

## NOTICE OF PUBLIC HEARING

The Town of Del Norte Board of Trustees will conduct a public hearing on **July 10, 2024, at 4:00 p.m.**  
 Del Norte Town Hall 140 Spruce Street, Del Norte, Colorado 81132

**The purpose of this hearing is to review and receive any comments on the proposed changes to the Town of Del Norte Municipal Code Zoning Chart Sec. 16-4-50 -Table 16-4B. concerning minimum lot size, lot width, setbacks front, side and rear, along with minimum floor area per dwelling unit (principal structure).**

### \*PROPOSED CHANGES ARE IN BOLD

TABLE 16-4B USE GROUPS	ZONING DISTRICT						
	RU	R1	R2	CH	CB	I	MHP
Minimum lot size	5 Acres	7,000 sq. ft. single-family	7,000 sq. ft. or 3,500 per DU	6,700 sq. ft. single-family	7,000 sq. ft. single-family or 3,500 per DU	3,350 sq. ft. All uses 7,000 or 3,500 sq. ft. per DU for all others	As permitted
Minimum lot width	150 feet	50 feet	50 feet <b>*30 feet</b>	50 feet <b>*30 feet</b>	25 feet at building all uses All others 50 feet	As permitted	As permitted
Minimum front setbacks	30 feet	14 feet <b>*10 feet</b>	14 feet <b>*10 feet</b>	25 feet <b>*10 feet</b>	0		14 feet
Minimum side setbacks		<b>*5 feet</b>	<b>*5 feet</b>	25 feet <b>*5 feet</b>	0		As permitted
Minimum side setback from a street right-of-way	30 feet	<b>*10 feet</b>	<b>*10 feet</b>	25 feet <b>*10 feet</b>			
Minimum side setback from an interior lot line	20 feet	<b>*5 feet</b>	<b>*5 feet</b>	10 feet <b>*5 feet</b>			
Minimum rear setback for principal structures	25 feet <b>*10 feet</b>	25 feet <b>*10 feet</b>	25 feet <b>*10 feet</b>	5 feet	5 feet		As permitted
Minimum rear setback for accessory structures	10 feet	<b>*5 feet</b>	<b>*5 feet</b>	<b>As permitted</b>			
Maximum building height	45 feet	35 feet	35 feet	35 feet	35 feet		
Minimum floor area	1,200 sq. ft.	800 sq. ft. single-family All others 800 sq. ft. per DU <b>*550 sq ft single-family</b>	720 sq. ft. single-family <b>*550 sq ft single family</b>		250 sq. ft. all uses 800 sq. ft. per DU		As permitted
Minimum lot area per one-unit dwelling	5 acres						
Maximum lot coverage	20%			75%			

Rear yard setbacks detached garages, storage buildings and similar structures not exceeding 35 feet in height may be located not closer than 5 feet of the rear property line if a public alley is adjacent thereto. In no case shall structure be used for human occupancy.

Flagpoles, chimneys, spires, towers, lightning rods and antennae are subject to tabulated height limitation of 50 feet.

Multiple unit structures shall provide the following minimum floor space in each type of unit:

Studio apartment: 400 sq. ft. One-bedroom: 500 sq. ft. Two-bedroom: 650 sq. ft. All others mean all nonspecific uses.