

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BASALT,  
COLORADO, APPROVING MISCELLANEOUS AMENDMENTS TO BASALT  
MUNICIPAL CODE CHAPTER 16, ZONING, AMENDING ARTICLE IX,  
SUPPLEMENTARY REGULATIONS REGARDING DEVELOPMENT ON  
SLOPES IN THE HILLSIDE OVERLAY**

**Ordinance No. 15  
Series of 2014**

RECITALS

1. The Town of Basalt ("Town") acting by and through its Town Council has the power to amend the Municipal Code of the Town of Basalt ("Town Code") pursuant to state statutes, Section 1.3, Home Rule Charter, and Section 1-58, Town Code.

2. At public hearings held on January 21, 2014 and February 4, 2014, and April 22, 2014, the Planning and Zoning Commission considered the proposed code amendments. At the public hearings, the Planning and Zoning Commission heard evidence and testimony as offered by the Town Staff and members of the public. The Planning and Zoning Commission recommended approval of the code amendments.

3. At a public meeting on May 27, 2014, the Town Council approved this Ordinance on first reading and scheduled a public hearing and second reading for this Ordinance for June 24, 2014, for a meeting beginning no earlier than 6:00 pm at the Basalt Town Hall, 101 Midland Avenue, Basalt, Colorado.

4. At a public hearing and second reading on June 24, 2014, the Town Council heard evidence and testimony as offered by the Town Staff, the Applicants, and members of the public.

5. The Basalt Town Council finds, determines and concludes that the proposed code amendments are necessary to protect the health, safety, welfare and quality of life for the citizens of the Town.

6. The Town Council finds and determines it is in the best interests of the Town to amend the Town Code as provided herein.

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of Basalt, Colorado, as follows:

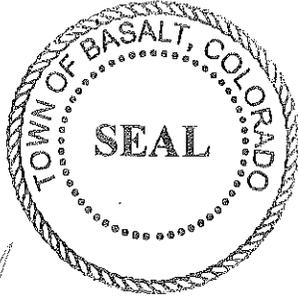
1. Chapter 16, Zoning is hereby amended as shown in **Exhibit A**.

2. If any part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance and the Town Council hereby declares it would have passed this Ordinance and each part, section, subsection, sentence, clause or phrase thereof regardless of the fact that any one or more parts, sections, subsections, sentences, clauses or phrases be declared invalid.

3. This Ordinance shall be effective 14 days after final publication of the Ordinance in accordance with the Town Home Rule Charter.

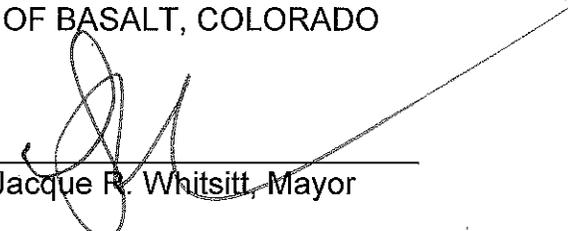
READ ON FIRST READING, ORDERED PUBLISHED AND SET FOR PUBLIC HEARING TO BE HELD ON June 24, 2014, by a vote of 4 to 1 on May 27, 2014.

READ ON SECOND READING AND ADOPTED, by a vote of 4 to 1, on June 24, 2014.



TOWN OF BASALT, COLORADO

By:

  
Jacquie R. Whitsitt, Mayor

ATTEST

  
Pamela K. Schilling, Town Clerk

First Publication: Thursday, June 5, 2014  
Final Publication: Thursday, July 3, 2014  
Effective Date: Thursday, July 17, 2014

Language underlined is being added to the current code and language ~~struck-through~~ is being deleted.

## Exhibit A

### Changes to Chapter 16, Zoning.

#### ***Slope Requirement Amendment, Amend Section 16-187(E)(4)(c) as follows:***

Section 16-187(E)(4)(c)- Basement exposure. No more than two floors shall be exposed above grade. ~~except that the basement level may have an exit door where the door frame is no wider than four feet (4') and no glazing is allowed.~~ An additional basement level is permitted and is determined to satisfy this requirement if it meets the following provisions.

- 1) The additional basement level must be covered with grade at the exterior of the residence so that not more than six (6) feet of basement wall is exposed, as measured vertically at all points around the perimeter of the residence except for any door or window and grading necessary to achieve the door or window that satisfies subsection 2 below.
- 2) Individual window openings that are no wider than six (6) feet may be approved by the Town Planner after a finding that the glazing is kept to a minimum and that such glazing is adequately screened from view from the public right-of-way and the neighboring properties.
- 3) Any window Egress wells for exiting ~~may be permitted, provided the window well is may be no deeper than three-four feet (3 4') and the exterior walls of the window well are not exposed above grade.~~