

**RECOMMENDED TEXT AMENDMENTS
QUEENSTOWN ZONING ORDINANCE**

1. Delete § 88. Reserved and replace with the following:

§ 88. Development Standards in QRD Queenstown Resort District.

- A. The Planning Commission shall approve setbacks, parcel size, signs, parking, and street standards for each development component. These standards shall be internally consistent and implement the district purpose.
- B. Development projects shall conform to the Critical Area Overlay District standards and meet all Queenstown Subdivision Regulations' requirements as applicable.
- C. Except for the development standards outlined in A, all other development aspects shall conform to the Queenstown Zoning Ordinance.
- D. Residential developments shall comply with the standards for R-2 Residential Standards outlined in § 95, Table of Height, Area, and Bulk Requirements.

2. Delete § 89. Reserved and replace with the following:

§ 89. Nonresidential use standards in the CS Countryside District

- A. Maximum floor area: 10% of CS District area.
- B. Maximum impervious surface: 30% of CS District area.
- C. Minimum lot frontage: 35 feet.
- D. Minimum setbacks:
 1. Front: 35 feet.
 2. U.S. Route 50, 50/301: 100 feet.
 3. Arterial: 75 feet.
 4. Side and rear: 10 feet.
- E. Maximum building height
 1. On-lot agriculture: over 45 feet require special exception approval.
 2. Telecommunications facilities: 200 feet.
 3. All others: 45 feet.

3. Amend § 95. Table of Height, Area, and Bulk Requirements as follows

§ 95. Table of Height, Area, and Bulk Requirements.										
ZONING DISTRICT	Gross Density Max. (Dus/Ac)	Lot Area Minimum	Lot Width at Building Line Min (ft.)	Lot Frontage Min (ft.)	Front Yard Depth Min (ft.)	Side Yard Width Min (ft.)	Rear Yard Depth Min (ft.)	Maximum Height		
								Principal Structure	Accessory Structure	Playground Equipment
R-1 Residential										
- Single-family detached	3.5	11,500	60	NA	30	10	30	35	16	45
R-2 Residential										
- Single-family detached	6	8,000	60	20	15	10	30	35	16	45
- Single-family semi-detached	6	4,000	30	25	15	10	30	35	16	45
- Single-family attached	6	2,400	15	15	15	10	30	35	16	45
- Apartment	6		100	60	30	20/30	30	35	16	45
TC Town Center § 80.										
- Single-family detached	6	NA	40	NA	10	7.5	30	35	16	45
- Single-family semi-detached	6	NA	40	NA	10	7.5	30	35	16	45
- Single-family attached	6	NA	40	NA	10	7.5	30	35	16	45
- Apartment	6	NA	100	NA	10	7.5	30	35	16	45
- Commercial	NA	NA	35	NA	10	7.5	30	35	16	45
HC Highway Commercial	NA	NA	100	NA	40	10/50	10	35	16	NA

[CS Countryside										
-Single-family detached	0.05	20,000	100	NA	35*	10*	30*	35	16	
*Setback from U.S. Route 50, 50/301,100 feet]										