

ORDINANCE NO. 5  
Series 2002

AN ORDINANCE OF THE TOWN OF LAKE CITY, COLORADO, AMENDING THE TOWN ZONING REGULATIONS TO CREATE A NEW RESIDENTIAL ZONING DISTRICT TO BE KNOWN AS THE "R" RURAL DISTRICT, ESTABLISHING THE USES PERMITTED THEREIN, AND THE DIMENSIONAL REQUIREMENTS THEREOF; AND DEFINING AN ACCESSORY DWELLING UNIT.

WHEREAS, the Board of Trustees has determined that these amendments are in substantial conformity with the Town's Master Plan and will not adversely affect the public health, safety, and welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY, COLORADO, AS FOLLOWS:

Section 1. Section 15.8-2 of the Lake City Municipal Code is hereby amended by the addition of the following definition:

ACCESSORY DWELLING UNIT: A single-family dwelling unit that is attached to a single-family home or a private garage. The minimum floor area of an accessory dwelling unit shall be 440 square feet, and the maximum floor area of an accessory dwelling unit shall be 1800 square feet.

Section 2. Chapter 15, Section 8, of the Lake City Municipal Code, is amended by the addition of a new Section 15.8-5.5, to read as follows:

15.8-5.5: "R" RURAL DISTRICT.

- (A) Intent: the "R" Rural District is intended to allow quiet, low-density residential development of family compounds on large lots. Environmental protection is provided by the Design and Performance Standards of Subsection (D).
- (B) Use by Right:
  - (1) No more than three single-family residential dwelling units, each of which may also have one attached accessory dwelling unit, constructed on-site in full compliance with Town building, plumbing, and electrical codes, and the design standards of Subsection (D).

- (2) Public utility service facilities
  - (3) Government buildings and facilities.
  - (4) Public parks, and parks and recreation facilities owned or operated by a homeowner's association.
  - (5) Churches, Sunday schools, and daycare centers.
  - (6) Accessory uses.
- (C) Conditional Uses: Factory built housing, which meets the Design and Performance Standards of (D).
- (D) Design and Performance Standards:
- (1) Residences shall be anchored to a foundation constructed in full conformity with the Town Building Code.
  - (2) Residences shall qualify for a building permit pursuant to either Section 15.4 or Subsection 15.9-2 of the Lake City Municipal Code.
  - (3) Residences shall be a minimum of 21 feet wide, with a minimum eave overhang of 12 inches. All residences and accessory dwelling units, whether built at a factory (including allowable mobile or modular units) or built on-site shall have an average roof pitch of at least 4:12.
  - (4) The roof of all residences and accessory dwelling units shall be designed to withstand a snow load of not less than 60 lbs. per square foot.
  - (5) Residences and accessory dwelling units shall have brick, rock, stucco, wood, or cosmetically equivalent siding.

Section 3. Subsection 15.8-14(A) entitled "Dimensional Requirements" of the Lake City Municipal Code is hereby amended to add the following dimensional requirements:

Dist.	Use	<u>Minimum Lot</u>		<u>Minimum Setbacks</u>			Max.** Bldg. Ht.	Min.*** Floor Area
		Width at Bldg.	Size	Front	Rear	Side		
R	All	150'	10 acres	50	50	50	30'	—

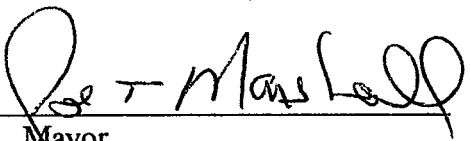
Section 4. Subsection 15.8-15(G) entitled "Sign Limitations in Particular Zoning Districts", Subsection (1), of the Lake City Municipal Code is hereby amended to read as follows:

(G) Sign Limitations in Particular Zoning Districts.


- (1) Signage shall be specifically limited in the RE, R, R1, and LM zoning districts as follows:
  - (a) One Residential identification sign per dwelling unit being a free standing sign, a wall sign or a projecting sign, to identify the occupants thereof or any home occupation pursued therein, not to exceed two (2) square feet.
  - (b) One sign advertising the sale or rent of a property, not lighted or illuminated and not exceeding six (6) square feet.
  - (c) One sign announcing the construction or remodeling of a building, not illuminated or lighted, and not to exceed six (6) square feet.
  - (d) An institutional identification sign, either projecting or wall on the face of any school, church or public building, not to exceed six (6) square feet of sign area.

INTRODUCED, READ, AND ADOPTED by the Board of Trustees of the Town of Lake City, Colorado the 20<sup>th</sup> day of November, 2002.

TOWN OF LAKE CITY, COLORADO

By:   
Mayor

ATTEST:

  
Town Clerk