

TOWN OF PEETZ
ORDINANCE NO. 1-2024

**AN ORDINANCE TO CREATE LAND USE STANDARDS FOR
THE TOWN OF PEETZ**

**BE IT ORDAINED BY THE BOARD OF TRUSTEES FOR THE TOWN
OF PEETZ, LOGAN COUNTY, COLORADO:**

I. General Provisions

- A. Title. The regulations contained herein shall be known and cited as the *Peetz Land Use Ordinance* and hereinafter referred to as "this Ordinance."
- B. Purpose. This Ordinance is designed to encourage the most appropriate use of land throughout the town and to insure a logical growth of the various physical elements of the town; to secure safety from fire, panic and other dangers; to provide adequate light and air; to improve housing standards; to conserve property values; and in general, to promote health, safety and general welfare.
- C. Authority.
 - 1. This chapter is adopted pursuant to the authority contained in the Colorado Revised Statutes (C.R.S.). Authority is granted to municipalities to enforce building and fire regulations (C.R.S. § 31-15-601), to regulate land use through zoning (C.R.S. § 31-23-301), to prohibit or regulate nuisances and enforce its major street plan within three miles of its boundaries (C.R.S. §§ 31-15-401 through 31-15-601, 31-23-212 and 31-23-213), as well as to adopt a comprehensive plan and generally plan for and regulate the use of land.
 - 2. Whenever a section of the Colorado Revised Statutes that is referred to in this chapter is later amended or superseded, this chapter is deemed amended to refer to the amended section or section that most nearly corresponds to the superseded section.
- D. Jurisdiction. This Ordinance shall apply to all structures, uses, and land within the legal boundaries of the Town.
- E. Applicability. Except as otherwise provided, no buildings or other structures, or land, shall be used, and no building or other structure shall be erected, reconstructed, moved into or within the town limits, or be structurally altered, except in conformance with the regulations specified in this Ordinance.
- F. Resolution of Conflict. Where property is affected by the requirements of this Ordinance and by other governmental regulations, those that are more restrictive or which impose higher standards or requirements shall prevail.

II. Building Requirements

- A. Building permit required. Anyone so desiring replacement of, or addition to, an existing structure; construction of a new structure over two hundred (200) square feet; or placement of manufactured structure or mobile home, shall be required to receive approval by the Town Board, or its designee, prior to the beginning of any such project in the form of a building permit. The Town Board, or its designee, shall ensure that the building permit application satisfactorily addresses the following criteria.
1. Building plans and specifications meet or exceed the requirements of the 1994 Uniform Building Code.
 2. A plot plan, to scale, submitted by the applicant that shows the proposed structure will meet the requirements of applicable sections in this Ordinance and will not encroach into easements or other encumbrances.
 3. The structure shall be situated on a lot so that the placement is consistent and compatible with the placement of other similar structures in the surrounding neighborhood.
 4. The intended use of the structure is compatible with surrounding land uses and will not impede the health, safety, and welfare of the residents in the area.
 5. An estimated timeline for completion. Construction related to an approved building permit shall commence within twelve (12) months of the approval date or the permit shall expire.
 6. If the application is for a nonpermanent structure, it complies with the temporary structure requirements found in SUBSECTION.
 7. If the application is for an accessory structure, it complies with the accessory structure requirements found in SUBSECTION.
 - a. Building permits are not required for accessory structures that are under two hundred (200) square feet, such as a doghouse or children's playhouse.
 8. If the application is for a residential dwelling, it complies with the following:
 - a. Any applicable housing requirements found in SUBSECTION.
 - b. The home shall be of average or above in quality and design. It shall also be of conventional design in the area where it is located. Subterranean, geodesic, and homes constructed of nonstandard recycled materials shall not be permitted.
- B. Setbacks. The following setbacks apply to all new or moved buildings and additions to existing buildings. Attached dwellings or commercial buildings sharing a party wall may have a zero (0) setback, provided the shared wall meets local fire code and is placed precisely on the lot line.

Buildings shall be setback from:	Distance
Road right-of-way	20 feet
Rear lot line or Alley	5 feet, unless adjacent to an alley that is at least 20 feet wide and can hold utilities, then 5 feet