

## Progress Lane Area

July 2011

### DEVELOPMENT GUIDE

#### PLANNED DEVELOPMENT

#### I. INTRODUCTION

##### A. Statement of Purpose

The purpose of this Development Guide is to establish standards for the development and improvement of the property. The standards contained in this Development Guide are intended to carry out the goals of this planned development.

##### B. Definitions

Unless otherwise stated herein, all provisions of and definitions found in the Town of Parker Land Development Ordinance shall apply.

#### II. AUTHORITY

##### A. Authority

The authority of this Development Guide is Section 13.04.150 PD-Planned Development, as amended, of the Town of Parker Municipal Code, as amended.

##### B. Relationship of Town Regulations

The provisions of this Development Guide shall apply to all property contained within the "Progress Lane Area" except as provided herein. The standards outlined in the Development Guide may be divergent from the zoning regulations contained in Chapter 13.04 of the Parker Municipal Code, but not any other chapter of the Parker Municipal Code. In the event there is a conflict between the standards contained in the Development Guide and the Parker Municipal Code (excluding Chapter 13.04) then the Parker Municipal Code shall control.

##### C. Enforcement

The provisions of the Development Guide relating to the use of land shall run in favor of the Town of Parker and shall be enforceable, at law or in equity, by the Town of Parker.

**III. CONTROL PROVISIONS**

**A. Control Over Use**

After the adoption of this Development Guide by the Town Council:

1. Any new building or other structure, and any parcel of land may be used as provided for in this Development Guide.
2. The location and bulk of all buildings and other structures built after the effective date of the Development Guide shall be in conformance with:
  - a. All applicable standards contained within the Development Guide; and
  - b. Any other applicable Town of Parker standards.

**IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS**

**A. Purpose**

The purpose of this section is to establish general provisions and clarify standards and requirements for development, which occurs in the Development Guide.

**B. Planning Area Standards**

1. Planning Areas 1 & 2 – Light Industrial
  - a. Incorporation by Reference:

Section 13.04.130, LI-Light Industrial, as amended, of the Town of Parker Municipal Code, is hereby incorporated by reference into this Development Guide, except as provided in paragraph IV.B.1.b. of this Development Guide.

b.

Development Control Standards		
Building Setbacks	Minimum front setback to property line	20 feet
	Minimum side setback to property line	20 feet
	Minimum rear setback to property line	20 feet
Buildings	Maximum Permitted Height	35 feet; 60 feet – Use by Special Review

2. Planning Areas 3 & 4 – Commercial

a. Incorporation by Reference:

Section 13.04.120, C-Commercial, as amended, of the Town of Parker Municipal Code, is hereby incorporated by reference into this Development Guide, except as provided in paragraph IV.B.2.b. of this Development Guide

b.

<b>Development Control Standards</b>		
<b>Building Setbacks</b>	From Parker Road	40 feet
	Minimum front setback to property line	20 feet
	Minimum side setback to property line	20 feet
	Minimum rear setback to property line	20 feet
<b>Buildings</b>	Maximum Permitted Height	50 feet; 70 feet – Use by Special Review

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