

#### **4.3.8 Minimum Open Space and Common Area**

All land area not used for lots shall be designated as common area or open space in accordance with 5.5.6, Open Space and Common Area, and the following requirements:

- A.** At least 30 percent of each -PUD shall be set aside as open space;
- B.** Where a -PUD development will occur in stages or a series of filings, the first filing or phase shall include all lands to be dedicated as open space or common area; and
- C.** To the extent practical and reasonable, all lands that includes public drinking water supply watersheds (recharge areas for the aquifer in the Glen Canyon formation); floodplains and riparian habitats; slopes in excess of 30 percent, and significant geological, biological, and archeological sites that warrant protection pursuant to the purpose and intent of the Grand County General Plan shall be set aside and dedicated as open space for the benefit and enjoyment of residents of each development and shall not be developed (See definition of development in Sec. 2.2).