TOWN OF NORWOOD, COLORADO
ORDINANCE NO. 1014 SERIES 2026

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF NORWOOD, COLORADO, AMENDING THE TOWN OF NORWOOD LAND USE CODE, ADOPTED AND HISTORICALLY REFERRED TO AS TITLE 7, LAND USE CODE, BY ADOPTING THE PHASE I LAND USE CODE AMENDMENTS; MAKING FINDINGS IN SUPPORT THEREOF; PROVIDING FOR SEVERABILITY, REPEALER, INCORPORATION INTO THE LAND USE CODE, AND AN EFFECTIVE DATE.

WHEREAS, the Town of Norwood (the "Town") is a Colorado statutory town possessing the authority granted by the Colorado Constitution and statutes to regulate the use and development of land within its jurisdiction in furtherance of the public health, safety, and welfare; and

WHEREAS, the Town has adopted land use regulations denominated and historically referred to as "Title 7: Land Use Code," and Section 1.01(b) of the Land Use Code provides that the Land Use Code may be referred to as "Title 7," the "Land Use Code," or "Title 7, Town Code of Norwood" (the "Land Use Code"); and

WHEREAS, the Town does not presently maintain or publish a separately organized, comprehensive codification that can be readily identified as the "Norwood Town Code," and the use of the term "Title 7" in this Ordinance is intended solely to preserve the historical designation of the Land Use Code and shall not be construed as a finding that a comprehensive codified Town Code presently exists; and

WHEREAS, the Town has undertaken a phased review and modernization of the Land Use Code, and KLJ Engineering prepared the September 2026 "Land Use Code Update-Draft Code Amendments – Phase I" for consideration by Town staff, the Planning and Zoning Commission, and the Board of Trustees; and

WHEREAS, the Phase I amendments are targeted amendments intended to address immediate state-law compliance matters, code integration and clarity, infrastructure and development-review needs, and priority procedural improvements without undertaking a complete rewrite of the Land Use Code; and

WHEREAS, the Town Planning and Zoning Commission held a duly noticed public hearing on September 21, 2026, to consider the Phase I amendments, received and considered the materials and testimony presented in connection with the proposed amendments, and, following such hearing, recommended approval of the Phase I amendments and their adoption by the Board of Trustees; and

WHEREAS, the Board of Trustees has reviewed the Phase I amendments, the September 21, 2026 recommendation of the Planning and Zoning Commission, the record of the proceedings, the comments presented to the Town, and all testimony and materials submitted in connection with the amendments; and

WHEREAS, after duly noticed public proceedings required by applicable law and the Land Use Code, the Board of Trustees desires to adopt the Phase I amendments as set forth in Exhibit A to this Ordinance.

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

Section 1. Findings and Determinations.
The foregoing recitals are incorporated as findings of the Board of Trustees. In addition, based upon the entire record before it, the Board hereby makes the following findings and determinations:

1. The Phase I amendments constitute a coordinated package of targeted Land Use Code amendments intended to improve the clarity, consistency, administration, and legal sufficiency of the Town's development regulations while preserving matters identified for later phases of the comprehensive code update.
2. The Board finds that references in the Land Use Code and historical Town enactments to "Title 7," "Title 7: Land Use Code," or "Title 7, Town Code of Norwood" identify the Town's Land Use Code. For clarity and to avoid implying the present existence of a separately maintained comprehensive codified Town Code, this Ordinance refers to the enactment principally as the "Town of Norwood Land Use Code" or the "Land Use Code," while preserving "Title 7" as its historical designation.
3. The amendments are consistent with the purposes of the Land Use Code and with the Town's adopted planning policies because they promote orderly development, predictable review procedures, adequate public facilities and services, compatible residential development, fair administration, and protection of the public health, safety, and welfare.
4. Changed legal and regulatory circumstances warrant amendments to the Land Use Code. In particular, the amendments update residential terminology and occupancy concepts in response to Colorado legislation, including HB 24-1007, and revise the Town's treatment of accessory dwelling units in response to HB 24-1152.
5. The amendments replace the prior "alley house" framework with an accessory dwelling unit framework, add and revise associated definitions and dimensional standards, and identify accessory dwelling units as permitted uses where provided in the amended use regulations. These changes increase clarity and predictability and facilitate lawful housing opportunities while retaining generally applicable health, safety, building, utility, and development standards.
6. The amendments remove or revise terminology based on familial relationships and substitute household-based terminology throughout the affected provisions of the Land Use Code, thereby promoting equitable treatment of residential occupancy and consistency throughout the Code.
7. The amendments integrate short-term rentals into the use table and development-review procedures, establish permit administration and enforcement provisions, and thereby improve notice to property owners, applicants, staff, and the public concerning where and how short-term rentals are regulated.
8. The amendments establish a more coherent development-review framework by grouping applications under common review paths, clarifying decision-making authority, completeness review, notice and hearing procedures, permit validity, post-decision actions, development

agreements, financial guarantees, and related administrative procedures. A consistent procedural framework will improve efficiency, transparency, predictability, and due process.

9. The amendments revise the provisions governing municipal services and infrastructure for development by establishing proportionate tiers of infrastructure review, requiring verification or analysis appropriate to the scale and reasonably anticipated impacts of development, authorizing phasing and development-improvement agreements where warranted, and requiring individualized conditions and exactions to bear the required relationship and proportionality to development impacts.
10. The infrastructure provisions reasonably further legitimate governmental interests in ensuring adequate water, wastewater, roads and access, electrical service, drainage and stormwater facilities, emergency access, and other necessary infrastructure while expressly limiting required improvements and mitigation to those authorized by law and reasonably attributable to the proposed development.
11. The amendments revise provisions concerning nonconforming structures and lots to provide clearer rules for damage or destruction, continued use, redevelopment, and lot merger, including rules relevant to development of accessory dwelling units on legally created nonconforming lots.
12. The amendments improve administrative clarity by identifying where the Town's adopted land-use fee schedule may be obtained and by clarifying that recoverable application-review costs are those reasonably incurred by the Town.
13. The deletion of the broad general waiver authority promotes consistent application of the Land Use Code and reduces the risk that substantive or procedural standards will be waived outside specifically authorized variance, modification, appeal, or other relief procedures. The Board further notes that removal of the general waiver provision is consistent with guidance of the Planning and Zoning Commission identified in the Phase I amendment materials.
14. The amendments add or refine definitions needed to administer the revised Code, including definitions related to accessory dwelling units, affordable housing, application completeness, and other terms used in the Phase I provisions. Clear definitions reduce ambiguity and support consistent interpretation and enforcement.
15. The amendments to use, area, district, site-development, subdivision, and related provisions are reasonably necessary to integrate the Phase I changes throughout the Land Use Code and avoid conflicting terminology, standards, or procedures.
16. The Board recognizes that certain matters identified during the strategic code assessment, including additional zoning-map or Medium Density district verification, exterior-lighting standards, parking analysis, and the separate comprehensive-plan update ,are identified for further evaluation or later phases and are not adopted by this Ordinance except to the extent specific amendment text is expressly contained in Exhibit A.
17. The Board finds that the Phase I amendments provide for equitable treatment of and opportunities for the Town's population, apply generally according to objective classifications and review criteria, and are not adopted for the purpose of conferring a special benefit on any particular property or applicant.
18. The Board finds that the Phase I amendments are reasonably related to legitimate land-use objectives, are supported by the record, and will promote the public health, safety, welfare, convenience, order, prosperity, and efficient administration of land-use regulation within the Town.

19. The Board has considered and gives appropriate weight to the recommendation of approval made by the Planning and Zoning Commission following its September 21, 2026, public hearing, and finds that the Commission's recommendation supports adoption of the Phase I amendments.
20. The Board therefore finds that the applicable criteria for approval of a Land Use Code text amendment are satisfied and that adoption of the Phase I amendments is in the best interests of the Town and its residents.

Section 2. Adoption of Phase I Land Use Code Amendments.
The Town of Norwood Land Use Code, adopted and historically referred to as "Title 7: Land Use Code," is hereby amended as set forth in the document entitled "Town of Norwood, Colorado-Land Use Code Update - Draft Code - Phase I," prepared by KLJ Engineering, dated September 2026, which document is attached to this Ordinance as Exhibit A and incorporated herein by this reference (the "Phase I Amendments"). Deletions shown by strikeout in Exhibit A are repealed and additions shown by underline in Exhibit A are enacted. To the extent Exhibit A contains explanatory notes, item numbers, consultant comments, priority tables, status descriptions, or other material that is plainly editorial or explanatory rather than proposed Land Use Code text, such material is not adopted as regulatory text and may be omitted by the Town Clerk from the official compilation or publication of the Land Use Code.

Section 3. Conforming Changes; Incorporation into Land Use Code.
The Town Clerk, Town Administrator, Town Planner, and any person or entity assisting the Town in maintaining or publishing the Land Use Code are authorized to make non-substantive editorial changes necessary to incorporate the Phase I Amendments into the Land Use Code, including renumbering sections and subsections, correcting internal cross-references, correcting obvious typographical or formatting errors, conforming capitalization and punctuation, and updating tables of contents, provided that no such change alters the substantive meaning of the amendments adopted by this Ordinance.

Section 4. Repealer.
All ordinances, resolutions, Land Use Code provisions, or parts thereof in conflict with this Ordinance are hereby repealed only to the extent of such conflict. Except as expressly amended by this Ordinance and Exhibit A, the Town of Norwood Land Use Code and all other ordinances and regulations of the Town not in conflict herewith remain in full force and effect.

Section 5. Severability.
If any section, subsection, sentence, clause, phrase, provision, or application of this Ordinance or Exhibit A is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such determination shall not affect the validity of the remaining portions or applications. The Board of Trustees declares that it would have adopted this Ordinance and each part thereof irrespective of the fact that any one or more parts may be declared invalid.

Section 6. No Retroactive Impairment; Pending Applications.
Except as otherwise required by applicable law or expressly provided in the Land Use Code, this Ordinance shall not be construed to impair a vested property right or a final approval lawfully established before the effective date of this Ordinance. Applications pending on the effective date

shall be processed under the law applicable to those applications, including any transition or vesting provisions of the Land Use Code and Colorado law.

Section 7. Effective Date and Publication.
This Ordinance shall take effect thirty (30) days after publication following adoption, or on such later date as may be required by applicable law. The Town Clerk is directed to publish this Ordinance, or the title thereof if publication by title is authorized, and to perform all other acts required for its enactment, authentication, incorporation into the Land Use Code, and effectiveness.

Section 8. First and Final Reading.
This Ordinance is presented for first and final reading and may be passed, approved, and adopted at the same meeting of the Board of Trustees on October 14, 2026, in accordance with the procedures applicable to the Town.

PASSED, APPROVED, AND ADOPTED on first and final reading by the Board of Trustees of the Town of Norwood, Colorado, at its regular meeting held on October 14, 2026.

TOWN OF NORWOOD, COLORADO	**ATTEST:**
Candy Meehan, Mayor	Cidney Ross, Town Clerk

Publication Date:
10/1/2026

Effective Date:
11/14/2026