

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BASALT,
COLORADO, APPROVING AMENDMENTS TO THE MUNICIPAL CODE OF THE
TOWN OF BASALT, COLORADO, AMENDING TABLE 1 IN TOWN CODE SECTION
16-31, R-4 MD ZONE DISTRICT TO ADD A MAXIMUM SIZE FOR TWO BEDROOM,
TWO LEVEL UNITS IN 100% DEED RESTRICTED PROJECTS**

**Ordinance No. 21
Series of 2020**

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, and all such amendments shall become a part of the Town Code.

2. At a public meeting held on September 15, 2020, the Planning and Zoning Commission considered proposed code amendments submitted by Habitat for Humanity. At the public meeting on September 15, 2020, the Planning and Zoning Commission heard evidence and testimony from the Town Staff, the Applicant, and members of the public and recommended approval of the proposed code amendments.

3. At a public hearing held on October 13, 2020 the Town Council approved this Ordinance on first reading and continued and set the second reading and public hearing for this Ordinance for October 27, 2020, at 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 October 27, 2020, the Town Council heard evidence and testimony from the Town Staff and members of the public.

5. 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:

A. Table 1 in Town Code Section 16-31, in Chapter 16 of the Town Code, titled *R-4 MD Zone District* is hereby amended as shown in **Exhibit "A"**.

B. 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.

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

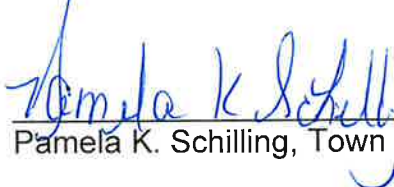
READ ON FIRST READING, ORDERED PUBLISHED AND SET FOR PUBLIC HEARING TO BE HELD ON October 27, 2020 by a vote of 7 to 0 on October 13, 2020.

READ ON SECOND READING AND ADOPTED, by a vote of 7 to 0 on October 27, 2020.

TOWN OF BASALT, COLORADO

By: 
William G. Kane, Mayor

ATTEST:


Pamela K. Schilling, Town Clerk

Ord No. 21- R4MD_CodeAmendment

First Publication: Thursday, October 22, 2020
Final Publication: Thursday, November 5, 2020
Effective Date: Thursday, November 19, 2020



Exhibit “A”

Table 1, R-4 MD Code Amendments

(Amendments shown in strikethrough and underline text)

1. Table 1 in Town Code Section 16-31(a)(3)- is hereby amended as follows:

Table 1			
	Single family detached	Attached duplex and Town home	Multifamily
Minimum lot area (in square feet)	2,500	[Note 1]	7,500
Maximum building height (feet)	24	24	33
Highest point to a pitched roof (feet)	28	28	35
Maximum Number of stories	2	3	3
Min. lot width	32	20	70
Front Yard Setback	Applies to Individual lots	Applies to Buildings	Applies to Buildings
<ul style="list-style-type: none"> • Major collector 	10	10	10
<ul style="list-style-type: none"> • Local 	10	10	10
Rear Yard (feet)	10 [Note 2]	10 [Note 2]	10 [Note 2]
Side Yard (feet)	5 for conventional [Note 2]	5 [Note 2]	5 [Note 2]
Max FAR	[Note 3]	[Note 3]	[Note 3]
Maximum lot coverage	none	none	none
Minimum landscaped open space	10%	10%	10%
Maximum Unit Size –including all other floor area except for garages			

Total square feet	1,700	1,385	1,135
3 bedroom	1,700	1,385	1,135
2 bedroom	1,200	1,000	965
1 bedroom	800	800	800
Efficiency adu (in square feet)	500 See 16-31(c)2 Note 3	na Note 3	na Note 3
Minimum Unit Size – excluding garage and any other accessory units or structures and not including adus Total square feet			
3 bedroom	na	1,000	1,000
2 bedroom	na	750	750
1 bedroom	na	580	580
Efficiency adu	na 300 Sec. 16-31(c)2	415 Na	415 na
(in square feet)		Note 5	
Max Garage Size, excluded from Maximum Unit Size (in square feet)	350	350	Note 4
Separation between buildings	10	15 down to 5 [see 16-31 (d)]	15 down to 5 [see 16-31 (d)]

Note 1: Lot size will vary and will be approved through the subdivision process but shall not be lower than 1,250 sq. ft.

Note 2: Zero lot line configurations such as a duplex may be approved on one side of the lot with the other side yard at a minimum of 10 feet provided there is a maintenance easement on the adjoining lot at the zero lot line to allow access. Lots created for a center townhome in a townhome configuration may have zero lot line configurations on both sides. Lots zoned R-4 MD that adjoin properties zoned to a zone district other than R-4 MD shall be required to maintain a required setback at least equal to the required setback of the adjoining property.

Note 3: The maximum floor area is .5:1. The maximum floor area ratio shall be applied to the overall parcel only. Individual parcels within the master parcel shall receive their floor area allocations from the total floor area authorized for the master parcel during the site plan review process. A maximum floor area for the master parcel may be approved by the Town Council up to .8:1 through the special review process. A higher floor area ratio than .8:1 may be obtained by going through the PUD process. The maximum unit sizes stated in this table may not be attainable because the overall floor area permitted for the master parcel could restrict the unit sizes further.

Note 4: the maximum garage size for multi-family development shall be established through the Site Plan Review process. The maximum size for a multi-family unit does not include exterior circulation such as common hallways outside a unit.

Note 5: Unit sizes for development projects containing 100% deed-restricted affordable housing may be permitted the following maximum unit sizes by the Town Council:

1-Bedroom Unit 700 Total Square Feet

2-Bedroom Unit (1-level) 1,150 Total Square Feet

2-Bedroom Unit (2-level) 1,235 Total Square Feet

3-Bedroom Unit 1,530 Total Square Feet

3-Bedroom ADA Accessible Unit 1,660 Total Square Feet

4-Bedroom Unit 1,675 Total Square Feet