

TOWN OF PALISADE, COLORADO

ORDINANCE NO. 2024-04

AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO, AMENDING THE LAND DEVELOPMENT CODE REGARDING REDUCING MAXIMUM BUILDING HEIGHTS AND DENSITY IN NONRESIDENTIAL DISTRICTS AND REDUCING MAXIMUM BUILDING HEIGHTS IN RESIDENTIAL DISTRICTS.

WHEREAS, the Town of Palisade finalized an update to its Comprehensive Plan in 2022 that was adopted by the Palisade Planning Commission on February 7, 2023 and by the Board of Trustees on February 28, 2023; and

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 of the Town of Palisade desires to implement the goals and objectives outlined in the Town's Comprehensive Plan regarding building scale and visual character that will promote a more consistent building scale across various zoning districts within the Town and enhance the visual character of the Town by creating a more low-profile development pattern; and

WHEREAS, the current maximum density allowed in the Hospitality Retail District is not consistent with the district standards throughout the rest of the town and the Board of Trustees desires to ensure compatibility between new development and surrounding residential and rural areas; 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 August 6, 2024, 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 August 13, 2024, 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 AS FOLLOWS:

Section 1.

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

Section 2.

The Board of Trustees finds that reducing the maximum building height in the Agricultural and Forestry Transitional District (AFT), Single Family Residential District (SFR), Multifamily Residential District (MFR), Mixed Use District (MU), Town Center District (TC), Commercial Business District (CB), Light Industrial District (LI), Community Public District (CP), and Hospitality Retail District (HR) will:

- Promote a more consistent building scale across all eight districts, enhancing the overall aesthetic for the Town.
- Create a more human-scaled built environment, particularly in the TC District, improving the pedestrian experience.
- Improve the visual compatibility of commercial and industrial development with nearby residential neighborhoods.
- Encourage a focus on street-level activity and interaction within the TC and CB Districts.
- Reduce the visual impact of development on the surrounding landscape.

In addition, the Board of Trustees finds that reducing the maximum density in the Hospitality Retail District will:

- Align the density of the HR District with the surrounding neighborhoods and zoning districts.
- Preserve the character and small town feel of Palisade.

Section 3.

Land Development Code Section 5.03 Residential Districts and Section 5.04 Nonresidential Districts, is hereby amended with new additions underlined and deletions in ~~strikethrough~~ as follows:

A. Amendment to Zoning (AFT District)

Section 5.03 Table 5.2, of the Land Development Code, concerning Residential Districts and the AFT District standards, is amended as follows:

- **Building Requirements (Maximum)**
 - **Height (feet):** ~~35~~ is deleted and replaced with 28.

B. Amendment to Zoning (SFR District)

Section 5.03 Table 5.3, of the Land Development Code, concerning Residential Districts and the SFR District standards, is amended as follows:

- **Building Requirements (Maximum)**
 - **Height (feet): 35** is deleted and replaced with 28.

C. Amendment to Zoning (MFR District)

Section 5.03 Table 5.4, of the Land Development Code, concerning Residential Districts and the MFR District standards, is amended as follows:

- **Building Requirements (Maximum)**
 - **Height (feet): 35** is deleted and replaced with 28.

D. Amendment to Zoning (MU District)

Section 5.03 Table 5.6, of the Land Development Code, concerning Residential Districts and the MU District standards, is amended as follows:

- **Building Requirements (Maximum)**
 - **Height (feet): 35** is deleted and replaced with 28.

E. Amendment to Zoning (TC District)

Section 5.04 Table 5.7, of the Land Development Code, concerning Nonresidential Districts and the TC District standards, is amended as follows:

- **Building Requirements (Maximum)**
 - **Height (feet): 50** is deleted and replaced with 35.

F. Amendment to Zoning (CB District)

Section 5.04 Table 5.8, of the Land Development Code, concerning Nonresidential Districts and the CB District standards, is amended as follows:

- **Building Requirements (Maximum)**
 - **Height (feet): 45** is deleted and replaced with 35.

G. Amendment to Zoning (LI District)

Section 5.04 Table 5.9, of the Land Development Code, concerning Nonresidential Districts and the LI District standards, is amended as follows:

- **Building Requirements (Maximum)**
 - **Height (feet): 45** is deleted and replaced with 35.

H. Amendment to Zoning (CP District)

Section 5.04 Table 5.11, of the Land Development Code, concerning Nonresidential Districts and the CP District standards, is amended as follows:

- **Building Requirements (Maximum)**
 - **Height (feet):** ~~50~~ is deleted and replaced with 35.

I. Amendment to Zoning (HR District)

Section 5.04 Table 5.10, of the Land Development Code, concerning Nonresidential Districts and the HR District standards, is amended as follows:

- **Building Requirements (Maximum)**
 - **Height (feet):** ~~50~~ is deleted and replaced with 45.
- **Density (Maximum)**
 - **Dwelling Units (Per Acre):** ~~11~~ is deleted and replaced with 7

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 August 13, 2024.

TOWN OF PALISADE, COLORADO

By: _____

Greg Mikolai, Mayor

ATTEST: _____

Keli Frasier, Town Clerk

