

TOWN OF NORWOOD, COLORADO

ORDINANCE NO. 0209 SERIES 2022

**AN ORDINANCE ZONING TERRITORY WITHIN THE TOWN OF NORWOOD, COLORADO
LOCATED SOUTH OF THE LONE CONE LIBRARY WITH A PLANNED UNIT
DEVELOPMENT OVERLAY DISTRICT.**

WHEREAS, the property owner requested approval of a Planned Unit Development Overlay District as shown in Exhibit A and in accordance with Section 3.13 of the Norwood Land Use Code; and

WHEREAS, the Planning & Zoning Commission recommended approval of the zoning request to the Board of Trustees at their November 15, 2021 public meeting as described and shown in Exhibit A; and

WHEREAS, the Board of Trustees, at a public hearing, approved the rezone request at their December 8, 2021 public meeting; and

WHEREAS, the Board of Trustees is formally adopting this zoning Ordinance at a public hearing on the 9th day of February 2022; and

WHEREAS, the requested zone is supported within the Norwood Master Plan; and

WHEREAS, the underlying zone for the property described in Exhibit A is Medium Density Residential; and

WHEREAS, the Planned Unit Development Overlay zoning approvals are described in Exhibit B.

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

1. That said territory described in the attached Exhibit A, be zoned Planned Unit Development.
2. That said territory contains density and dimensional standards described in the attached Exhibit B.

ADOPTED THE 9TH DAY OF FEBRUARY 2022.



C. Kieffer Parrino, Mayor

ATTEST:



Amanda Pierce, Town Clerk

EXHIBIT "A"

PROPERTY DESCRIPTION:

A parcel of land being a portion of Lot 2 of the Lone Cone Library Subdivision as recorded in the office of the San Miguel County, Colorado Clerk and Recorder under reception number 450251, and being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 2, a point on the Westerly right-of-way of Pinion Street;

Thence S 01°35'12" W along said Westerly right-of-way of Pinion Street, a distance of 542.68 feet;

Thence N 88°24'48" W, leaving said Westerly right-of-way, a distance of 242.40 feet to the Westerly boundary of said Lot 2;

Thence N 01°34'40" E, along said Westerly boundary of Lot 2, a distance of 542.78 feet to the Northwest corner of said Lot 2 and the Southerly right-of-way of Kiwi Street;

Thence N 88°23'25" E, along said Southerly right-of-way of Kiwi Street, a distance of 242.48 feet to the point of beginning

Contains 3.021 acres, more or less.

EXHIBIT B

Medium Density Zone District Standards - Single Family Dwelling		Permitted Uses	Min. Lot Area /Unit (sq. ft.)	Min. Lot Width (ft.)	Min. Front Yard (ft.)	Min. Side Yard (ft.)	Min. Rear Yard (ft.)	Max. Lot Cover (%)	Min. Floor Area (sq. ft.)	Max. Lot Height (ft.)	Min. Common Open Space (%)		
		M.D. Single-Family	3500	40	15	5, 10 av	0	45%	800	30	0		
Lot #	PUD Lot Use	PUD Lot Area	PUD Lot Width (ft.)	PUD Front Yard Setback	PUD Side Yard (ft.)	PUD Min. Rear Yard	PUD Lot Cover (%)	Lot Floor Area	Lot Height	Common Open Space	Front Porch Encroachment	Shed Encroachment	
Pinion Park Detached Single Family Dwelling Standards	Lot 4	M.D. Detached Single Family	3501	55.86	15	5, 10 avg.	10	39%	1648	2/	6%	yes	no
	Lot 5	M.D. Detached Single Family	3501	55.86	15	5, 10 avg.	10	39%	1648	2/	6%	yes	no
	Lot 18	M.D. Detached Single Family	3509	55	15	5, 10 avg.	10	39%	1648	2/	6%	yes	no
	Lot 19	M.D. Detached Single Family	3509	55	15	5, 10 avg.	10	39%	1648	2/	6%	yes	no
	Lot 20	M.D. Detached Single Family	3607	54	15	5, 10 avg.	10	38%	1648	2/	6%	yes	no
	Lot 21	M.D. Detached Single Family	7533	65	15	5, 10 avg.	10	14%	1648	2/	6%	yes	no
	Lot 22	M.D. Detached Single Family	4068	31	50	7.5	5	23%	1216	2/	6%	no	yes
	Lot 23	M.D. Detached Single Family	3503	31	50	7.5	5	27%	1216	2/	6%	no	yes
	Lot 24	M.D. Detached Single Family	3503	31	50	7.5	5	27%	1216	2/	6%	no	yes
	Lot 25	M.D. Detached Single Family	3698	32.8	50	7.5	5	25%	1216	2/	6%	no	yes
Pinion Park Attached Single Family Dwelling Standards	Lot 2	M.D. Attached Single Family	3734	55.62	15	0,10	5	25%	1216	2/	6%	yes	yes
	Lot 3	M.D. Attached Single Family	3624	54.09	15	0,10	5	22%	1024	2/	6%	yes	yes
	Lot 6	M.D. Attached Single Family	3501	55.84	15	0,10	5	27%	1216	2/	6%	yes	yes
	Lot 11	M.D. Attached Single Family	3504	55.87	15	0,10	5	23%	1024	2/	6%	yes	yes
	Lot 8	M.D. Attached Single Family	3619	54	15	0,10	5	26%	1024	2/	6%	yes	yes
	Lot 9	M.D. Attached Single Family	3616	54	15	0,10	5	22%	1216	2/	6%	yes	yes
	Lot 12	M.D. Attached Single Family	3501	55.79	15	0,10	5	27%	1216	2/	6%	yes	yes
	Lot 17	M.D. Attached Single Family	3501	55.77	15	0,10	5	23%	1024	2/	6%	yes	yes
	Lot 14	M.D. Attached Single Family	3613	54	15	0,10	5	26%	1216	2/	6%	yes	yes
	Lot 15	M.D. Attached Single Family	3610	54	15	0,10	5	22%	1024	2/	6%	yes	yes
Norwood Public Utility	Lot 7	M.D. Attached Single Family	3501	55.84	15	0,10	5	33%	1648	2/	6%	yes	no
	Lot 10	M.D. Attached Single Family	3504	55.87	15	0,10	5	33%	1648	2/	6%	yes	no
	Lot 1	M.D. Attached Single Family	3501	55.77	15	0,10	5	33%	1648	2/	6%	yes	no
	Lot 16	M.D. Attached Single Family	3501	55.77	15	0,10	5	33%	1648	2/	6%	yes	no
Norwood Public Utility	Lot 1	Stormwater Detention	5611	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6%	n/a	n/a