

**BOARD OF TRUSTEES
TOWN OF NORWOOD, COLORADO
ORDINANCE NO. 1112
Series of 2014**

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF NORWOOD, COLORADO APPROVING AMENDMENTS TO NORWOOD MUNICIPAL CODE TITLE 7, "LAND USE CODE" REGARDING PARKING REQUIREMENTS IN THE B-1, BUSINESS DISTRICT AND CONFORMING AMENDMENTS FOLLOWING ADOPTION OF ORDINANCE 0611, SERIES 2014 CONCERNING RECREATIONAL VEHICLES.

WHEREAS, the B-1, Business District is designed to accommodate a wide variety of uses as may be appropriate for a town commercial core; and

WHEREAS, the Town desires the B-1, Business District commercial core be strengthened and diversified; and

WHEREAS, existing parking requirements impede development in the commercial core; and

WHEREAS, at a public hearing held on September 15, 2014, the Norwood Planning and Zoning Commission considered amendments to the Land Use Code off-street parking requirements and recommended the Board of Trustees adopt same; and

WHEREAS, the Norwood Board of Trustees passed ordinance 0611, Series 2014 and the Norwood Planning and Zoning Commission desires to make conforming amendments to the Land Use Code; and

WHEREAS, the Norwood Board of Trustees and Zoning Commission for the Town of Norwood, Colorado **FINDS** that there exists a substantial and compelling public interest for such amendments and that the amendments are necessary to protect the public health, welfare and safety of the Town and its residents.

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

Section One.

A. Norwood Municipal Code Title 7 shall be amended at §2.02, "Definitions" as follows:

1. By the addition of a new definition to read as follows:

Commercial Core Area: means the Grand Avenue area of the B-1, Business District between Market Street and Pine Street; and

2. Recreational Vehicle/Travel Trailer is amended to read as follows:

"Recreational Vehicle/Travel Trailer: A vehicular portable unit designed for temporary occupancy for travel, recreational and vacation use which are either self-propelled, mounted on, or pulled by another vehicle that may not be used for a dwelling, accessory building, accessory use or home occupation."

Section Two.

Norwood Municipal Code Title 7 §3.05(c), Recreational vehicle storage and service is amended to read as follows:

"Recreational vehicle storage and service BUSINESS"

Section Three.

Norwood Municipal Code Title 7 shall be amended at §5.02(d) to read as follows:

(d) Off-Street parking requirements. Off-street parking spaces shall be provided in accordance with the following minimum requirements.

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Zone District	Churches and Auditoriums	Hotel and Motel Units	Residential Uses Single Family	Residential Uses Multi Family	Non-Residential Uses
A, Agricultural	1 space per 4 seats	None	2 spaces per dwelling unit		3 spaces per 1000 sq. ft. of net leasable space
R-1, Residential	1 space per 4 seats	None	2 spaces per dwelling unit	1 space per dwelling unit up to 750 square feet 2 spaces per dwelling unit 751 square feet or larger	3 spaces per 1000 sq. ft. of net leasable space
R-1, Residential Cottage Housing Development			1 space per unit for units >750 square feet 2 space per unit for units 750 square feet or larger		
MH, Mobile Home	1 space per 4 seats	None	2 spaces per dwelling unit		None
B-1, Business	1 space per 4 seats	1 space per rental unit or manager's unit	2 spaces per Dwelling Unit <u>Dwelling Unit</u>	1 space per dwelling unit up to 750 sf; 2 spaces per dwelling unit 751 to 2000 sf; 3 spaces per dwelling unit 2001+sf	1 spaces per 450 sq. ft. of net leasable space; 1 space per 150 sf of space accessible by public and 1 space per 450 sf of space not accessible to public for bars and restaurants-
					1 space per 1,500 sf of floor area for buildings on <u>Grand Avenue, between Market Street and Pine Street regardless of type of non-residential use</u>


Zone District	Churches and Auditoriums	Hotel and Motel Units	Residential Uses Single Family	Residential Uses Multi Family	Non-Residential Uses
I, Industrial	1 space per 4 seats	None	2 spaces per dwelling unit	1 space per dwelling unit up to 750 sf; 2 spaces per dwelling unit 751-2000 sf; 3 spaces per dwelling unit 2001+sf	3 spaces per 1000 sq. ft. of net leasable space; 1 space per 150 sf of space accessible by public and 1 space per 450 sf of space not accessible to public for bars and restaurants
P, Public	1 space per 4 seats	None	2 spaces per unit	1 space per dwelling unit up to 750 sf; 2 spaces per dwelling unit 751-2000 sf; 3 spaces per dwelling unit 2001+sf	None
PUD, Planned Unit Development	1 space per 4 seats	Those of the underlying zone district.	Those of the underlying zone district	Those of the underlying zone district	Those of the underlying zone district

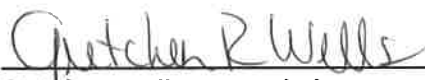
Section Four.

The provisions of this ordinance are severable and the invalidity of any section, phrase, clause or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

HEARD, APPROVED AND ADOPTED by the Board of Trustees of Town of Norwood, Colorado on the 12th day of November, 2014

TOWN OF NORWOOD, COLORADO

By: 
 Chad Reed, Mayor

By: 
 Gretchen Wells, Town Clerk