THIRD AMENDMENT TO

THE VILLAGE AT BUFFALO RUN EAST PUD

THE VILLAGES AT BUFFALO RUN EAST PUD ZONE DOCUMENT
BEING A PART OF SECTION 5, TOWNSHIP 2 SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT BUFFALO RUN COMMERCIAL INVESTORS, LLC, BEING THE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS A, B, C, D, AND E
BUFFALO RUN VILLAGE CENTER, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 201000002240, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

CONTAINING AN AREA OF 389,774 SQUARE FEET OR 8.948 ACRES, MORE OR LESS.

BUFFALO RUN VILLAGE CENTER TRACT A, TRACT B, TRACT C, TRACT D, AND TRACT E.

PROJECT INTENT

THE PURPOSE OF THIS AMENDMENT IS TO PRESERVE THE UNDERLYING ZONING FRAMEWORK AND APPLICABLE PERMITTED USES OF THE ORIGINAL VILLAGES AT BUFFALO RUN EAST PUD, WHILE REVISING PLANNING-AREA BOUNDARIES, MODIFYING DEVELOPMENT STANDARDS, AND INCORPORATING ADDITIONAL RESIDENTIAL AND NONRESIDENTIAL LAND-USE OPTIONS.

EXISTING LAND USE AND ZONING

THE SITE IS CURRENTLY VACANT WITH A COMMERCIAL ZONING PER THE VILLAGES AT BUFFALO RUN EAST, PUD.

PROJECT PHASING

PHASING WILL OCCUR IN A LOGICAL AND COST-EFFECTIVE MANNER BASED ON MARKET CONDITIONS. THE PROJECT WILL BE BUILT IN SEVERAL PHASES, AS CONDITIONS DICTATE.

EXISTING AMENITIES

EXISTING AMENITIES INCLUDE EXISTING INFRASTRUCTURE SURROUNDING THE SITE, SUCH AS ROADS, AND UTILITIES AS WELL AS THE ADJACENT BUFFALO RUN GOLF COURSE.

UNIQUE FEATURES

UNIQUE FEATURES OF THE SITE INCLUDE PROXIMITY TO MAJOR ROADWAYS INCLUDING 120TH AVENUE, INTERSTATE 76 AND E-470 TOLLROAD, PROXIMITY TO DETECTIVE CURT HOLLAND MEMORIAL PARK, BUFFALO RUN GOLF COURSE AND BARR LAKE STATE PARK.

EXISTING CHALLENGES

THE EXISTING CHALLENGES RELATE TO VEHICULAR ACCESS AND CURRENT MARKET CONDITIONS. VEHICULAR ACCESS TO THE SOUTHERN PORTION OF SFD-A-4 IS LIMITED TO E. 119TH PLACE. ACCESS TO HANNIBAL STREET AND JASPER STREET IS PROHIBITED DUE TO CITY CODE REQUIREMENTS, WHICH MANDATE A MINIMUM INTERSECTION SPACING OF 150 FEET. THE DISTANCE BETWEEN E. 119TH AVENUE AND E. 119TH PLACE IS APPROXIMATELY 280 FEET. THESE ACCESS CONSTRAINTS, COMBINED WITH CURRENT MARKET CONDITIONS, ARE DRIVING THE NEED FOR THIS PUD AMENDMENT.

COMPREHENSIVE PLAN GOALS

CHARACTER AREAS (LAND USE): GOAL 1.1, 1.2, & 4.1
HEALTH AND ENVIRONMENTAL SUSTAINABILITY: GOAL 3.2
COMMERCE AND EMPLOYMENT: GOAL 2.5 & 5.2
HOUSING AND NEIGHBORHOODS; GOAL 1.1 & 6.1
TRANSPORTATION AND MOBILITY: GOAL 1.1 & 1.2



VICINITY MAP
SCALE: 1"=1,500'
NORTH

OWNERSHIP CERTIFICATE

BUFFALO RUN COMMERCIAL INVESTORS, LLC, AND ITS SUCCESSORS AND ASSIGNS BEING THE OWNER OF THE PROPERTY LOCATED IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, AND STATE OF COLORADO DOES HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT ZONE DOCUMENT AND AGREE TO PERFORM UNDER THE TERMS HEREIN.

BY _____
RUSS WATTERSON, MANAGER
BUFFALO RUN COMMERCIAL INVESTORS, LLC
A COLORADO LIMITED LIABILITY COMPANY

STATE OF: _____

COUNTY OF: _____

CITY OF: _____

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

AD 20_____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

APPROVAL CERTIFICATE

APPROVAL BY THE CITY OF COMMERCE CITY PLANNING COMMISSION THIS ___DAY OF _____,

AD 20_____.

BY _____

CHAIRPERSON

APPROVAL BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY THIS_____DAY OF _____,

AD 20_____.

BY _____

CITY CLERK

BY _____

MAYOR

OWNER
BUFFALO RUN COMMERCIAL INVESTORS, LLC
905 W. 124TH AVENUE, SUITE 210
WESTMINSTER, CO 80234
403.561.9767
CONTACT: RUSS WATTERSON
russ@wattersonlaw.com

ENGINEER
CORE CONSULTANTS, INC
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
CONTACT: JUSTIN SIMPSON
jsimpson@liveyourcore.com

PLANNER
PCS GROUP
200 KALAMATH STREET
DENVER, CO 80223
303.531.4905
CONTACT: PAUL SHOUKAS
paul@pcsgroupco.com

SHEET INDEX

SHEET NUMBER	SHEET NAME
1	COVER SHEET
2	LAND USE PLAN
3	LAND USE DESIGNATION MATRIX

PREPARED FOR:

LOKAL

8400 E. CRESCENT PARKWAY
SUITE 450
GREENWOOD VILLAGE, CO
80111
P: 720.656.4512

PREPARED BY:

people creating spaces
pcs group inc.
www.pcsgroupco.com
p.o. box 18287
denver, co 80218
t 303.531.4905 . f 303.531.4908

THE VILLAGES AT BUFFALO RUN EAST
PUD ZONE DOCUMENT
AMENDMENT #3

ISSUE DATE
01.10.2025

REVISION DATES
10.02.2026

SHEET TITLE
COVER SHEET

SHEET NUMBER
1

SHEET 1 OF 3

Oct 05, 2026 - 1:46pm - USER.Paul
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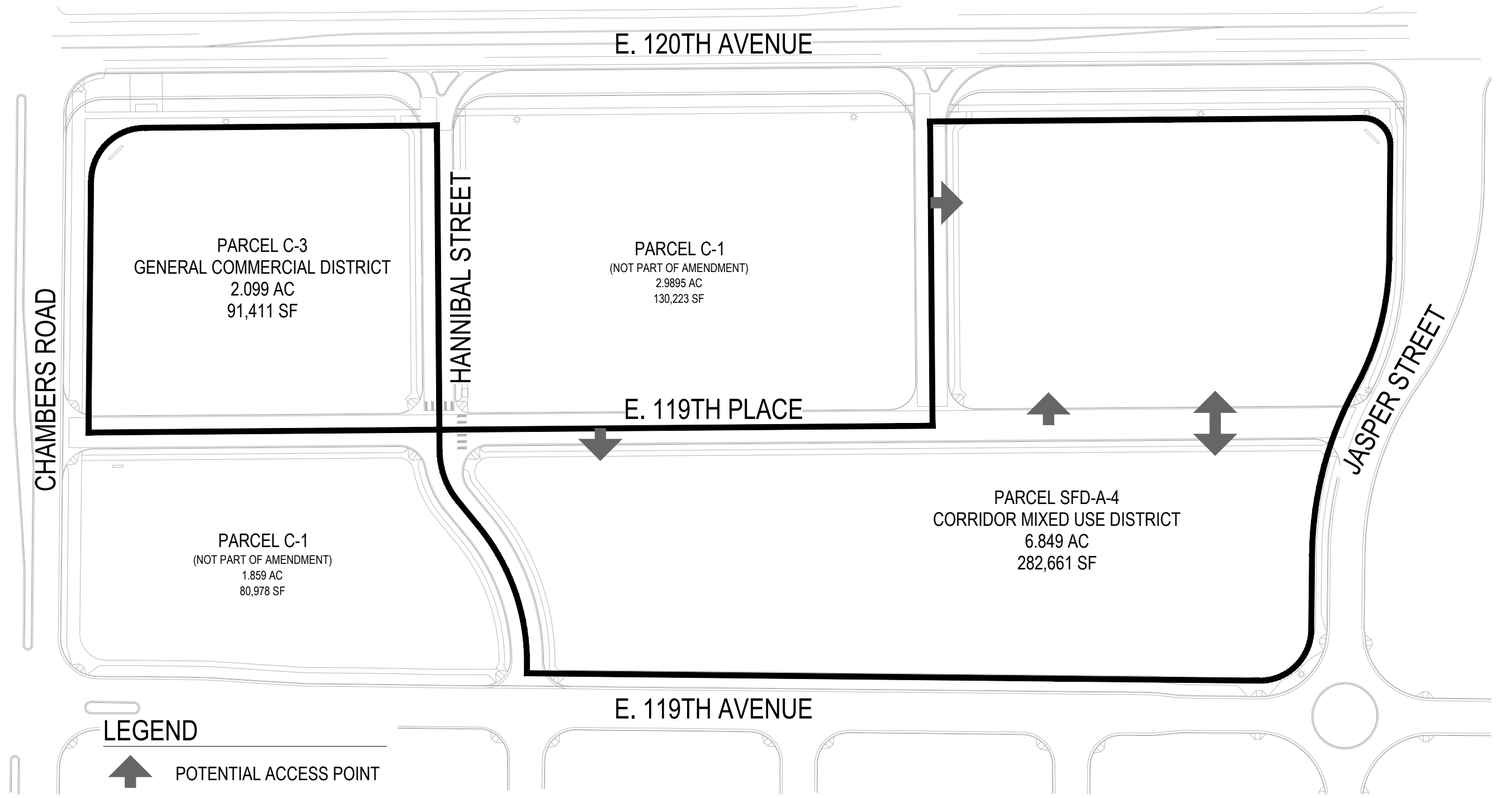
THIRD AMENDMENT TO

THE VILLAGE AT BUFFALO RUN EAST PUD

THE VILLAGES AT BUFFALO RUN EAST PUD ZONE DOCUMENT
BEING A PART OF SECTION 5, TOWNSHIP 2 SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

TECHNICAL DATA

USE	GROSS ACRES	% OF PROJECT BY ACRES
MIXED USE PARCEL SFD-A-4	6.8490	49.64
COMMERCIAL PARCEL C-3	2.0990	15.22
COMMERCIAL PARCEL C-1	4.8485	35.14
TOTAL1	13.7965	100.00



1 LAND USE PLAN
SCALE: 1"=100'

NON RESIDENTIAL

PARCEL	C-3 (1)
MIN. LOT SIZE	8,000 SF
MIN. F.A.R.	0.05
MAX. HEIGHT	50'
FRONT SETBACK	10'
SIDE SETBACK (2)	5'
REAR SETBACK	10'
OPEN SPACE	10%
LANDSCAPE	CITY OF COMMERCE CITY STANDARDS
PARKING	CITY OF COMMERCE CITY STANDARDS

(1) RESIDENTIAL USE SHALL BE ALLOWED AS A COMPONENT OF COMMERCIAL BUILDINGS ABOVE THE GROUND FLOOR IN A VERTICALLY INTEGRATED USE.
(2) SIDE SETBACKS ON CORNER LOTS SHALL BE 10 FEET TO THE PUBLIC RIGHT OF WAY.
(3) OUTDOOR DISPLAYS SHOULD CONFORM TO THE CITY'S LAND DEVELOPMENT CODE OR DESIGN GUIDELINES.

LAND USE DEVELOPMENT STANDARDS

RESIDENTIAL		
PARCEL	SFD-A-4 (CORRIDOR MIXED USE)	
PARCEL STANDARDS		
MIN. / MAX. LOT SIZE	NONE	
MIN. LOT FRONTAGE	15'	
MIN. / MAX. DU / AC	6 TO 24	
MIN. / MAX. UNITS	41 - 164	
MIN. GROSS FLOOR AREA[5]	0 BEDROOMS: 400 SF 1 BEDROOM: 550 SF 2 BEDROOMS: 700 SF 3 BEDROOMS: 850 SF 4 BEDROOMS: 1,000 SF	
PARKING REQUIRED	1.5 SPACES /1 BEDROOM UNITS 1.75 SPACES / 2 BEDROOM UNITS 2 SPACES / 3+ BEDROOM OR MORE UNITS 15% OF TOTAL REQUIRED SPACES FOR VISITOR PARKING	
HEIGHT[6]	35'	
OPEN SPACE	15%	
LANDSCAPE	CITY OF COMMERCE CITY STANDARDS	
PRIMARY USE		
	SINGLE FAMILY ATTACHED/ TOWNHOMES	**MULTI - UNIT**
FRONT SETBACK (1)(2)	FRONT LOADED 15' ALLEY LOADED 10' FROM ARTERIAL 0'	10'
SIDE SETBACK (1)(2)	FRONT LOADED 5' ALLEY LOADED-5' FROM ARTERIAL 25'	INTERIOR LOT 20' FROM COLLECTOR OR ARTERIAL 25'
REAR SETBACK (1)(2)	FRONT LOADED 20' ALLEY LOADED 5' FROM ARTERIAL 30'	20'
SIDE ON STREET SETBACK (1)(2)	FRONT LOADED 10' ALLEY LOADED 10'	25'
BUILDING SEPARATION (7)	10'	10'
COURTYARD SETBACK (4)	MIN. 25'	NA
ACCESSORY USE (3)		
HEIGHT	15'	
FRONT SETBACK	NA	
SIDE SETBACK	5' FROM ARTERIAL 15'	
REAR SETBACK (NON GARAGE)	5'	
REAR SETBACK	FROM ARTERIAL 15'	
SIDE OF STREET SETBACK	10'	

(1) PATIOS, DECKS PORCHES, WINDOW WELLS,EAVES AND BALCONIES MAY EXTEND INTO THE SETBACK A MAXIMUM OF THREE (3) FEET.
(2) FEE SIMPLE LOTS CREATED WITHIN BUILDINGS SHALL HAVE NO SETBACK REQUIREMENT BETWEEN INTERNAL UNITS.
(3) ACCESSORY STRUCTURES SHALL BE ALLOWED ONLY IN REAR YARDS.
(4) COURTYARD SETBACK: THE MINIMUM REQUIRED DISTANCE BETWEEN TWO BUILDINGS WHEN THEIR PRIMARY FACADES (FRONTS) FACE EACH OTHER ACROSS A SHARED OPEN SPACE OR COURTYARD. WHERE THE COURTYARD SETBACK APPLIES, IT SHALL TAKE PRECEDENCE IN PLACE OF THE GENERAL BUILDING-SEPARATION REQUIREMENT.
(5) MINIMUM GROSS FLOOR AREA IS MEASURED BY THE LOWEST TOTAL SQUARE FOOTAGE OF AN INDIVIDUAL UNIT WITHIN A BUILDING OR STRUCTURE.
(6) MEASURED FROM HIGHEST POINT OF THE FINISHED GRADE TO THE HIGHEST POINT OF STRUCTURE PER LAND DEVELOPMENT CODE.
(7) BUILDING SEPARATION SHALL MEAN THE MINIMUM HORIZONTAL DISTANCE BETWEEN SEPARATE BUILDINGS LOCATED ON THE SAME OR ADJACENT BUILDING SITE OR LOT, MEASURED BETWEEN THE EXTERIOR FACES OF THE BUILDINGS AND EXCLUDING PERMITTED ARCHITECTURAL APPURTENANCES SUCH AS EAVES.

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SHEET TITLE
LAND USE SCHEMATIC

SHEET NUMBER
2

Oct 05, 2026 - 1:46pm - USER Paul
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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LAND USE MATRIX

USE CLASSIFICATION	SPECIFIC USE TYPE	PARCEL SFD-A-4	PARCEL C-3
AGRICULTURAL USES			
HORTICULTURE AND NURSERIES	COMMUNITY GARDEN, GREENHOUSE/NURSERY/TREE PRODUCTION WITH OUTDOOR STORAGE	P	P
COMMERCIAL USES			
ANIMAL SERVICES	VETERINARY OFFICES,CLINICS, DOGGIE DAY CARE	P	P
ANTENNAS	ANTENNA AND SUPPORT STRUCTURE FOR AMATEUR RADIO COMMUNICATIONS	L	P
	RADIO OR TELEVISION BROADCASTING OFFICES	P	P
EATING AND DRINKING ESTABLISHMENTS	BAR, TAVERN, NIGHT CLUB	P	P
	BREWPUB	P	P
	CATERING SERVICES	P	P
	RESTAURANT WITH DRIVE-THRU/UP	P	P
	RESTAURANT WITHOUT DRIVE-THRU/UP	P	P
	TASTING ROOM	P	P
FINANCIAL INSTITUTIONS	BANK OR FINANCIAL INSTITUTION, INCLUDING DRIVE-THRU/UP	P	P
FOOD AND BEVERAGE SALES	CONVENIENCE STORE/GROCERY STORE (<5,000 SF)	P	P
	GROCERY STORE (>5,000 SF)	P	P
	LIQUOR STORE	P	P
	ALL OTHER SIMILAR USES (E.G., DELICATESSEN, RETAIL BAKERY, SPECIALTY FOOD MARKET, COFFEE SHOP)	P	P
FUEL SALES	FUEL SALES WITH NO VEHICLE REPAIR	L	L
	FUEL SALES WITH MINOR VEHICLE REPAIR	L	L
FUNERAL AND INTERNMENT SERVICES	FUNERAL HOME	P	P
OFFICE	BUSINESS OR PROFESSIONAL (INCLUDING MEDICAL/DENTAL OFFICE/CLINICS)	P	P
	COURIER SERVICES	P	P
	MASSAGE THERAPY OFFICE/CLINICS	P	P
	SUBSTANCE ABUSE TREATMENT FACILITY, OUTPATIENT CLINIC	P	P
PERSONAL SERVICES	INSTRUCTIONAL SERVICES, STUDIOS	P	P
	ALL OTHER SIMILAR USES	P	P
RECREATION OR AMUSEMENT FACILITIES, PRIVATE	BINGO ESTABLISHMENTS/SOCIAL GAMING OUTLET/PERFORMANCE CENTERS	P	P
	BOWLING, BILLIARDS, MOVIE THEATERS AND SIMILAR USES	P	P
	DRIVE-IN THEATER	C	C
	HEALTH CLUBS	P	P
RETAIL ESTABLISHMENTS	RETAIL BUSINESS STORE <25,000 SQUARE FEET	P	P
	RETAIL BUSINESS STORE >25,000 SQUARE FEET	P	P
	TATTOO PARLOR	P	P
	THRIFT/CONSIGNMENT STORE	P	P
VEHICLE/EQUIPMENT SALES AND SERVICES	AUTOMOBILE WASHING FACILITY, VEHICLE SALES/ RENTAL	P	P
	VEHICLE REPAIR, MINOR	L	L
VISITOR ACCOMMODATIONS	BED AND BREAKFAST ESTABLISHMENTS	L	--
	LODGING ESTABLISHMENTS	P	L

LAND USE MATRIX

USE CLASSIFICATION	SPECIFIC USE TYPE	PARCEL SFD-A-4	PARCEL C-3
INDUSTRIAL USES			
ARTISAN/HANDCRAFTED MANUFACTURING	ARTISAN/HANDCRAFTED MANUFACTURING	L	P
MANUFACTURING, FOOD	MICROBREWERY	P	P
	MICRO-WINERY	P	P
	WINERY	L	L
MANUFACTURING, OIL AND GAS	SUPPORT ACTIVITIES FOR OIL AND GAS OPERATIONS (PIPELINES, ETC.)	C	C
OUTDOOR STORAGE	ABOVE-GROUND STORAGE TANKS OF PROPANE < 10,000 CUBIC FEET CAPACITY	P	P
PUBLIC, INSTITUTIONAL AND CIVIC USES			
AMBULANCE SERVICE	GARAGE AND OFFICE FOR AMBULANCE SERVICE	P	P
ARTS AND CULTURAL USES	ARTS AND CULTURAL USES	P	P
CLUBS AND LODGES	PRIVATE LODGE OR CLUB	L	P
COMMUNITY SERVICES	EVENTS CENTER <15,000 SF	L	P
DAY CARE FACILITIES, ADULT OR CHILD	CHILD CARE CENTER	L	P
	ADULT DAY CARE CENTER	L	P
	FAMILY CHILD CARE HOME	P	P
GOLF COURSE	GOLF COURSE/DRIVING RANGE	--	--
HOSPITALS	HOSPITAL	C	C
	OUTPATIENT SURGICAL CENTERS	P	P
PUBLIC LANDS, PARKS, AND BUILDINGS	LIBRARY	P	P
	PUBLIC ADMINISTRATIVE OFFICE OR SERVICE BUILDING	P	P
	PUBLIC PARK OR RECREATIONAL FACILITIES	P	P
RELIGIOUS INSTITUTIONS	CHURCH OR RELIGIOUS INSTITUTION	P	P
EDUCATIONAL FACILITIES	ELEMENTARY AND SECONDARY EDUCATION SCHOOLS	L	P
	PRIVATE BUSINESS, TRADE, AND VOCATION SCHOOLS	L	P
	POST SECONDARY COLLEGES AND UNIVERSITIES	P	C
	SCHOOLS OF SPECIAL INSTRUCTION	L	P
UTILITIES	ELECTRIC SUBSTATION OR GAS REGULATOR STATION	--	C
	PUBLIC UTILITY INSTALLATION	C	C
	PUBLIC UTILITY OFFICE	P	P
	WIND ENERGY CONVERSION SYSTEMS (WINDMILLS)	L	L
RESIDENTIAL USES			
HOUSEHOLD LIVING	MULTI-UNIT	P	--
	SINGLE FAMILY ATTACHED	P	--
	SINGLE FAMILY DETACHED	--	--
	LIVE WORK	P	--
	MOBILE OR MANUFACTURED HOME	--	--
SENIOR HOUSING	ASSISTED LIVING FACILITY	P	P
	BOARDING, LODGING, OR ROOMING HOUSE	P	--
	GROUP HOME, TYPE A	L	--
	GROUP HOME, TYPE B	C	--
	NURSING HOMES	P	P

"P" MEANS THE USE IS PERMITTED BY-RIGHT AND IS NOT SUBJECT TO FURTHER USE-SPECIFIC REVIEW.

"L" MEANS THE USE IS PERMITTED SUBJECT TO APPROVAL BY THE DIRECTOR, LIMITED USE STANDARDS AND LIMITED USE PERMIT.

"C" MEANS THE USE REQUIRES A PUBLIC HEARING AND CONDITIONAL USE APPROVAL SUBJECT TO CONDITIONAL USE STANDARDS AND CONDITIONAL USE PERMIT.

"--" MEANS THE USE IS PROHIBITED.

GENERAL NOTES:

1. ALLOWED USES, DEVELOPMENT STANDARDS, AND ZONING FOR PARCEL SFD-A-4 FOLLOW THE RESIDENTIAL LAND USE DEVELOPMENT STANDARDS UNDER MU-C ZONING DISTRICT (CORRIDOR MIXED USE) AND THOSE LISTED IN THE LAND USE MATRIX.
2. ALLOWED USES, DEVELOPMENT STANDARDS AND ZONING FOR NON-RESIDENTIAL STANDARDS WITHIN PARCEL C-3, REFER TO THE C-2 ZONE DISTRICT (GENERAL COMMERCIAL) AND THOSE LISTED IN THE LAND USE MATRIX.
3. ALL PROPOSED VEHICULAR CIRCULATION SHALL USE THE PREVIOUSLY APPROVED PUD (PUD NO. 3424, RECEPTION NO. CO877193) STANDARDS AND GUIDELINES FOR ROW AND STREET SECTIONS.
4. REFERENCE PREVIOUSLY APPROVED PUD (PUD NO. 3424, RECEPTION NO. CO877193) FOR GENERAL PROVISIONS; SUCH AS OVERALL COMMUNITY CONCEPT AND INTENT, BUILDING FORM / STYLE, EXTERIOR MATERIALS, ARCHITECTURAL DESIGN APPROVAL, LANDSCAPE AND FENCING. FOR PARCELS C-3 AND SFD-A-4, THE VILLAGES AT BUFFALO RUN EAST DESIGN GUIDELINES ADOPTED WITH THIS AMENDMENT SHALL SUPERSEDE CONFLICTING ARCHITECTURAL, LANDSCAPE, FENCING, AND DESIGN PROVISIONS CONTAINED IN PREVIOUSLY APPROVED PUD DOCUMENTS OR AMENDMENTS.
5. REFERENCE PREVIOUSLY APPROVED PUD (PUD NO. 3424, RECEPTION NO. CO877193) FOR GENERAL NOTES.
6. THIS PUD SHALL SUPERSEDE PREVIOUS APPROVED AMENDMENTS IN THE CASE THERE IS A CONFLICT.
7. ANY STANDARD NOT ADDRESSED IN THIS PUD OR PREVIOUS APPROVED AMENDMENTS SHALL DEFAULT TO CITY STANDARDS.
8. ALL DEVELOPMENT SHALL COMPLY WITH THE URBAN DESIGN STANDARDS, ARCHITECTURAL STANDARDS, AND SIGN DESIGN STANDARDS SET FORTH IN THE VILLAGES AT BUFFALO RUN EAST DESIGN GUIDELINES FOR PARCELS C-3 AND SFD-A-4.
9. ALL TEMPORARY USES SHALL CONFORM TO THE STANDARDS OF ARTICLE 5, DIVISION 3 AS WELL AS THE APPLICABLE STANDARDS OF THE 2025 LAND DEVELOPMENT CODE.
10. DETACHED ACCESSORY USES AND STRUCTURES NOT SPECIFICALLY ADDRESSED BY THIS PUD SHALL COMPLY WITH THE APPLICABLE STANDARDS OF THE LAND DEVELOPMENT CODE.

DEFINITIONS:

A. MULTI-UNIT DWELLING SHALL MEAN A BUILDING, GROUP OF BUILDINGS, OR PORTION THEREOF DESIGNED FOR OR OCCUPIED BY SEPARATE HOUSEHOLDS LIVING INDEPENDENTLY OF ONE ANOTHER. MULTI-UNIT DWELLINGS MAY INCLUDE FREE STANDING SINGLE-UNIT AND TWO-UNIT DWELLINGS, APARTMENT OR CONDOMINIUM BUILDINGS, AND SINGLE-FAMILY ATTACHED HOUSING PRODUCTS, INCLUDING TOWNHOMES, WHEN LOCATED ON A SINGLE LOT OR WITHIN A COMMONLY OWNED OR LEGALLY UNIFIED PARCEL.

B. SINGLE-FAMILY ATTACHED SHALL MEAN A BUILDING CONTAINING TWO OR MORE DWELLING UNITS, EACH DESIGNED FOR OCCUPANCY BY A SEPARATE HOUSEHOLD AND SHARING AT LEAST ONE COMMON WALL WITH ANOTHER DWELLING UNIT. THIS HOUSING TYPE GENERALLY INCLUDES TOWNHOMES AND ATTACHED CLUSTER HOUSING AND MAY BE LOCATED ON A SINGLE LOT OR ON SEPARATE FEE-SIMPLE LOTS.

C. SINGLE FAMILY DETACHED SHALL MEAN A DETACHED, FREESTANDING DWELLING SURROUNDED ON ALL SIDES BY OPEN AREAS OR YARDS, DESIGNED EXCLUSIVELY FOR OCCUPANCY BY ONE HOUSEHOLD, AND LOCATED ON AN INDIVIDUALLY OWNED FEE-SIMPLE LOT.

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