

**WILLOW SPRINGS RANCH PD ZONING REGULATIONS  
OCTOBER 2019**

- A. **Applicability.** The Willow Springs Phase One Preliminary/Final PD Site Plan and zoning regulations shall run with the land and bind all landowners of record, their successors, heirs, or assigns of the land as approved by the Monument Board of Trustees.
- B. **Relationship to Town Regulations.** The provisions of this Preliminary/Final PD Site Plan and these zoning regulations shall prevail and govern the development of the Willow Springs Ranch PD; provided however, that where the provisions of this Preliminary/Final PD Site Plan and these zoning regulations do not address a particular subject, the relevant provisions of the zoning ordinance of the Town, as amended, or any other applicable provisions of this code shall be applicable.
- C. **Severability of Provisions.** In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall be in full force and effect.
- D. **Overall Project Standards.** The standard zoning requirements of the Town zoning ordinance including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PD, except as modified below.
- E. **Uses**  
The following uses are permitted in Willow Springs Ranch:  
Any use permitted by right in the R-1 District of the Town of Monument.  
Water storage and treatment facilities; underground utility lines and drainage structures; wastewater pumping station.

**WILLOW SPRINGS RANCH DEVELOPMENT STANDARDS**

**R 7 (Phase 4)**

Lots are designed for single-family detached patio style homes. A consistent architectural theme will apply to all homes in this category. Each home will have a two-car garage, with parking in the driveway for an additional two cars

Setbacks: Front – 18 feet minimum  
Side – 5 feet minimum  
Rear – 10 feet minimum

Corner lots: Where lots abut more than one street, only the garage access yard shall be considered a front yard. If a landscape tract is located between the lot and the street, the yard will be considered a side yard.

Height: 35 feet maximum  
Lot Coverage, including decks and patios: 65%

Minimum Lot Size: 3500 square feet

R 4 (Remaining phases – 1, 2, 3, 5, 6, 7, 8)

All lots are designed for single family detached homes. An Architectural Control Committee (ARC) formed for Willow Springs Ranch Metropolitan District will review and approve each single-family home for compliance with the Design Guidelines established for Willow Springs. The Design Guidelines will address home placement on the lot; building architecture including materials and colors; and proposed landscaping including the timing of installation.

Setbacks: Front – 20 feet minimum  
Side – 5 feet minimum;  
Rear – 20 feet minimum

Corner sides: Where lots abut more than one street, only the street frontage with garage access will be considered a front yard. The side setback for corner side yards shall be 10 feet minimum except that where a landscape tract separates the lot from an adjacent street, the setback shall be 5 feet.

Height: 35 feet maximum  
Lot Coverage: 50% maximum  
Minimum Lot Size: 5000 square feet

RE (Estate)

Both lots will have semi-custom homes constructed on them. An Architectural Control Committee (ARC) formed for Willow Springs will review and approve each single-family home for compliance with the Design Guidelines established for Willow Springs. The Design Guidelines will address home placement on the lot; building architecture including materials and colors; and proposed landscaping including the timing of installation.

Setbacks: Front – 25 feet minimum  
Side – 7.5 feet minimum  
Rear – 25 feet minimum

Height: 35 feet maximum  
Lot Coverage: 25% maximum  
Minimum Lot Size: 5 acres

OSD

Land in this category will be owned and maintained by the Willow Springs Metropolitan District. Permitted uses: Utility and drainage structures and facilities; trails and open space; road and utility corridor preservation; recreational uses, conditional on approval by US Fish and Wildlife.

PLD

The purpose of this land use category is to designate land for use as public parks and open space, utility, and drainage facilities. Land in this category will be owned by the Town of Monument and maintained by the Willow Springs Metropolitan District.

G. Design Guidelines Standards

See Willow Springs Ranch Design Guidelines.

H. Architectural Design Standards

See Willow Springs Ranch Design Guidelines

I. Landscape Design Standards

See Willow Springs Ranch Design Guidelines