

NOTE: During construction, all blocks and lots will be overlotted graded and a haul road will cross Blocks 1 through 5.

Block 11: **Lots 1-4; Residential, Commercial And Mixed Use**

- A. Gas station and car wash
- B. Convenience store
- C. Restaurant/Bar
- D. Commercial including retail and personal service establishments
- E. Liquor store
- F. Fishing camp and all associated amenities
- G. Laundry facilities
- H. Daycare facilities
- I. Professional offices
- J. Medical and dental clinics
- K. Condominiums/Apartments/Townhomes (maximum 160 units in conjunction with Lot 6).
- L. Commercial to a maximum of 20,000 sq.ft., exclusive of restrooms, hallways and storage areas.
- M. Individual garages for lease or sale.
NOTE: (1) Garages are solely for the use of residents of the commercial/residential ("Village Center") area, and must be used primarily for the storage of their personal, operating, vehicles; (2) Use of the garage for any other storage purpose shall clearly be incidental to that of its primary use; and (3) garages shall not be used as "mini storage" units.
- N. Post Office
- O. Educational Facility
- P. Church

Setbacks:

Front to edge of building:	5 feet
Front to edge of canopies or balconies:	1 foot
Side	0 feet to a one-hour separation 5 feet between buildings
Rear	0 feet

Building height: 35 feet to mid point of roof

Maximum Lot Coverage:

Buildings: 80% of net developable land;

All impervious materials: 90% of net developable land;

Maximum Floor Area Ratio:

2.5:1.0 of net developable land.

Block 11: Lot 5: Community Building/Swimming Pool

Uses include recreational amenities, management offices, Metropolitan District offices, day care, meeting rooms, and other associated uses.

Setbacks:

Front	0 feet
Side	0 feet to a one-hour separation 5 feet between building walls
Rear	15 feet from lakes

Building Height: 35 feet to mid point of roof

Maximum Lot Coverage:

Buildings: 50% of net developable land;

All impervious materials: 80% of net developable land;

Maximum Floor Area Ratio:

1.01:1.0 of net developable land.

Block 11: Lot 6: Condominiums/Apartments/ Townhomes and Limited Commercial (to a maximum of 160 units in conjunction with Lots 1 to 4).

- A. Restaurant
- B. Laundry Facility
- C. Management Offices
- D. Retail shop
- E. Garages for lease or sale

Setbacks:

Lake	15 feet
Between buildings	10 feet
Colorado River	50 feet

Building Height: 40 feet to mid point of roof

Maximum Lot Coverage:

Buildings: 70% of net developable land;

All impervious materials: 90% of net developable land;

Maximum Floor Area Ratio:

1.5:1.0 of net developable land

Block 11: Lot 7: Church/Multi-purpose/Daycare

This lot shall remain in perpetuity as a church/multi-purpose/daycare lot. The Definition of "multi-purpose" use shall be for any religious, social, or community function.

Setbacks:

Front	0 feet
Side	5 feet
Rear	0 feet

Building Height: 35 feet to mid point of roof

Maximum Lot Coverage:

Buildings: 80% of net developable land;

All impervious materials: 90% of net developable land;

Maximum Floor Area Ratio:

2:5:1:0 of net developable land

Parcel G: Recreational Uses, Open Space, Utility Easements, and Road Access Plus Accessory Uses or Building for Support of The Listed Uses

Parcel H: Sewage Treatment Facility, Open Space, Recreation, and Metropolitan District Offices

Maximum Lot Coverage:

Buildings: 50% of net developable land;

All impervious materials: 75% of net developable land;

Maximum Floor Area Ratio:

0.80:1.0 of net developable land.

Minimum Setbacks:

Front Yard	10 feet from property line.
Side Yard	20 feet from Crappie Lake or mean high water mark of Colorado River.
Rear Yard	10 feet from wetlands or property line, whichever is greater.

AMENDMENTS TO COMMON LOT LINES ON DUPLEX UNITS - Amendments may occur upon approval of one of the following two processes:

- a. **Administrative Process for Adjusting a Common Lot Line on Duplex Lots** – If it has been demonstrated that (1) owners of all property adjacent to the lots in which the common lot line adjustment is being proposed have approved in writing the proposed Lot Line Adjustment, such an application may be processed in accordance with Section 5-290, Minor Subdivision, of the Land Use Regulations, as a Type B Subdivision. In addition to other standards provided in Section 5-290, the Director of Community Development shall also be required to determine that the proposed amendment (a) will not result in a substantial change in the configuration of the lots; (b) is consistent with the PUD Preliminary Plan; and (c) does not represent an alteration of a restrictive plat note,
- b. **Public Process for Adjusting a Common Lot Line on Duplex Lots** – An application for an adjustment of a common lot line on duplex lots which does not qualify for the Administrative Process shall be processed in accordance with Section 5-290, Minor Subdivision, of the Land Use Regulations, as an Amended Final Plat. In addition to other standards provided in Section 5-290, the Director of Community Development shall also be required to determine that the proposed amendment (a) will not result in a substantial change in the configuration of the lots; (b) is consistent with the PUD Preliminary Plan; and (c) does not represent an alteration of a restrictive plat note.

SIGNAGE

- I. **VILLAGE IDENTIFICATION SIGN** - 32 square feet and not higher than 8 feet.
- II. **COMMERCIAL** - 32 square feet for gas station and 32 square feet for convenience store.

Block 11, Lot 1 shall be 64 square feet each side for gas station / convenience store,