

Zoning Table

	Existing PD Planning Area					Amended PD Planning Area	
	G	B	C	D	E	Vineyard	Home- stead
Zoning	PD-C	PD-C	PD-C	PD-C	PD-C	PD-C	PD-C
Lot Size		11.09 Ac	15.04 Ac	2.64 Ac	11.51 Ac	<u>14 ac approx</u>	<u>19 ac approx</u>
FAR	.5:1	.30:1	.30:1	.30:1	.35:1		
Commercial						.40:1	.40:1
Parking	Per code	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code
Commercial							
Residential							
Open Space (public)							
Open Space (private)	25%	25%	25%	25%	25%	25% (20)	25% (20)
Setbacks							
W. Mineral Ave. ROW		70' ²		70' ²		70' (90)	70' (90)
S. Santa Fe Dr. ROW		30' ²	30' ²			20'	
Nichols Ave. ROW		85' ²	80' ²			10'	
Platte River Parkway ROW	25'2	25' ²	25' ²	25' ²	25' ²	10'	10'
Western Property Line			25'		20'		20' (15)
Southern Property Line			75'	20'	20'	20'	20' (15)
Property Lines (Interior)	20'	20'	20'	20'	20'		
Northern Zone District Line	20'				20'		
Eastern Zone District Line	25'						
Western Zone District Line			25'				
Setback from City of Englewood Ditch		25'					
Setback from Parking & Private roads		5'	10'	10'	10'		
Distance between structures	20'	15'	20'	15'	15'		
Building Height	70 '	70'	50'	50'	70'	100'	100'
Residential Density		98 du/ac est		98 du/ac est			50 DU/Ac

Notes:

1) Yellow highlight indicates a change from the P4 presented to Planning Commission (info in parentheses is prior proposal)

2) Setbacks along public ROW shall not be less than the minimum, but shall, at least be one foot of setback for each foot of building height.