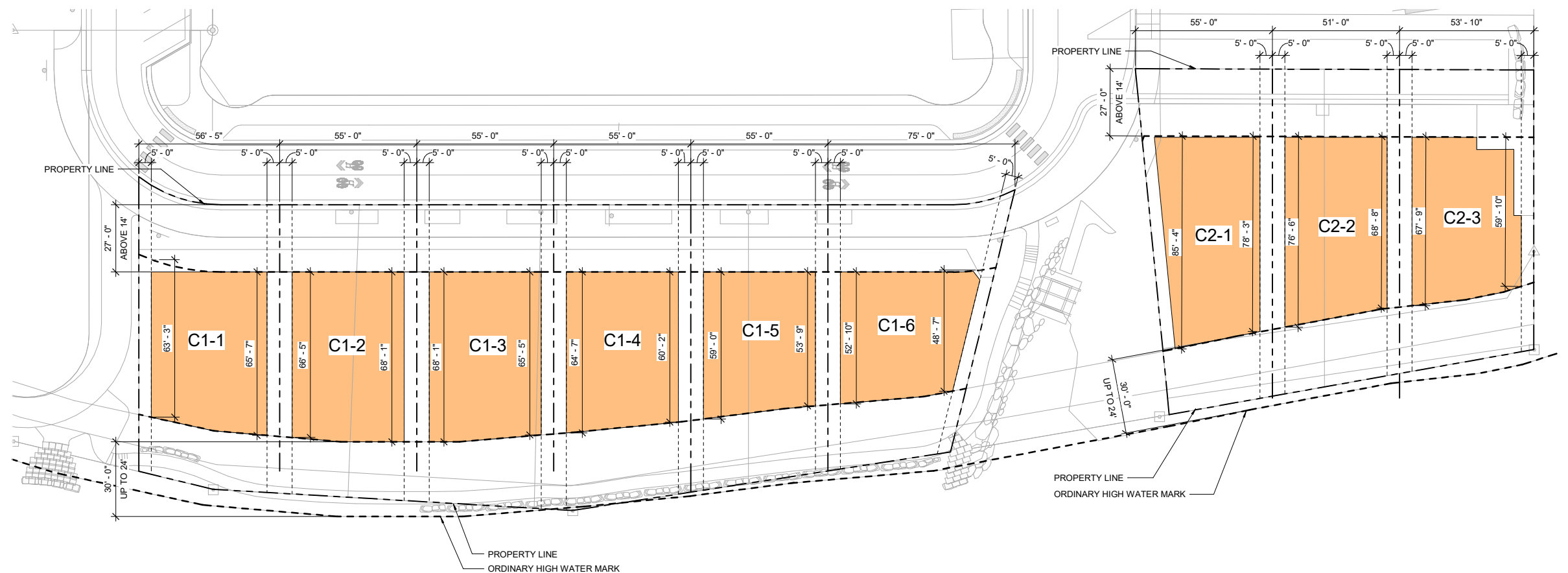
LOT C - SINGLE FAMILY HOME
DEVELOPABLE AREA

***Note:** Diagrams within this document require the approval of the submitted PUD, PLAT, and Architectural Guidelines.

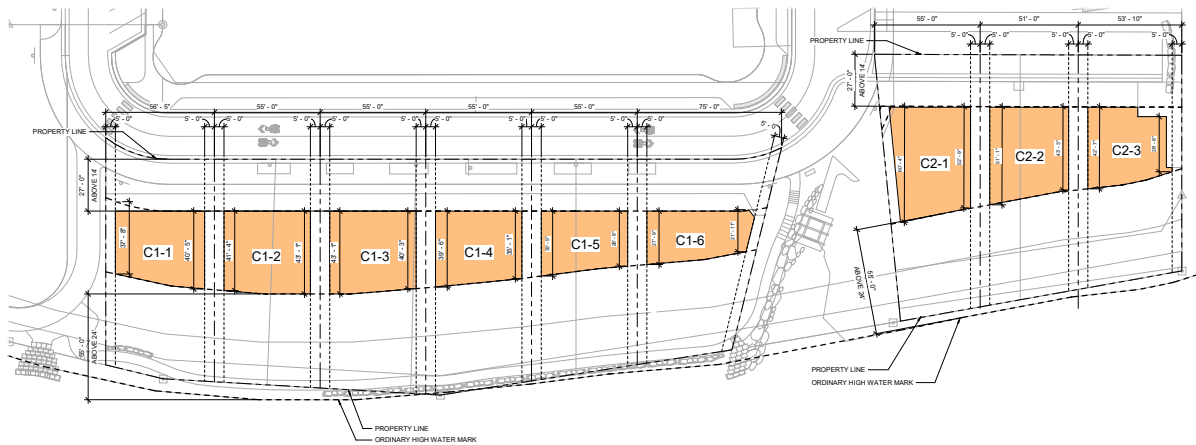
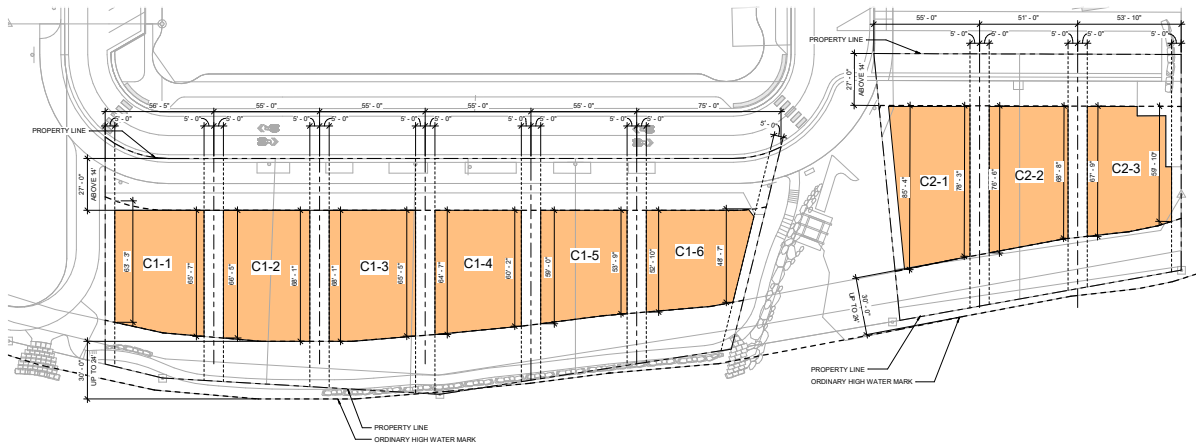
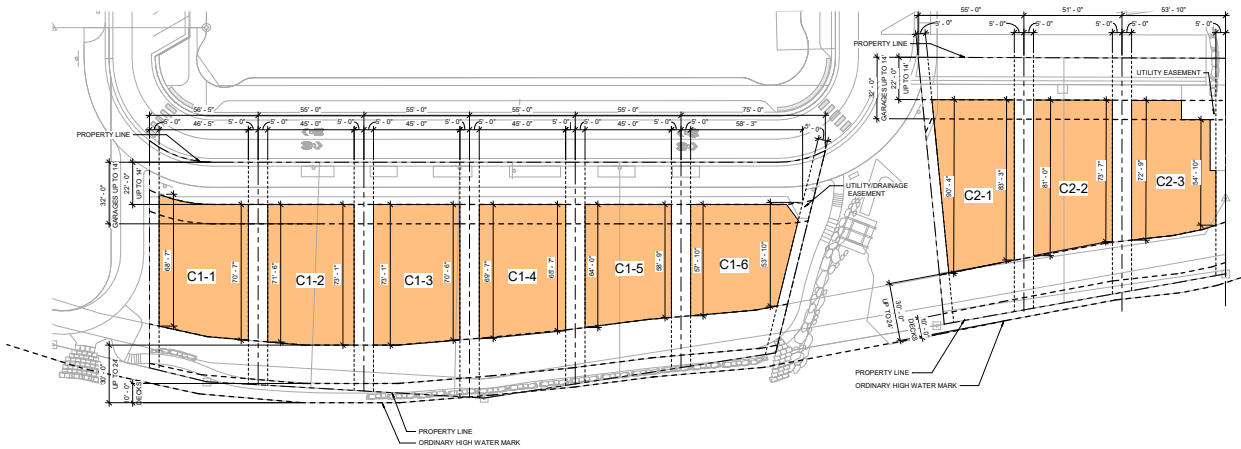
Actual buildable square footage subject to building code and building permit approval.



GROUND LEVEL - DEVELOPABLE AREA
0'-14' BUILDING HEIGHT SETBACKS



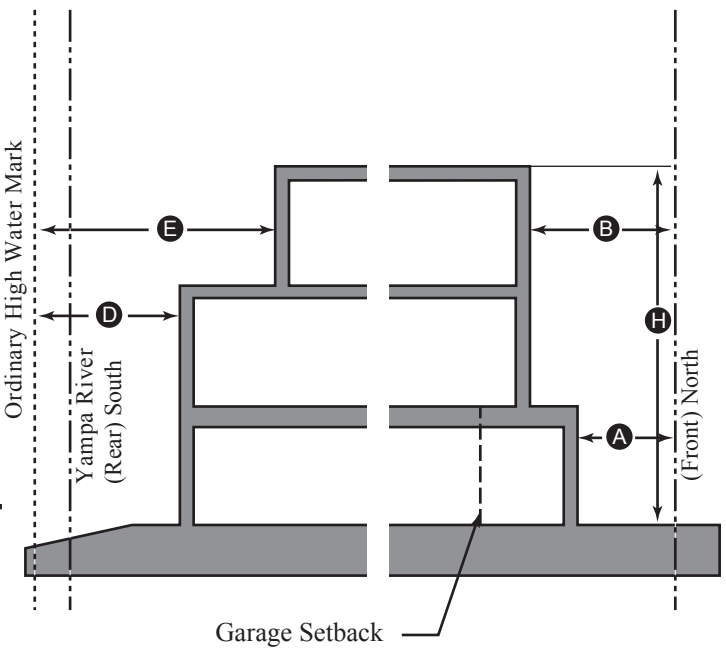
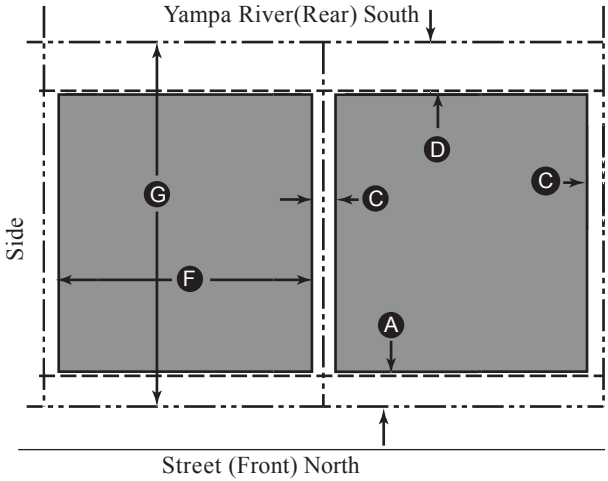
SECOND LEVEL - DEVELOPABLE AREA
14'-24' BUILDING HEIGHT SETBACKS



Lot	Lot Size SQFT	Max. Lot Coverage Area	Lot Coverage	LEVEL 1	LEVEL 2	LEVEL 3	Total	FAR	Max FAR
C1 - LOTS									
C1-1	6477	3239	49%	3191	2910	1731	7832	1.21	8096
C1-2	6454	3227	51%	3274	3047	1920	8241	1.28	8068
C1-3	6633	3317	49%	3248	3019	1890	8157	1.23	8291
C1-4	6570	3285	46%	3050	2808	1678	7536	1.15	8213
C1-5	6109	3055	45%	2752	2527	1394	6673	1.09	7636
C1-6	6318	3159	45%	2818	2561	1343	6722	1.06	7898
C2 - LOTS									
C2-1	6535	3268	51%	3352	3121	2221	8694	1.33	8169
C2-2	6455	3228	49%	3160	2965	1922	8047	1.25	8069
C2-3	6307	3154	44%	2795	2663	1543	7001	1.11	7884

SUBZONE C DIMENSIONAL STANDARDS - ONE FAMILY RESIDENTIAL

References to the CDC are to the Steamboat Springs Community Development Code effective January 1, 2018, as amended ("CDC"). The permitted uses, development and design standards, dimensional standards and other zone district standards in the CDC applicable to the CY-1 zone district shall apply to Subzone C, except as modified by this Ordinance. **Note: Modified Subzone C Dimensional Standards applied only for One-Family Residential Use*



Key

- ROW / Property Line
- Setback Line
- Building Area

Building Placement

Setback (Distance from ROW/Property Line)

Front

Principal Structure:		
up to 14'	22' min.	A
up to 14' at garage	32' min.	
up to 14'	47' max.	
above 14'	27' min.	B
Accessory Structure	27' min.	
Decks and porches	17' min.	

Side

Principal Structure (each side)	5' min.	C
Accessory Structure	5' min.	
Decks and Porches	5' min.	

Rear**

Principal Structure up to 24'	30' min.	D
Principal Structure above 24'	55' min.	E
Accessory Structure	15' min.	
Decks and Porches	10' min.	

Lot Size

Width	25' min.	F
	380' max.	

Depth	no min.	G
-------	---------	---

Lot Area	3,000 sq. ft. min.	
	81,000 sq. ft. max.	

Building Form

Height*

Building Height ***

Overall Height	36' max.	H
----------------	----------	---

Other Standards

Building Intensity

Lot Coverage	50% max.
Floor Area Ratio	1.25 max.

Density

Units per lot	1 unit/ lot min.
---------------	------------------

* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Chapter 26-801.O for an illustration of how height is measured.

** Rear setbacks are from ordinary high water mark not from property line.

*** All homes must be a minimum of 2 stories in height.