

TOWN OF BUENA VISTA, COLORADO

**ORDINANCE NO. 18
(SERIES OF 2016)**

**AN ORDINANCE OF THE TOWN OF BUENA VISTA, COLORADO,
AMENDING SECTION 16-245 OF THE BUENA VISTA MUNICIPAL
CODE REGARDING CERTAIN DIMENSIONAL REQUIREMENTS FOR
THE R-3 ZONE DISTRICT**

WHEREAS, the current dimensional standards for the R-3 Zone District do not allow for the high density development that is the purpose of the zone district;

WHEREAS, the proposed changes are in conformance with the Town's Comprehensive Plan which calls for revisions to the Town's zoning regulations to allow for more affordable housing which requires higher density;

WHEREAS, the proposed changes also support the goals of increased in-fill and neighborhood compatibility, both addressed in the Comprehensive Plan;

WHEREAS, the proposed changes are contiguous with adjoining districts' dimensional standards and are compatible with surrounding uses and zoning;

WHEREAS, on October 19, 2016, the Planning and Zoning Commission considered the proposed changes and recommended approval with an amendment to the side yard setback for single-family dwellings to be further reduced to 3 feet;

WHEREAS, as a result of the Planning and Zoning Commission's recommended amendment, staff recommends an increase in the allowable maximum building coverage for single-family dwellings from 50% to 60%;

WHEREAS, notice of the public hearing before the Board of Trustees was properly posted and published pursuant to Section 16-6 of the Buena Vista Municipal Code (the "Code");

WHEREAS, the Trustees find and determine that the Town's long-term ability to supply quality water is an important consideration when regulating future land development and therefore the Town shall immediately review potential water impact fees to protect the viability of the Town's water supply and system;

WHEREAS, on November 9, 2016, the Board of Trustees opened the public hearing and took public comment; and

WHEREAS, after considering all materials provided to it and hearing staff and public testimony, the Board of Trustees finds that these amendments are in the best interests of the Town and its residents.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF
THE TOWN OF BUENA VISTA, COLORADO:**

Section 1. Section 16-245 of the Buena Vista Municipal Code, as it applies to the R-3 zone district only, shall be amended as follows:

1. The minimum lot size for Single-family dwellings is reduced from 6,000 square feet to 2,500 square feet.
2. The minimum lot size for Two-family dwellings is reduced from 10,000 square feet to 5,000 square feet.
3. The minimum lot size for Three-family dwellings is reduced from 10,000 square feet to 7,500 square feet.
4. The minimum lot size for Four-family dwellings is reduced from 12,000 square feet to 10,000 square feet.
5. The minimum lot size for Rowhouses is reduced from 2,500 square feet to 1,500 square feet, subject to the new subsection (k) adopted in this Ordinance below.
6. The maximum lot size for Rowhouses is reduced from 5,000 square feet to 2,900 square feet.
7. The minimum lot width for Single-family dwellings is reduced from 65 feet to 25 feet.
8. The minimum lot width for Two-family dwellings is reduced from 65 feet to 50 feet.
9. The minimum lot width for Rowhouses is amended to be 15 or 25, subject to the new subsection (l) adopted in this Ordinance below.
10. The minimum front yard setback for Single-family, Two-family, Three-family, Four-Family, and Rowhouses is reduced from 20 feet to 10 feet.
11. The minimum side yard setback for Rowhouses is amended to be zero or 5 feet, subject to the new subsection (m) adopted in this Ordinance below.
12. The minimum rear yard setback for all dwelling unit types shall be 15 feet, except as provided for in subsection (d) of Sec. 16-245.
13. The allowable maximum building coverage for Single-family dwellings is increased from 35% to 60%.
14. The allowable maximum building coverage for Two-family dwellings is increased from 40% to 60%.
15. The allowable maximum building coverage for Three-family dwellings is increased from 50% to 60%.
16. The allowable maximum building coverage for Four-family dwellings is increased from 50% to 75%.

17. The allowable maximum building coverage for Rowhouses is increased from 50% to 80%.

18. The allowable maximum building coverage for Rowhouses is increased from 50% to 80%.

Section 2. Section 16-245 of the Buena Vista Municipal Code, as it applies to the R-3 zone district within the Crossman's Addition only, shall be amended as follows:

1. The minimum lot size for Single-family dwellings is reduced from 4,375 square feet to 3,125 square feet.
2. The minimum lot size for Rowhouses is reduced from 2,500 square feet to 1,500 square feet, subject to the new subsection (k) adopted in this Ordinance below.
3. The minimum lot width for Single-family dwellings is reduced from 35 feet to 25 feet.
4. The minimum lot width for Rowhouses is amended to be 15 or 25, subject to the new subsection (l) adopted in this Ordinance below.
5. The minimum front yard setback for Rowhouses is reduced from 15 feet to 10 feet.
6. The minimum side yard setback for Rowhouses is amended to be zero or 5 feet, subject to the new subsection (m) adopted in this Ordinance below.
7. The minimum rear yard setback for all dwelling unit types shall be 15 feet, except as provided for in subsection (d) of Sec. 16-245.
8. The allowable maximum building coverage for Three-family dwellings is increased from 50% to 60%.
9. The allowable maximum building coverage for Four-family dwellings is increased from 50% to 75%.
10. The allowable maximum building coverage for Rowhouses is increased from 50% to 80%.

Section 3. Section 16-245 of Buena Vista Municipal Code shall be amended by the addition of the new subsections (k), (l), and (m) as follows:

(k) Plus 1,000 square feet for an end unit of a row house or duplex lot. Interior unit lots only (where there are units located on the common lot lines on both sides of a unit) may be reduced to the 1,500 square-foot minimum area.

(l) The minimum lot width for interior lots only (where there are units located on the common lot lines on both sides of a unit) may be reduced to the 15-foot minimum lot width. All other lots shall have a minimum lot width of 25 feet.

(m) The minimum side setback for attached units with walls located on the property line is zero (0.0) feet and the minimum side setback for end units with walls not attached to another unit is five (5.0) feet.

INTRODUCED, READ, ADOPTED AND ORDERED PUBLISHED this 21st day of December, 2016.

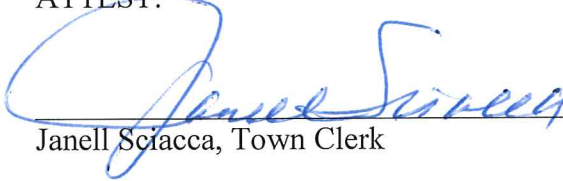
THIS ORDINANCE SHALL BECOME EFFECTIVE THIRTY DAYS FROM PUBLICATION.

TOWN OF BUENA VISTA, COLORADO

By: _____

Joel Benson, Mayor

ATTEST:


Janell Sciacca, Town Clerk

