



CHAPTER 12: LAND USE REGULATIONS

ARTICLE 1: PLANNING AND ZONING COMMISSIONS	327
ARTICLE 2: ZONING REGULATIONS	330
ARTICLE 3: ZONING BOARD OF ADJUSTMENT.....	431
ARTICLE 4: STREET NUMBERING AND DESIGNATION.....	436
ARTICLE 5: FLOOD DAMAGE PREVENTION.....	440
ARTICLE 6: LAND SUBDIVISION.....	462
ARTICLE 7: DESIGN REVIEW STANDARDS	476
Chart 1 - Exterior Color Comparison	492
ARTICLE 8: VESTED PROPERTY RIGHTS	494
ARTICLE 9: LAND DEVELOPMENT REGULATIONS.....	497
ARTICLE 10: AFFORDABLE HOUSING REQUIREMENTS	553



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ARTICLE 1: PLANNING AND ZONING COMMISSIONS

12-1-1	Planning and Zoning Commissions Created.....	328
12-1-2	Members of Commission.....	328
12-1-3	Qualifications of Commission Members	328
12-1-4	Organization and Rules.....	328
12-1-5	Staff and Finances.....	329
12-1-6	Powers of Commissions	329
12-1-7	Planning Commission - Purpose in View	329
12-1-8	Zoning Commission - Purpose in View.....	329



See Ord. #05-1983 Adopted June 23, 1983
See Ord. #06-2016 Adopted July 25, 2016

See Ord. #04-1984 Adopted Mar. 12, 1984

CHAPTER 12: LAND USE REGULATIONS

ARTICLE 1: PLANNING AND ZONING COMMISSIONS

12-1-1 Planning and Zoning Commissions Created

Pursuant to the authority conferred by (C.R.S. 31-23-2, 1973, as amended) (C.R.S. 31-23-3, 1973, as amended), there is hereby created a planning commission and a zoning commission for the Town of Grand Lake. The members of the planning commission shall also serve, and are hereby appointed, as the zoning commission.

12-1-2 Members of Commission

The town planning commission shall consist of seven (7) members appointed by the mayor with the consent of the board of trustees. The term of each appointed member shall be six (6) years, or until his or her successor takes office. Members may be removed after hearing by the mayor for inefficiency, neglect of duty, or malfeasance in office. Vacancies occurring otherwise than through the expiration of a term shall be filled for the remainder of the unexpired term by appointment by the mayor or the board of trustees, as provided above. Members of the Commission shall not simultaneously be a Trustee or the Mayor for the Town of Grand Lake.

12-1-3 Qualifications of Commission Members

Members of the planning and zoning commission shall be bona fide residents of the Town of Grand Lake and if any member ceases to reside in the Town of Grand Lake, his or her membership shall automatically terminate. All members of said commission shall serve as such without compensation and the appointed members shall hold no other municipal office, except that one such appointed member may be a member of the zoning board of adjustment. (C.R.S 31-23-203, 1973, as amended)

12-1-4 Organization and Rules

The commission shall elect its chairman from among the appointed members and create and fill such other of its offices as it may determine. The terms of the chairman shall be one year, with eligibility for re-election. Each commission shall hold at least one regular meeting in each month and such meetings may be held consecutively on the same date. The commission shall adopt rules for transaction of business and shall keep a record of its resolutions, transactions, findings and determinations, which record shall be a public record. (C.R.S. 31-23-204, 1973).



12-1-5 Staff and Finances

The commission, jointly or severally, may with the consent of the board of trustees, appoint such employees as it may deem necessary for its work, whose appointment, promotion, demotion and removal shall be subject to the same provisions as govern other corresponding civil employees of the Town of Grand Lake. Each commission may also, with the consent of the board of trustees, contract with city planners, engineers and architects and other consultants for such services as it may require. The expenditures of the commission, exclusive of gifts, shall be within the amounts appropriated for the purpose by the board of trustees, which shall provide the funds, equipment, and accommodations necessary for the commission's work. (C.R.S. 31-23-205, 1973)

12-1-6 Powers of Commissions

Each commission shall have all of the powers and perform each and all of the duties specified by (C.R.S. 31-23-2, 1973, as amended) (C.R.S. 31-23-3, 1973, as amended), together with any other duties or authority which may hereafter be conferred upon them by the laws of the State of Colorado. The performance of such duties and the exercise of such authority is to be subject to each and all of the limitations expressed in such legislative enactment or enactments.

12-1-7 Planning Commission - Purpose in View

In the preparation of a master plan, the planning commission shall make careful and comprehensive surveys and studies of present conditions and future growth of the municipality with due regard to its relations to neighboring territory. The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs, which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including among other things, adequate provision for traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds and the adequate provision of public utilities and other public requirements. (C.R.S. 31-23-207, 1973, as amended)

12-1-8 Zoning Commission - Purpose in View

The zoning commission shall prepare its regulations in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers to promote health and general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements. Such regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality. (C.R.S. 31-23-303(1), 1973, as amended)