

**ORDINANCE NO. 5 - 2017**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, CUSTER COUNTY, COLORADO, AMENDING TITLE 10, LAND USE CODE, CHAPTER 1, "ADMINISTRATION", SECTION 6, PARAGRAPH (C) "DEFINITIONS"; TITLE 10, CHAPTER 2, "ZONE REGULATIONS", SECTION 1, PARAGRAPH (A), "ZONE DISTRICTS AND MAP"; TITLE 10, CHAPTER 2, SECTION 2, "ZONE DISTRICT USE SCHEDULE"; AND TITLE 10, CHAPTER 2, SECTION 3, "ZONE DISTRICT REGULATIONS".**

**WHEREAS**, the Board of Trustees of the Town of Westcliffe determine that it is in the best interests of the Town to establish a zone and regulations for tiny dwellings within the Town; and,

**WHEREAS**, the Board of Trustees determine that the Town of Westcliffe has no regulations specifically regulating tiny dwellings within the Town.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE THAT TITLE 10, SHALL BE AMENDED AS FOLLOWS:**

**Section 1:** Title 10, Chapter 1, Section 6, Paragraph C, Subparagraph 65 shall be repealed in its entirety and renumber the remaining:

65. "TINY DWELLING – Any dwelling no larger than 660 square feet of floor space, and no less 330 square feet of floor space. The floor space shall be calculated on the basis of the total area of all habitable rooms."

**Section 2:** Title 10, Chapter 2, Section 1, Paragraph A, shall be amended by repealing and reenacting as follows:

A. Establishment of Zoning Districts. Provision hereby is made for eleven (11) zoning districts, as follows:

Deleting 12. TD-Tiny Dwelling

**Section 3:** Title 10, Chapter 2, Section 2 shall be amended by repealing and rescinding item 56, "Tiny Dwelling" and rescinding and repealing all references to Tiny Dwellings in the Zone District Use Schedule:

**Section 4:** Title 10, Chapter 2, Section 3, Paragraph M shall be repealed in its entirety as follows:

M. TD – Tiny Dwelling

1. Description of District: This district is designed to allow for permanent residential tiny dwelling development to a density of no more than two tiny dwellings per residential lot.
  
2. Area and Height Standards.

Minimum Lot Area:	Maximum of 2 tiny dwellings per lot
Minimum Front Yard:	10 feet
Minimum Rear Yard:	10 feet
Minimum Side Yard:	10 feet
Maximum Building Height:	20 feet

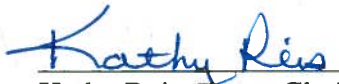
All other provisions of Title 10 not herein specifically modified shall remain in full force and effect.

**This Ordinance was introduced and adopted by the Board of Trustees of The Town of Westcliffe, Colorado, upon a motion duly made, seconded and passed at a duly called board meeting held at The Town of Westcliffe on the 7th day of March, 2017 and shall become effective on the date indicated herein.**

**TOWN OF WESTCLIFFE**

By   
Christy Patterson, Mayor

**ATTEST:**

  
Kathy Reis, Town Clerk