

ORDINANCE NO. 25-07

AN ORDINANCE AMENDING THE
ESTES VALLEY DEVELOPMENT CODE,
BLOCK TEN AMENDMENTS

WHEREAS, the Estes Valley Planning Commission has recommended an amendment to the Estes Valley Development Code, Block Ten; and

WHEREAS, said amendments to the Estes Valley Development Code are set forth on Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Board of Trustees of the Town of Estes Park has determined that it is in the best interest of the Town that the amendments to the Estes Valley Development Code, Block Ten set forth on Exhibit "A" and recommended for approval by the Estes Valley Planning Commission be approved.

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

Section 1: The Estes Valley Development Code shall be amended as more fully set forth on Exhibit "A".

Section 2: This Ordinance shall take effect and be enforced thirty (30) days after its adoption and publication.

PASSED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF ESTES PARK, COLORADO, THIS 27th DAY OF NOVEMBER, 2007.



TOWN OF ESTES PARK, COLORADO

By: John Paudel
Mayor

Jackie Williamson
Town Clerk

I hereby certify that the above Ordinance was introduced and read at a regular meeting of the Board of Trustees on the 27th day of NOVEMBER, 2007 and published in a newspaper of general circulation in the Town of Estes Park, Colorado, on the 30th day of NOVEMBER, 2007, all as required by the Statutes of the State of Colorado.

Jackie Williamson
Jackie Williamson, Town Clerk



Amendments to the Estes Valley Development Code, Block Ten

Estes Park Community Development Department

Municipal Building, 170 MacGregor Avenue

PO Box 1200

Estes Park, CO 80517

Phone: 970-577-3721

Fax: 970-586-0249

www.estesnet.com

§ 4.3.C.5, TABLE 4-2

**Table 4-2
Base Density and Dimensional Standards Residential Zoning Districts**

Zoning District	Max. Net Density (units/acre)	Minimum Lot Standards [1] [5]		Minimum Building/Structure Property Line Setbacks [2] [4] [9]			Max. Building Height (ft.) [10]	Min. Building Width (ft.)	Max. Lot Coverage (%)
		Area (sq ft)	Width (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)			
RE-1	1/10 Ac.	10 Ac.	200	50	50	50	30	20	n/a
RE	1/2.5 Ac.	2.5 Ac.	200	50	50	50	30	20	n/a
E-1	1	1 Ac. [3]	100	25	25	25	30	20	n/a
E	2	¼ Ac. [3]	75	25-arterials; 15-other streets	10	15	30	20	n/a
R	4	¼ Ac.	60	25-arterials; 15-other streets	10	15	30	20	n/a
R-1	8	5,000	50	15	10	15	30	20	n/a
R-2	4	Single-family = 18,000; Duplex = 27,000	60	25-arterials; 15-other streets	10	10	30	20	Duplex = 50%
RM Ord. 18-01 #14)	Residential Uses: Max = 8 and Min = 3 Senior Institutional Living Uses: Max = 24	40,000, 5,400 sq. ft./unit [4] [5] [8] Senior Institutional Living Uses: ½ Ac.	60; Lots Greater than 100,000 sq. ft.: 200	25-arterials; 15-other streets	10 [6]	10	30	20 [7]	Multi-family = 50%

Notes to Table 4-2:

- [1] (a) See Chapter 4, §4.3.D, which allows a reduction in minimum lot size (area) for single-family residential subdivisions that are required to set aside private open areas per Chapter 4, §4.3.D.1.
 (b) See Chapter 11, §11.3, which allows a reduction in minimum lot size (area) for clustered lots in open space developments.
 (c) See Chapter 11, §11.4, which allows a reduction in minimum lot size (area) for attainable housing.
 (d) See Chapter 7, §7.1, which requires an increase in minimum lot size (area) for development on steep slopes. (Ord. 2-02 §1)
- [2] See Chapter 7, §7.6 for required setbacks from stream/river corridors and wetlands. (Ord. 2-02 #5; Ord. 11-02 §1)
- [3] If private wells or septic systems are used, the minimum lot area shall be 2 acres. See also the regulations set forth in §7.12, "Adequate Public Facilities."
- [4] Townhome developments shall be developed on parcels no smaller than 40,000 square feet; however, each individual townhome unit may

be constructed on a minimum 2,000-square-foot lot at a maximum density of 8 dwelling units per acre.

- [5] ~~Multi-family developments~~ All development, except development of one single-family dwelling on a single lot, shall also be subject to a maximum floor area ratio (FAR) of .30 and a maximum lot coverage of 50%.
- [6] Zero side-yard setbacks (known as “zero lot line development”) are allowed for townhome developments.
- [7] Minimum building width requirements shall not apply to mobile homes located in a mobile home park.
- [8] Single-family and duplex developments shall have minimum lot areas of 18,000 s.f. and 27,000 s.f., respectively. (Ord 18-01 #14)
- [9] All structures shall be set back from public or private roads that serve more than four adjacent or off-site dwellings or lots. The setback shall be measured from the edge of public or private roads, ~~or~~ the edge of the dedicated right-of-way or recorded easement, or the property line, whichever produces a greater setback. The setback shall be the same as the applicable minimum building/structure setback. ~~This setback is not applicable in the “MF” district.~~ (Ord. 11-02 §1)
- [10] See Chapter 1, §1.9.E, which allows an increase in the maximum height of buildings on slopes. (Ord. 18-02 #3)

§ 7.11 OFF-STREET PARKING AND LOADING

F. Location.

1. Except as otherwise expressly provided in this Section, required off-street parking spaces shall be located on the same lot or parcel as the principal use. (See Off-Street Parking Alternatives, §7.11.G below.)
2. In all nonresidential zoning districts except the CH district, off-street parking shall not be located within the required front yard setback area. In the CD district, off-street parking shall also not be located between the lot line and the building line parallel to an arterial or collector street. See also §4.4.D.3, “Vehicular Access and Circulation Requirements.”
3. All off-street parking areas shall be separated from arterial street property lines by a landscaped buffer area at least twenty-five (25) feet wide, and from other street property lines by a landscaped buffer area at least fifteen (15) feet wide. See §7.5.F, “Buffering and Screening,” and Figure 7-9 above.
4. See §7.6.F for required parking areas setbacks from delineated river/stream corridors and wetlands.
5. Parking for single-family and two-family dwellings may be located in residential driveways (excluding RV’s and boats).
6. Guest Parking. Shared driveways may not be counted toward the guest parking requirements unless it is demonstrated the design will not interfere with adjoining traffic movements. Guest parking shall be located to provide convenient access to all units and shall be dispersed throughout the site.

§7.11.0 PARKING AND LOADING AREA DESIGN STANDARDS

5. *Basins and Drainage Facilities.* All basin and drainage facilities shall comply with the Larimer County Stormwater Control Manual, as amended, and the standard drawings and specifications contained or referenced therein.

§ 10.4.A LOT DIMENSIONS AND CONFIGURATION

2. Lot width shall comply with standards set forth in Tables 4-2 and 4-5. Flagpole lots shall comply with Section 10.4AC, and shall be no less than thirty (30) feet at the front lot line or seventy-five (75) feet at the building line, or such greater width as may be required by this Code.

§ 10.5.H CONDOMINIUMS, TOWNHOUSES AND OTHER FORMS OF AIRSPACE OWNERSHIP

- ~~3. *Exemptions.* This subsection shall not apply to condominium projects of two (2) units or less. The number of units shall include any units reserved for future development.~~

Appendix D.I STREET DESIGN AND CONSTRUCTION STANDARDS, GENERAL

- A. **Standards of Construction.** Standards of construction not otherwise specified hereunder shall be according to the Standard Specifications for Road and Bridge Construction of the Colorado Department of Highways (latest edition, with amendments in effect at that time),

Town of Estes Park Right-of-Way Permit Construction Guidelines, Larimer County Access Policy, Larimer County Urban Street Standards and Larimer County Road Standards, as amended. Quality control testing shall meet the minimums as described in "Other Standards."

Appendix D.III GENERAL SITE ACCESS

B. Driveway Access — General Standards.

1. *Safe Access Required.* Safe, convenient and adequate access to individual buildings by driveways shall be provided. Driveway access to collector and arterial streets shall be discouraged. No driveway shall be so located as to create a hazard to pedestrians or motorists, ~~or to~~ invite or compel illegal or unsafe traffic movements, or block or alter access to adjoining properties or uses. To the maximum extent feasible, new driveways shall align directly across from existing driveways. (Ord. 8-05 #1)
9. *Driveway Design Requirements.* (Ord. 8-05 #1)
 - a. All driveways serving eight (8) or more parking spaces shall be paved and constructed with a minimum edge radius of five (5) feet on both sides, and shall be surfaced with at least two (2) inches of bituminous paving material or four (4) inches of concrete. (Ord. 8-05 #1)
 - b. All driveways serving twenty (20) or more parking spaces shall be paved and designed and constructed meeting the standards applicable to a public street. (Ord. 8-05 #1)
 - c. Where garages are used to satisfy parking requirements, the driveway apron shall be at least twenty feet in length unless it is demonstrated the design will not interfere with adjoining traffic movements.