

NOTICE IS GIVEN THAT THE GEORGETOWN BOARD OF SELECTMEN AT ITS DECEMBER 13, 2022, MEETING, PASSED THE FOLLOWING ORDINANCE NO.5, (SERIES OF 2022), ON FIRST READING. NOTICE IS FURTHER GIVEN, THAT A PUBLIC HEARING WILL BE HAD PRIOR TO SECOND AND FINAL READING AND CONSIDERATION OF ADOPTION AT 6:00 P.M. AT A DATE TO BE DETERMINED, AT THE BOARD OF SELECTMEN MEETING CONTACT THE TOWN HALL AT 303-569-2555 EXT. 2 FOR QUESTIONS/CONCERNS.
MEETINGS ARE STREAMED LIVE AT WWW.TOWNOFGEORGETOWN.US

ORDINANCE NO. 5
(Series 2022)

AN ORDINANCE AMENDING THE GEORGETOWN MUNICIPAL CODE CONCERNING MAXIMUM LOT AND BUILDING SIZES FOR THE HISTORIC RESIDENTIAL ZONE DISTRICT AND CONCERNING CODE AMENDMENTS RELATING THERETO

WHEREAS, the Town of Georgetown is a Colorado municipal corporation operating under a Territorial Charter and governed by its Board of Selectmen; and

WHEREAS, the Georgetown Board of Selectmen (“Board”) is authorized by the Territorial Charter and the Colorado Revised Statutes to enact ordinances for the preservation of the public health, safety, and welfare; and

WHEREAS, in the exercise of this authority the Board has previously adopted Code Section 17.16.041 concerning the Historic Residential District; and

WHEREAS, in order to further the intent of the Historic Residential District, the Board finds it necessary to amend Code Section 17.16.041 to address needed limitations on building area and size; and

WHEREAS, the Board wishes to make conforming Code amendments relating thereto.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SELECTMEN OF THE TOWN OF GEORGETOWN, COLORADO:

Section 1. Code Section 17.16.041(d) is amended as follows:

17.16.041. Historic Residential District

(a) Intent. . . .

(d) Area and bulk regulations.

(1) Minimum lot area: five thousand (5,000) square feet. (Refer to Section 17.32.010 for all existing platted lots of less than five thousand [5,000] square feet.)

(2) Maximum lot area: ten thousand (10,000) square feet.

(3) Minimum lot width: fifty (50) feet.

(4) Minimum front yard/setback for principal buildings: ten (10) feet, or the average of the front yard setbacks of the principal buildings adjacent to and on both sides of the lot on which the building is to be located; whichever is less.

(5) Minimum front yard/setback for accessory buildings: twenty-five (25) feet.

(6) Minimum side yard/setback: on an interior or corner lot; five (5) feet (on a corner lot, the shorter street face is considered front); on lots of 7500 square feet and over: fifteen (15) feet.

(7) Minimum rear yard/setback: five (5) feet; on lots of 7500 square feet and over: fifteen (15) feet.

(8) Maximum height for structures and/or principal buildings: twenty-five (25) feet; for accessory buildings, twenty (20) feet.

(9) Maximum building coverage for all structures on a lot may not exceed forty percent (40%) of lot; for lots with slopes of thirty percent (30%) or more, see Section 17.24.070. Areas within lots which exceed thirty percent (30%) slope based on the historic (pre-existing natural) grade may not be included in the maximum building coverage calculation.

(10) The maximum floor area ratio (FAR), as defined in Section 17.36.020 of this Code, may not exceed a .4 FAR.

Section 2. Section 17.28.060(b) of the Code is amended by renumbering existing Subsections (4) and (5) as (6) and (7) revising the reference in existing Subsection (3) from “Subsection (5) below” to “Subsection (6) below,” and the addition of a new subsection (4) to read:

(4) A certificate of appropriateness shall not be issued by the Design Review Commission for any site development or building construction associated with the proposed subdivision exemption until and unless the Planning Commission grants final plat approval.

Section 3. Section 17.36.020 of the Code is amended by the addition of the following new definition in the appropriate alphabetical location:

- *Floor Area Ratio* (FAR) means the ratio of habitable building floor area permitted on a lot relative to the size of the lot. A full finished basement shall not be included in the calculation of habitable building floor area; a walk-out basement shall be included. Floor Area Ratio is expressed as a decimal number and is calculated by dividing the total habitable building floor area by the total land area of the parcel. Maximum FAR allowed is calculated by multiplying the total land area by .4. Areas within lots which exceed thirty percent (30%) slope based on the historic (pre-existing natural) grade may not be included in the maximum floor area ratio calculation.

Section 4. **Effective date.** This ordinance shall take effect upon final adoption as provided by Section 5.26 of the Territorial Charter.

INTRODUCED, READ, APPROVED AND ORDERED POSTED IN FULL ON FIRST READING on the 13th day of December, 2022.

INTRODUCED ON SECOND READING, FINALLY ADOPTED AND ORDERED POSTED AFTER PUBLIC HEARING on the day of , 2023.

TOWN OF GEORGETOWN

By: _____
Lynette Kelsey, Police Judge

ATTEST:

Jennifer Yobski, Town Clerk

Posted up in full on the Town's website and at Town Hall and two (2) other designated posting locations within the limits of the Town after final adoption, in accordance with Section 5.26 of the Territorial Charter.

Jennifer Yobski, Town Clerk

Date: _____