

ORDINANCE NO. 8

SERIES 2015

AN ORDINANCE OF THE CRESTED BUTTE TOWN COUNCIL AMENDING CHAPTER 16, ARTICLE 4, DIVISION 10 (“R2A” RESIDENTIAL DISTRICT) OF THE CRESTED BUTTE MUNICIPAL CODE TO MODIFY THE MINIMUM LOT AREA AND THE MAXIMUM BUILDING HEIGHT IN SUCH DISTRICT

WHEREAS, the Town of Crested Butte, Colorado (the “**Town**”), is a home rule municipality duly and regularly organized and now validly existing as a body corporate and public under and by virtue of the Constitution and laws of the State of Colorado;

WHEREAS, the Crested Butte Municipal Code (the “**Code**”) contains certain maximum minimum lot areas and maximum building height requirements for all building on a lot in each zone district;

WHEREAS, the Town staff has recommended that the Town Council amend the minimum lot area and maximum building height requirements in the “R2A” Residential District in order to create additional housing options for the Town’s affordable housing program;

WHEREAS, the Town staff presented its recommended amendments to the minimum lot area and maximum building height requirements in the “R2A” Residential District to the Board of Zoning and Architectural Review (the “**Board**”) at its July 28, 2015 meeting;

WHEREAS, at its July 28, 2015 meeting, the Board approved the Town staff’s recommended amendments to the minimum lot area and maximum building height requirements in the “R2A” Residential District;

WHEREAS, the Town Council, based on a presentation by the Town staff and the Board’s approval finds that amending the minimum lot area and maximum building height requirements in the “R2A” Residential District will accomplish the Town staff’s goals of creating additional housing options for the Town’s affordable housing program; and

WHEREAS, the Town Council has determined that the amendments and revisions to the Code proposed herein should be adopted for the purposes of protecting the public health, safety and welfare of the residents and visitors of Crested Butte.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE, COLORADO, THAT,

Section 1. Amending Section 16-4-830. Section 16-4-830(1) is hereby amended by changing the minimum lot area from 4,800 to 2,750.

Section 2. Amending Section 16-4-840. Section 16-4-840(4) is hereby amended by deleting said subsection in its entirety and replacing the same with the following:

“(4) Maximum Building height:

- a. Principal building: thirty (30) feet; on lots less than three thousand one hundred twenty six (3,126) square feet maximum building height twenty (24) feet”

Section 3. Severability. If any section, sentence, clause, phrase, word or other provision of this ordinance is for any reason held to be unconstitutional or otherwise invalid, such holding shall not affect the validity of the remaining sections, sentences, clauses, phrases, words or other provisions of this ordinance, or the validity of this ordinance as an entirety, it being the legislative intent that this ordinance shall stand notwithstanding the invalidity of any section, sentence, clause, phrase, word or other provision.

Section 4. Savings Clause. Except as amended hereby, the Crested Butte Municipal Code, as amended, shall remain valid and in full force and effect. Any provision thereof that is in conflict with this ordinance is hereby repealed as of the enforcement date hereof.

INTRODUCED, READ AND SET FOR PUBLIC HEARING THIS 18th DAY OF August, 2015.

ADOPTED BY THE TOWN COUNCIL UPON SECOND READING IN PUBLIC HEARING THIS 8th DAY OF September, 2015.

TOWN OF CRESTED BUTTE, COLORADO

By: 
Aaron J. Huckstep, Mayor

ATTEST:

Lynelle Stanford, Town Clerk

(SEAL)



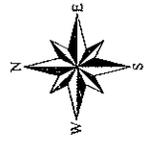


Micro Lot Locations

LOT#	AREA (sq ft)
2a	3,000
2b	3,000
7a	2,750
7b	2,750
10a	3,125
10b	3,125

**PARADISE PARK SUBDIVISION
Site Plan**

- Paved Roads
- Proposed Roads
- Sidewalk
- Gravel Trail
- Single Family Residence
- Duplex
- Multi Family Residence





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Date: July 15, 2015
Filename: ~townofcb\ParadisParkSitePlan2015.mxd