

ZONING MAP AMENDMENT II

FOR

LOT 1, VILLAGE DRIVE TOWNHOMES SUBDIVISION

AND

LOTS A & B, MOUNTAIN OFFICE PARK SUBDIVISION

LOCATED IN THE SW1/4 SECTION 27, T6N, R84W, 6TH P.M.;

CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO

CONTACT INFORMATION

PROJECT TEAM:

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UTILITY CONTACT LIST:

UTILITY COMPANY	CONTACT	PHONE NUMBER
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CITY OF STEAMBOAT SPRINGS UTILITIES	MICHELLE CARR, P.E.	(970) 871.8207
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YAMPA VALLEY ELECTRIC ASSOC.	LARRY BALL	(970) 871.2282
ATMOS ENERGY	DON CRANE	(970) 879.3223
CENTURY LINK	JASON SHARPE	(970) 328.8290
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UTILITY NOTIFICATION CTR. OF CO	N/A	(800) 922.1987

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SHEET INDEX

C.001 - COVER SHEET  
C.003 - EXISTING CONDITIONS PLAN  
C.100 - SITE PLAN



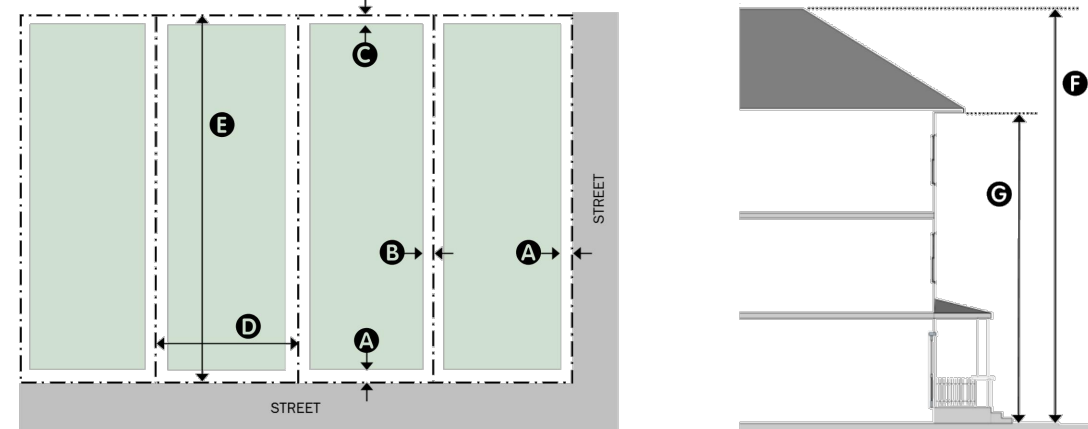
CN Commercial Neighborhood

§ 222

222 ZONE DISTRICT: COMMERCIAL NEIGHBORHOOD

**222.A Purpose**  
The Commercial Neighborhood zone district is intended to provide areas for low-intensity commercial uses, such as office and limited retail and service. This zone district is also intended to provide for vertical and horizontal mixed-use development that incorporates residential densities and forms compatible with permitted commercial uses. Commercial Neighborhood accommodates uses and development that are complementary to and compatible with the surrounding neighborhoods in terms of scale and intensity.

222.B Dimensional Standards (See below.)



Building Placement			Building Form		
Lot Line Setbacks			Building Height <sup>1</sup>		
Front			Principal Building		
	10' min.	A	Overall Height	40' max.	F
	30' max.		Average Plate Height	28' max.	G
Highway 40 Frontage	30' min.		Accessory Building		
Accessory Building	15' min.		Overall Height	40' max.	F
			Average Plate Height	28' max.	G
Side					
Principal Building	10' min.	B			
Accessory Building	5' min.				
Rear					
Principal Building	10' min.	C			
Accessory Building	5' min.				
Lot Size			Parking Lot Placement		
Building Intensity			Lot Line Setbacks		
Width <sup>1</sup>	25' min.	D	Front		
	100' max.		>50 Parking Spaces	15' min.	
Depth <sup>1</sup>	no min.	E			
Area	3,000 sf min.				
	no max.				
Density <sup>2</sup>			Other Standards		
			Building Intensity		
			Lot Coverage	50% max.	
			Floor Area Ratio	60% max.	
			Dwelling Units per Lot	no max.	

<sup>1</sup> The above graphics are not intended to illustrate how building height, lot width, or lot depth is measured. Refer to Section 801 for rules of measurement.  
<sup>2</sup> Manufactured homes are prohibited.

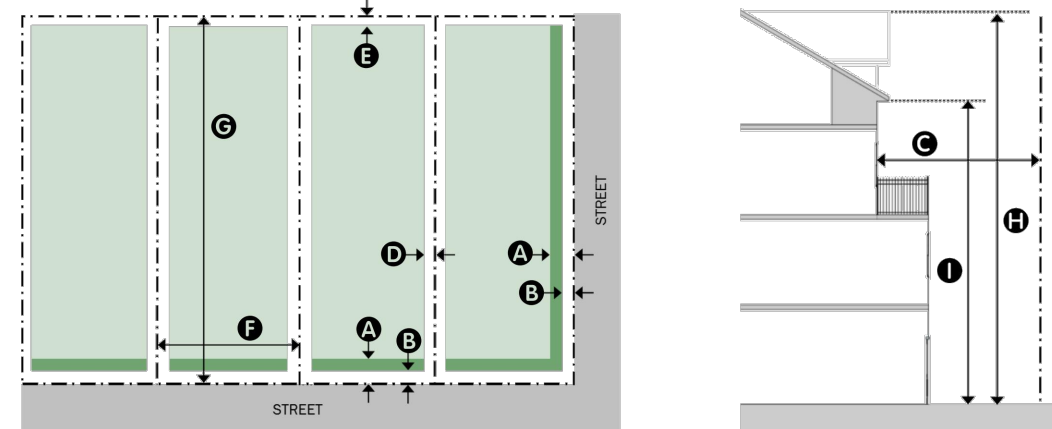
MF-3 Multiple-Family - Three

§ 214

214 ZONE DISTRICT: MULTIPLE-FAMILY - THREE

**214.A Purpose**  
The Multiple-Family zone districts are intended to provide areas for multiple-family residential uses and development, including townhomes, condominiums, apartments, and other attached residential forms, as well as limited nonresidential uses that are complementary to and compatible with a multiple-family residential neighborhood.

214.B Dimensional Standards (See below.)



Building Placement			Building Form		
Lot Line Setbacks			Building Height <sup>1</sup>		
Front			Buildings with Underground Parking		
Principal Building	15' min.	A	Overall Height	63' max.	H
Porch	10' min.	B	Average Plate Height	41' max.	I
3rd Story and Above	20' min.	C	Buildings without Underground Parking		
Accessory Building	20' min.		Overall Height	57' max.	H
			Average Plate Height	35' max.	I
Side			Single-Family Residential Buildings		
Principal Building	10' min.	D	Overall Height	40' max.	H
Accessory Building	5' min.		Average Plate Height	28' max.	I
Rear					
Principal Building	10' min.	E			
Accessory Building	5' min.				
Lot Size			Other Standards		
Building Intensity			Building Intensity		
Width <sup>1</sup>	40' min.	F	Lot Coverage	45% max.	
	no max.		Floor Area Ratio	50% max.	
Depth <sup>1</sup>	no min.	G	Density <sup>2</sup>		
Area	12,000 sf min.		Dwelling Units per Lot	no max.	
	no max.				
Parking Lot Placement			Other Standards		
Lot Line Setbacks			Building Intensity		
Front			Lot Coverage	45% max.	
EC Overlay Zone	15' min.		Floor Area Ratio	50% max.	
Non-Entry Corridor	10' min.		Density <sup>2</sup>		

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