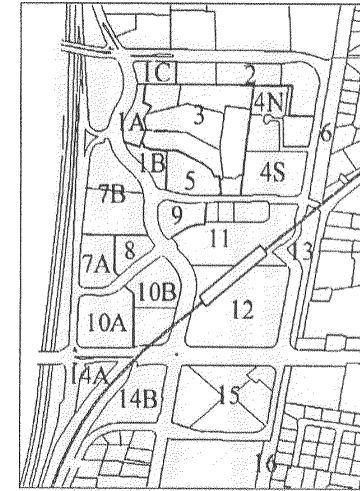


**Figure 7 SPACE AND SITE REQUIREMENTS MATRIX**



**Key to Development Areas**

Development Areas:	RESIDENTIAL USES			COMMERCIAL/OFFICES USES			GENERAL REQUIREMENTS		
	Minimum/Maximum Density (No. DU/Acre)	Parking Requirements (No./Sleeping Spaces)	Useable Open Space (Sq. Ft./DU)	Gross Sq. Ft. Exclusive of Parking	Parking Requirements (No./ 1,000 Sq. Ft. Net Rentable)	Useable Open Space (% of Net Rentable)	Maximum Story Height Permissible	Conditional Use in Parenthesis ( )	
<b>North of Las Juntas</b>									
1A					0.5-3.35			3 (5)	
1B				49,794	0.5-3.35			3 (5)	
1C					0.5-3.35			3 (5)	
2	35/60	0.75C	350		0.5-3.35			3	
3	35/99	0.75	350					3 (5)	
4	35/60	0.75C	350					3 (5)	
5	35/60	0.75C	350					3 (5)	
6									
<b>Las Juntas to Treat</b>									
7A				50,000	0.5-3.35C	20		3 (5)	
7B	35/60	0.75C	350	401,800	0.5-3.35C	20		5 (7)	
8	35/60	0.75C	350		0.5-3.35C	20		5 (7)	
9	35/60	0.75C	350	100,240	0.5-3.35C	20		5 (7)	
10A				776,333	0.5-3.35C	20		5 (10)	
10B					0.5-3.35C	20		5 (10)	
11	35/60	0.75C	350	800,000	0.5-3.35C	20		10 (12)	
12	35/60	0.75C	350		0.5-3.35C	20		5 (7)	
13									
<b>South of Treat</b>									
14A				11,400	0.5-3.35C	20		3	
14B				253,584	0.5-3.35C	20		5 (7)	
15	35/60			489,658	0.5-3.35C	20		5 (7)	
16									

**Legend:**

"C" = Covered parking (in structure) required

**Definitions:**

**Residential Density** = Permissible number of dwelling units per net acre of developable parcel. Range establishes both minimum and maximum permitted, unless otherwise specified.

**Residential Parking** = The minimum off-street parking required shall be 0.75 spaces per sleeping space but in no case shall be less than 1.0 stalls per residential unit calculated for the entire project. Any project proposal with parking provisions less than the maximum permitted (3.3/1000) shall require approval of a parking report substantiating the lower requirement.

**Commercial/Office Parking** = The range of off-street parking required shall be a minimum of 0.5 stalls and a maximum of 3.3 stalls per 1,000 square of net rentable space. Any project proposal with parking provisions less than the maximum permitted (3.3/1000) shall require approval of a parking report substantiating the lower requirement.

**Maximum Height** = Maximum permissible height in stories above finish grade; (#) permissible height with conditional approval. If at least half of a story is below existing grade, it shall not be used in the story calculation.

**Useable Open Space** = Minimum area in percent of net acreage devoted to landscaped plazas, private yards, courtyards, or exterior pedestrian circulation. Areas above ground level which provide for publicity useable open space shall be included in the calculations. Setbacks wherever not developed for outdoor activity areas shall be excluded from the calculation.