

SUBDIVISION	LAND USE CODE	MINIMUM LOT SIZE (SQ. FT.)	Setbacks (FT) FT / R / S / S	CORNER LOT STREET SIDE SETBACK	UTILITY EASEMENTS	MAX HEIGHT ABOVE GROUND LEVEL	MINIMUM SQ. FT. LIVING AREA / MULTI-STORY ALL UNITS REQUIRE A 32 SQ. FT. COVERED ENTRY IN ADDITION	LOT COVERAGE	OFF-STREET PARKING 1-CAR GARAGE 12X20 REQUIRE PER UNIT IN ALL SUBDIVISIONS	IMPROVEMENTS FROM LAKE HIGH WATER MARK OR FROM PROEPRTY LINE FOR GOLF COURSE	Special notes
Central Core	see expanded sheet										
Chris Mountain II Modulares allowed	R-1-50	Lots 181, 200, 283, 371, & 411	20/20/05/05	20	5 sides/ 10 rear	35' Multi-Story	850/ 600-MF	60%		N/A	
	R-1-90	9,000	30/20/10/10	30	5 sides/ 10 rear	35' Multi-Story	1000/750-MF	55%	2 spaces	N/A	
Coyote Cove	SFR	See Plat	20/20/ 10 /10 common rear lines 15	20	Same as setbacks Lots 1-7 hae 15 rear	35' Multi-Story	1600		Attached 2 car garage	N/A	
	SFR		Lots 7-12 Building envelope			35' Multi Story	1600		Attached 2 car garage	N/A	
	Lot 35 Multi family	see extended sheet	20/20/10/10							N/A	
Eaton Pagosa Estates	see expanded sheet	See Plat	30/20/20/20	30	see extended sheet	35' Multi Story	2400/ 1400-MF		Attached garage		Engineered foundation
Pagosa Highlands Estates Modulares Allowed	R-1-75	7,500	25/20/7.5/7.5	25	5 sides/10 rear	35' Multi-Story	850/600-MF	50%	2 spaces	N/A	
	R-1-90	9,000	30/20/10/10	30	5 sides/ 10 rear	35' Multi-Story	1000/750-MF	55%	2 spaces	N/A	
	R-1-120, 150, 200, 400	12, 15, & 20, 40,000	30/20/10/10	30	5 sides/ 10 rear	35' Multi-Story	1000/750-MF	55%	2 spaces	N/A	
Lake Forest Estates	All Lots	See Plat	30/20/10/10	30	5 sides/10 rear	35' Multi-Story	1500/1000-MF	55%	2 spaces	50 FT HW	
Lake Hatcher Park Modulares Allowed	R-1-75 or B	7,500	25/20/7.5/7.5	25	5 sides/10 rear	35' Multi-Story	850/600-MF	50%	2 spaces	25 FT HW	No Structure below 7739 feet above sea level
	R-1-90 or D, F, & R-2	9,000	30/20/10/10	30	5 sides/10 rear	35' Multi Story	1000/750-MF	55%	2 spaces	25 FT HW	
	Commerical	Tracts A, C, D & E	see plat		5 sides/10 rear	35' Multi Story		60%	Decs LPP	25 FT HW	
Lake Pagosa Park Modulares allowed	R-1-75	7,500	25/20/7.5/7.5	25	5 sides/5 rear	35' Multi-Story	850/600-MF	50%		50 FT GC & HW	
	R-1-90	9,000	30/20/10/10	30	5 sides/ 5 rear	35' Multi Story	1000/750-MF	55%		50 FT GC & HW	
	R-1-T if doing a SFR on these lots must meet the R-1-75 requirements	2,400	25/20/05/05	25	Some exceptions	35' Two story	800/600-1st Floor	80%	1 space per unit 9' X 20'	50 FT GC & HW	Eception one side no easement see plat
	R-1-P if doing a SFR on these lots must meet the R-1-75 requirements	3,200	25/20/00/00 building code 5'	25	Some exceptions	20' One Story	800	80%	1 space per unit	50 FT GC & HW	
	R-2	9,000	25/20/06/06	25	5 sides/ 5 rear	35' Two story	800/600-MF per unit	60%	2 per unit	50 FT GC & HW	
	R-3	17,000	25/10/05/05	25	5 sides/ 5 rear	20' One Story	600 per unit	60%	1.5 per unit	50 FT GC & HW	
	R-4	26,000	25/10/07/07 See note for multi story	25	5 sides/ 5 rear	Multi Story allowed	600 per unit	60%	see Decs LPP	50 FT GC & HW	Mutli story Side setback changes see expanded sheet
	RM-1	80,000	see extended sheet		5 sides/ 5 rear	Height not limited		60%		50 FT GC & HW	
C-1		set by ECC		5 sides/ 5 rear	35' maximum		60%	see Decs LPP	50 FT GC & HW		
Lakeview Estates Modulares Allowed	R-1-100/E, 120/F, 150/G, 200/H	10, 12, 15, 20,000	30/20/10/10	30	7.5 sides/10 rear	35' Multi-Story	1000/750-MF	55%	1 space per	N/A	
	R-3	17,000	25/10/05/05	25	7.5 sides/10 rear	20' One Story	600 per unit	60%	1 space per	N/A	
	R-4	26,000	25/10/07/07 see note for multi story	25	7.5 sides/10 rear	Multi Story Allowed	600 per unit	60%	See Dec LPP	N/A	Mutli story Side setback changes see expanded sheet

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Lakewood Village Modulars Allowed	R-1-100/E, 120/F, 150/G, 200/H	10, 12, 15, 20,000	30/20/10/10	30	7.5 sides/10 rear	35' Multi Story	1450/1000-MF	55%	1 space	N/A	
	R-2	9,000	25/20/06/06	25	7.5 sides/10 rear	35' Multi Story	800/600-MF per unit	60%	2 per unit	N/A	
	R-3	17,000	25/10/05/05	25	7.5 sides/10 rear	20' One Story	600 per unit	60%	1.5 per unit	N/A	
	R-4	26,000	25/10/07/07 See extended sheet	25	7.5 sides/10 rear	Multi Story allowed	600 per unit	60%	see extended sheet	N/A	
	C-1		set by ECC		7.5 sides/10 rear	35' maximum		60%	see extended sheet		
Mallard Point	All Lots		20/15/15 except lots on N. pagosa have 25 rear setback and lot along lakeside Dr. have 20' side setback	20	10 sides/ 20 rear out side lots/ 10 rear inside lots. Lot 1 sewer easement shown plat Lot 20 side 5		600	30% lake front properties and 35% all other properties		15 FT HW Fence 25' HW	
Martinez Hills	Only Lot 1X		55 and 20' from other residential structures	55	25 sides/25 rear	20' One story 35' Multi-story	1500/1000-MF	no more than 5 buildings		N/A	see note below*
Martinez Mtn. Estates I	Lots 1-59 & 102-136	Septic may be required	55 and 20' from other residential structures	55	25 sides/25 rear	20' One story 35' Multi-Story	1500/1000-MF	no more than 5 buildings		N/A	see note below*
	Lots 60-101		30/20/10/10	30	7.5 sides/10 rear	35' Multi Story	1200/900-MF	55%		N/A	no livestock
Martinez Mtn. Estates II	All Lots	Septic may be required. Lots adjecient to National forest property owner must main forest service fence	55 and 20' from other residential structures	55	25 sides/25 rear	20' One story 35' Multi-Story	1500/1000-MF	no more than 5 buildings		N/A	* NO PIGS, 2 of the following per acre horses, cows, alpacas, or llamas. No more than 2 goats or sheep per lot. chickens allowed can't run free.
Meadows II-IV	All Lots	see plat	55 and 20' from other residential structures	55	25 sides/25 rear	see below	1500/1000-MF	no more than 5 buildings		N/A	
	All Lots	Septic required	structures housing animals 100' from property line and 25' from residence			20' One story 35' Multi-Story				N/A	
North Village Lake Modulars Allowed	All Lots	See Plat	30/20/10/10	30	7.5 sides/10 rear	35' Multi Story	1000/750-MF	55%		25 FT HW	
South Village Lake	Lot 6 only one left	See plat	see extended sheet	20'		35' detached living units				15 FTHW	

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Pagosa In The Pines I Modulars Allowed	R-1-75	7,500	25/20/7.5/7.5	25	5 sides/5 rear	35' Multi-Story	850/600-MF	50%		50 FT GC	
	R-1-90	9,000	30/20/10/10	30	5 sides/ 5 rear	35' Multi Story	1000/750-MF	55%		50 FT GC	
	R-1-T if doing a SFR on these lots must meet the R-1-75 requirements	2,400	25/20/5/5	25	Some exceptions	35' Two story	800/600-MF	80%	1 space per unit X 20'	50 FT GC	
	R-1-P if doing a SFR on these lots must meet the R-1-75 requirements	3,200	25/20/00/00	25	Some exceptions	20' One Story	800	80%		50 FT GC	
	R-2	9,000	25/20/06/06	25	5 sides/ 5 rear	35' Two story	800/600-MF	60%	2per unit	50 FT GC	
	R-3	17,000	25/10/05/05	25	5 sides/ 5 rear	20' One Story	600 per unit	60%	1.5 perunit	50 FT GC	
	R-4	26,000	25/10/07/07 (a)	25	5 sides/ 5 rear	Multi Story allowed	600 per unit	60%	see Decs LPP	50 FT GC	
	C-1		set by ECC		5 sides/ 5 rear	35' maximum		60%	see Decs LPP	50 FT GC	
Pagosa In The Pines II Modulars Allowed	R-1-75	7,500	25/20/7.5/7.5	25	5 sides/10 rear	35' Multi-Story	850/600-MF	50%	2 spaces	50 FT GC	
	R-1-90	9,000	30/20/10/10	30	5 sides/ 10 rear	35' Multi-Story	1000/750-MF	55%	2 spaces	50 FT GC	
	R-1-120, 150, 200, 400	12, 15, & 20, 40,000	30/20/10/10	30	5 sides/ 10 rear	35' Multi-Story	1000/750-MF	55%	2 spaces	50 FT GC	
	R-1-T if doing a SFR on these lots must meet the R-1-75 requirements	9,000	20/10/05/05	20	5 sides/ 10 rear	35' – Two Story	800/600-1st Floor	60%	1 space per unit X 20'	50 FT GC or HW	
	R-1-P if doing a SFR on these lots must meet the R-1-75 requirements	3,500	20/20/00/08	20	5 sides/10 rear	35' –Two Story	800/600-1st Floor	60%	1 space	50 FT GC or HW	
	Commerical		set by ECC		5 sides/ 5 rear	35' maximum	see Decs LPP	60%	see Decs LPP	50 FT GC & HW	
Ranch Community	R-1-400	40,000	30/20/10/10	30	10 front/7.5 sides/10 rear	35'-Multi-Story	2000 One Story 2500/1800 1st Floor	55%	2 Car Garage	50 FT GC	
Ridgeview	Commercial		25FT major road 15FT local road front. The rear and 1 Side out of utility easement. Other	corner side same as front setback either parallel lot line can be	10' front & rear 7.5 all side lines			50%	dining & recreation 1-space per 100 sq. ft. for that use. Other uses 1-space per 300 sq. ft.	N/A	
	R-2	9,000	25/20/7.5/7.5	25	10' front & rear 7.5 all side lines	35' – Two story	800/600-MF per unit	60%	2 per unit	N/A	
	R-3	17,000	25/10/7.5/7.5	25	10' front & rear 7.5 all side lines	20' - One Story. 2 story must be approved by ECC	600 per unit	60%	1.5 per unit	N/A	Lot designated R-4 will be reviewd R-3 standard

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South Shore Estates	Lots 1-14	See Plat	150' in diameter building site		see extended sheet	28' maximum	2000/1200 MF	everything inside building envelope	Garages must be attached to residence	50 FT HW	10' above marked flood plain and Requires Engineered foundation
	Lots 12-20	See Plat	55' from all proeprty lines						Garages must be attached to residence	50 FT HW	
Pagosa Trails Modulars Allowed	R-1-50	4,900	20/20/05/05	20	5 sides/10 rear		850/600-MF	60%		N/A	There are lots that were consolidatated and utility easement must be vacated
	R-1-75	7,500	25/20/7.5/7.5	24	5 sides/10 rear		850/600-MF	50%		N/A	
	R-1-90	9,000	30/20/10/10	30	5 sides/10 rear		1000/750-MF	55%		N/A	
	R-1-120	12,000	30/20/10/10	30	5 sides/10 rear		1000/750-MF	55%		N/A	
Twincreek Village	All Lots	See Plat	30/20/10/10	30	5 sides/10 rear	35' Multi-Story	1450/750-MF	55%		N/A	No prefabercated construction
Village Service Commercial			see extended sheet	corner side same as front setback	10' front & rear 7.5 all side lines			50%	dining & recreation 1-space per 100 sq. ft. for that use. Other uses 1-space per 300 sq. ft.	N/A	
Pagosa Vista Modulars Allowed	MH-50	5,000	10/10/05/05	10	5 side/10 front-rear		400	50%	Exception Paking space required no garage	N/A	Requires 60 sq. Ft. shed and 32 sq. ft. entry
	R-1-90 (MH-90)	9,000	30/20/10/10	30	5 sides/10 rear		1000/750-MF	55%		N/A	