

**TOWN OF PALISADE, COLORADO
ORDINANCE NO. 2020-05**

AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO AMENDING LAND DEVELOPMENT CODE SECTION 5.04 AND SECTION 6.01 TO REMOVE TOWNHOUSE AND MULTIFAMILY RESIDENTIAL USES ALLOWED IN HOSPITALITY RETAIL ZONING AND AMEND THE PROPOSED LOCATION OF HOSPITALITY RETAIL ZONING.

WHEREAS, pursuant to Section 31-23-305, C.R.S., the Board of Trustees may adopt, alter or amend zoning and regulations; and

WHEREAS, the Board of Trustees believe that Townhouses and Multifamily residential uses should be removed from Hospitality Retail zoning; and

WHEREAS, the Board of Trustees believe that Hospitality Retail zoning should be allowed along Highway 6 in the vicinity of the western entrance to the Town of Palisade; and

WHEREAS, the Palisade Board of Trustees desires to amend the Land Development Code sections 5.04 and 6.01; and

WHEREAS, the Town's Planning Commission has recommended to the Board of Trustees that the amendments to the Land Development Code contained in this Ordinance be adopted; and

WHEREAS, in accordance with Sections 3.02 and 4.01 of the Land Development Code, and Section 31-23-306, C.R.S., on February 18, 2020 a public hearing was held before the Planning Commission to consider a recommendation of an amendment of the Land Development Code to the Board of Trustees as set forth herein, following public notice as required by law; and

WHEREAS, in accordance with Sections 3.02 and 4.01 of the Land Development Code, and Section 31-23-304, C.R.S., on February 25, 2020 a public hearing was held before the Board of Trustees to consider the amendment of the Land Development Code as set forth herein, following public notice as required by law; and

WHEREAS, the Board of Trustees finds and determines that the amendments to the Land Development Code, as contained herein, are necessary and designed for the purpose of promoting the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the Town of Palisade and are consistent with the Town's Comprehensive Plan and the Town's other goals, policies and plans.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE, COLORADO:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Land Development Code Section 5.04.D and section 6.01 is hereby amended as follows with double underlined text added and ~~strike through language deleted~~:

Section 5.04 Nonresidential Districts

D. Hospitality Retail (HR)

Established to provide for hospitality and retail development along I-70 in the vicinity of Exits 42 and along Highway 6 in the vicinity of the western entrance into Town, in a pedestrian-oriented village or mall environment, compatible with the character of the adjacent historic neighborhoods and existing uses. Development within the HR district will exhibit a design continuity, compatible and complementary to the historic Town and to its existing wineries and agricultural uses. Upper floor residential uses are appropriate and desirable in the village setting envisioned for the HR district.

The HR district is intended to implement and correspond in part to the Comprehensive Plan's "Commercial-Agriculture/Lodging" land use designation.

Table 5.10: HR District Standards

Allowed Uses	Use	
	Nonresidential Development	Town house Multi family
Density (maximum)	N/A	11 dwelling unit per acre
Lot Requirements		
Lot area (square feet)	20,000	2,000 11,000
Lot width (minimum feet)	N/A	25 110
Setback Requirements⁽²⁾		
Street yard (minimum feet)	0 ⁽¹⁾	N/A N/A
Street yard (maximum feet)	10	20 20
Side yard - interior (minimum feet)	0	15 5
Side yard - street (minimum feet)	10	15 15
Rear yard (minimum feet)	10	10 15
Building Requirements		
Height (maximum feet)	50	25 25
Impervious surface (maximum)	80%	80% 75%

The text amendment would remove Townhouse and Multifamily as options under the HR District Standards Table.

Section 6.01 Use Table

Table 6.1 Use Table												
Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	LI	HR	CP	Specific Use Standards
Residential Uses												
Alley-loaded house			P	P	P	P						Section 7.01C
Group home (8 or more)		C	C	C	P	P	C	P				Section 7.01J
Manufactured home park or subdivision			C	C								Section 7.01I
Multifamily					C					⊕		Section 7.01G
Nursing home or assisted living center		C			P	C	P	P	P			Section 7.01K
Single-family detached		P	P	P	P	P						Section 7.01A
Short term vacation rental		P	P	P	P	P						Section 7.01M
Townhouse					P	P	P			⊕		Section 7.01E
Two-family dwelling (duplex)					P	P	P					Section 7.01B
Upper-story residential		P				P	P	P	P	P		Section 7.01H
Zero lot line house					P	P	P					Section 7.01D

The text amendment would remove Townhouse and Multifamily as options under Residential Uses allowed under HR zoning.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED at a regular meeting of the Board of the Trustees of the Town of Palisade, Colorado, held on February 25, 2020.

TOWN OF PALISADE, COLORADO

By: _____
 Roger L Granat, Mayor

ATTEST:

 Keli L. Frasier, Town Clerk