

TOWN OF PALISADE, COLORADO

ORDINANCE NO. 2025-09

**AN ORDINANCE AMENDING SECTION 5.03 RESIDENTIAL DISTRICTS OF THE
PALISADE LAND DEVELOPMENT CODE CONCERNING INFILL DEVELOPMENT
AND EFFICIENT LAND USE STANDARDS**

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 Palisade Comprehensive Plan establishes “Goal 2.1: Balance growth with preserving the agricultural heritage to maintain a sense of community” and “Strategy 2.1B: Continue evaluating existing zoning regulations to determine if it promotes balance growth with community preservation”; and

WHEREAS, efficient use of land and infrastructure is essential for the economic vitality and sustainable growth of the Town of Palisade; and

WHEREAS, infill development helps reduce sprawl, preserve agricultural lands, and maximize the use of existing utilities and infrastructure; and

WHEREAS, the Board of Trustees finds that encouraging infill development will help implement the Comprehensive Plan while providing additional housing options and economic development opportunities for the community; and

WHEREAS, the Board of Trustees desires to amend Section 5.03 to establish regulations promoting infill development and efficient land use; 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 October 21, 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 October 28, 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, COLORADO, AS FOLLOWS:

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

Section 2. Land Development Code Section 5.03 Residential Districts is hereby amended with new additions **underlined** and deletions in ~~strike~~through as follows:

Section 5.03 Residential Districts

A. Agricultural and Forestry Transitional (AFT)

~~Established to provide for wineries, vineyards and related lodging and commercial activity compatible with the Town's rural and agricultural character. Development in the AFT district is compatible and complementary to the rural/agricultural surroundings.~~

~~The AFT district is intended to implement and correspond in part to the Comprehensive Plan's "Agricultural/Residential 2.5" and the "Agricultural/Residential 5" Land use designation.~~

This AFT district is established to preserve agricultural land within town limits and protect it from residential development pressures. The AFT designation prioritizes the continuation of agricultural uses, and compatible commercial operations. The district serves as a buffer against sprawl by maintaining larger lot sizes and preventing the fragmentation of productive agricultural lands through subdivisions.

Table 5.2: AFT District Standards		
Use		
Allowed uses	Single-family	Nonresidential Development(1)
Density (maximum)		
Density	1 dwelling unit per 2.5 <u>5</u> acres	N/A
Lot Requirements (minimum)		
Lot area (acres)	2.5 <u>5</u>	2.5 <u>5</u>
Lot width (feet)	150	150
Setback Requirements (minimum)(2)		
Street yard (feet)	35	35
Side yard – interior (feet)	25	35
Side yard – street (feet)	35	35
Rear yard (feet)	20	20
Building Requirements (maximum)		
Height (feet)	28	28
Impervious surface	15%	15%

B. Single Family Residential (SFR)

Established to provide for orderly ~~suburban~~ residential development and redevelopment while maintaining the spatial rhythm of the town. This district is intended to maintain and preserve residential areas with appropriate spacing and lot sizes, characterized predominantly by single-family detached dwelling units that embrace neighborhood character and scale. ~~Intended to maintain and protect residential areas at low to moderate densities, characterized predominantly by single-family detached units. The regulations for this district protect existing neighborhoods from undesirable uses and residential conversions.~~

~~The SFR district is intended to implement and correspond in part to the Comprehensive Plan's "Low Density Residential" land use designation.~~

Table 5.3: SFR District Standards			
Allowed Use	Single-family	Alley-loaded	Nonresidential Development(1)
Density (maximum)			
Density		4.5 dwelling unit per acre	N/A
Lot Requirements (minimum)			
Lot area (square feet)	7,500 <u>5,000</u>	7,500 <u>5,000</u>	9,000
Lot width (feet)	65 <u>60</u>	65 <u>60</u>	60
Setback Requirements (minimum)(2)			
Street yard (feet)	20	15	25
Side yard – interior (feet)	10	10	10
Side yard – street (feet)	10	10	20
Rear yard (feet)	20	20	20
Building Requirements (maximum)			
Height (feet)	28	28	28
Impervious surface	45%	55%	45%

C. Multifamily (MFR)

Established to maintain and protect residential areas of higher density which include a variety of small lot residential development options. The MFR district allows moderate to high residential density development. Proximity to public parks and open space is an asset for MFR district development. The MDR district is intended to implement and correspond in part to the Comprehensive Plan's "Medium Density Residential" land use designation.

Established to accommodate a variety of housing types through pedestrian-oriented infill development. The MFR district is designed to allow for the creation and conversion of missing middle housing, providing diverse housing options while maintaining the small town feel and walkable neighborhood character.

Table 5.4: MFR District Standards

Use							
Allowed uses	Single-family	Alley-loaded	Zero lot-line	Two-family	Town-house	Multi-family	Nonresidential Development(1)
Density (maximum)							
Density	7 dwelling unit per acre						N/A
Lot Requirements (minimum)							
Lot area (square feet)	5,000	5,000 3,500	5,000	10,000 7,000	2,000 1,800	10,000	6,000
Lot width (feet)	55	55 50	45	80 70	25	100	60
Setback Requirements (minimum)(2)							
Street yard (feet)	20	15	15	15	15	15	20
Side yard – interior (feet)	10	10 8	0	10 8	10 8	15	10
Side yard – separation (feet)(3)	N/A	N/A	20	N/A	N/A	N/A	N/A
Side yard – street (feet)	10	10	10	15	15	15	20
Rear yard (feet)	20	20	20	20	20	20	20
Building Requirements (maximum)							

Height (feet)	28	28	28	28	28	<u>28</u>	28
Impervious surface	55%	55%	55%	55%	80%	<u>75%</u>	60%

E. Mixed Use (MU)

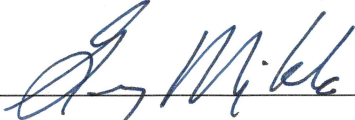
~~Established to facilitate adaptive re-use and preservation of older residential structures and compatible new nonresidential development. The MU district is primarily a residential district, only modest-scale nonresidential uses are allowed. Nonresidential uses are encouraged to occupy existing residential structures without changing the character of such structures and to emphasize pedestrian rather than vehicular access. The MU district may be used as a transitional district between residential and nonresidential districts. The MU district is intended to implement and correspond in part to the Comprehensive Plan's "Residential Mixed Use" land use designation.~~

Established to preserve the town's historic residential fabric while allowing compatible small-scale commercial uses that enhance neighborhood walkability. This district serves as a transition between purely residential areas and commercial districts, allowing activities that integrate with existing neighborhoods. New developments must complement the established residential scale and character while providing housing or convenient neighborhood services.

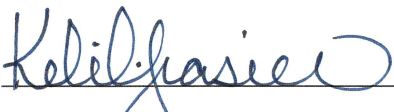
Table 5.6: MU District Standards						
Use						
Allowed uses	Single-family	Alley-loaded	Zero-lot line	Two-family	Town-house	Nonresidential Development(1)
Density (maximum)						
Density	7 dwelling unit per acre					N/A
Lot Requirements (minimum)						
Lot area (square feet)	5,000 <u>3,500</u>	5,000 <u>3,500</u>	5,000	10,000 <u>7,000</u>	2,000 <u>1,800</u>	5,000 <u>3,500</u>
Lot width (feet)	55 <u>50</u>	55 <u>50</u>	45	80 <u>70</u>	25	50
Setback Requirements(2)						
Street yard (minimum feet)	20	15	15	15	15	25
Street yard (maximum feet)	N/A	N/A	N/A	N/A	N/A	30
Side yard – interior (feet)	10 <u>8</u>	10 <u>8</u>	0	10 <u>8</u>	15 <u>8</u>	10 <u>8</u>
Side yard – separation (feet)(3)	N/A	N/A	20	N/A	N/A	N/A
Side yard – street (feet)	10	10	10	10	15	10
Rear yard (feet)	20	20	20	20	20	20
Building Requirements (maximum)						
Height (feet)	28	28	28	28	28	28
Impervious surface	55%	55%	55%	55%	80%	75%

INTRODUCED, READ, PASSED, APPROVED AND ORDERED PUBLISHED BY TITLE,
at the regular meeting of the Board of Trustees of the Town of Palisade, Colorado held on October 28, 2025.

TOWN OF PALISADE, COLORADO

By: 
Greg Mikolai, Mayor

ATTEST:


Keli Frasier, CMC
Town Clerk

