1055 El Rancho Road, Evergreen, Colorado 80470

Written Restrictions

Property Description (From ALTA Survey):

Lot 2, Block 6 of the Tepees Subdivision, as per the plat thereof
recorded _____ at Reception No. 94003J31,
excepting therefrom, that portion conveyed to the County of Jefferson
in Deed recorded _____ at Reception No. _____,

City of Evergreen, County of Jefferson, State of Colorado.

A. Land Use Standards

Permitted Uses for RC-1 Restricted Commercial-One District:
(orig. 5-18-59; am. 7-27-78; am. 2-6-84; am. 2-13-01; am. 12-17-02; am. 7-11-06; am. 4-20-10)
The following uses shall be permitted upon review by the Planning Commission and approval by the Board of County Commissioners. (orig. 10-17-83; am. 12-17-02)

2. A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender. (orig. 2-1-00)

B. Land Use Definition for Group Living Facility

A state licensed facility for housing residents in a group home which includes a residential treatment center, community residential home, home for social rehabilitation, assisted living residence, personal care boarding home, communal home, specialized group facility, receiving home for more than 4 foster home residents, residential child care facility, or shelter for domestic violence. (orig. 2-1-00; am. 5-25-04)

C. Group Living Facility Requirements

A maximum of 96-units will be allowed on site for a Group Living Facility. The combined enclosed floor area for the Facility will not exceed 70,000-SF.

D. Minimum Area Requirement

A minimum of 1 acre in single ownership, unless the existing property ownership and any adjacent property in the same ownership total less than 1 acre as of the date of the enactment of this one acre requirement. (orig. 7-27-78)

E. Minimum Structural Setbacks

1. Front – 50 feet. (orig. 7-27-78)
2. Side – 20 feet. (orig. 7-27-78)
3. Rear – 20 feet. (orig. 7-27-78)

F. Access

The entrance to the subject property shall be from El Rancho Road. Two-curb cuts will be permitted to accommodate circulation and accessibility.

G. Parking Standards

Parking shall comply with the provisions of the Off-Street Parking and Loading Section of this Zoning Resolution (orig. 12-17-02; am 7-11-06)

A minimum of fifty-four (54) parking spaces shall be provided:

- 24-spaces for residents at 0.25/unit
- 12-spaces for max. staff count at 1.0/staff
- 12-spaces for guests at 0.125/unit
- 3-spaces for loading
- 3-spaces for accessibility

H. Building Height

Section 40 Page 2 Zoning Resolution – Amended 4-20-10

1. Maximum height – 35 feet. (orig. 7-27-78)
2. Maximum height for structures with roof mounted, solar-heating units – 45 feet. (orig. 7-27-78)

I. Architecture

Architecture shall comply with the provisions of the Architecture Section of this Zoning Resolution. (orig. 12-17-02; am 7-11-06)

J. Landscaping

Landscaping and open space shall comply with the provisions of the Landscaping Section of this Zoning Resolution. (orig. 12-17-02; am 7-11-06)
Landscaping buffer of a minimum of ten feet (10) consisting of grasses, shrubs and trees will be planted on the east, west and south sides of the tract.

K. Trash Enclosure

Trash shall be stored in trash containers, either inside buildings or in outside containers designed to visually screen the trash from public view.

1. No outdoor storage shall be permitted. (orig. 7-27- 78)
2. Trash containers shall be screened from public view. (orig. 7-27-78)

L. Fences

1. Maximum fence height: 6 feet. (orig. 8-6-80)
2. Fence permits are required for any fence over 42 inches in height. (orig. 8-6-80)

3. To protect the residents, areas of the site may be enclosed and concealed by a closed fence (one preventing view) at least 6 feet in height. When abutting a residential zone district, fencing shall be wooden or masonry, or replaced with mature hedge. Such fence shall be constructed and maintained in good condition. (orig. 8-6-80; am. 12-17-02)

M. Lighting

Lighting shall comply with the provisions of the Lighting Section of this Zoning Resolution. (orig. 12-17-02; am 7-11-06)
Outdoor ground and building lighting shall not cast direct light or glare on adjacent buildings. Maximum height of pole light, twenty-four (24) feet.

N. Signs and Outdoor Advertising Devices

Signs and outdoor advertising devices shall comply with the provisions of the Signs and Outdoor Advertising Devices Section of this Zoning Resolution. (orig. 7-20-81; am. 12-17-02; am 7-11-06)
Two signs, with a maximum square footage of forty (80) square feet per sign may be located on the site near El Rancho Road. Each sign may have two (2) faces and may be illuminated from the ground or from within.

O. Environmental

No hazardous process may occur on the applicable site, any use of the site shall not involve noise that would be offensive to neighboring residential sites.

P. General Requirements

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1. Corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution. (orig. 5-10-82; am. 12-17-02; am. 7-1-03)
2. All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs and fireplaces may protrude 24 inches into the setback. (orig. 5-10-82)
3. No structure may be erected, placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig. 5-10-82)