ORDINANCE NO. 785

AN ORDINANCE AMENDING TABLE 16-4B, ZONING STANDARD CHART, OF THE DEL NORTE MUNICIPAL CODE REDUCING THE MINIMUM FLOOR SQUARE FOOTAGE IN MOBILE HOME PARKS FROM 550 SQUARE FEET TO 450 SQUARE FEET

WHEREAS, the Del Norte Planning Commission has received a request from a developer who desires to place model homes in an existing mobile home park which are smaller in square footage than those presently allowed; and

WHEREAS, the Planning Commission has determined that the reduction will not affect the underlying intent of the present code and will facilitate the construction of workforce housing without impacting the necessary square footage to allow for public health and safety of those persons purchasing or living in such units;

NOW THEREFORE, be it Ordained by the Board of Trustees of the Town of Del Norte that Table16-4B, of the Town Zoning Code contained in the Town of Del Norte Municipal Code be amended under *Use Groups, Minimum Floor Area to read* ***450 sq. ft.,*** in the column MPH as follows:

Table 16-4B	***ZONING DISTRICT***						
USE GROUPS	***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	3500 sq. ft per DU
Minimum lot width	150 feet	50 feet	30 feet	30 feet	25 feet at building all uses All others 50 feet	25 feet at building all uses All others 50 feet	25 feet at building all uses All others 50 feet
Minimum front setbacks	30 feet	10 feet	10 feet	10 feet	0		14 feet

USE GROUPS	*RU*	*R1*	*R2*	*CH*	*CB*	*I*	*MHP*
Minimum side setbacks		5 feet	5 feet	5 feet	0		5 feet
Minimum side setback from a street right-of-way	30 feet	10 feet	10 feet	10 feet			10 feet
Minimum side setback from an interior lot line	20 feet	5 feet	5 feet	5 feet			5 feet
Minimum rear setback for principal structures	10 feet	10 feet	10 feet	5 feet	5 feet		5 feet
Minimum rear setback for accessory structures	10 feet	5 feet	5 feet	5 feet			5 feet
Maximum building height	45 feet	35 feet	35 feet	35 feet	35 feet		35 feet
Minimum floor area	1,200 sq. ft.	550 sq. ft. Single-family	550 sq. ft. Single-family		250 sq. ft. all uses 800 sq. ft. per DU		~~550~~ ***450*** sq. ft. per DU
Minimum lot area per one-unit dwelling	5 acres						
Maximum lot coverage	20%			75%			

DONE and SIGNED this 11th day of March 2026.

Shelly Burnett

Shelly Burnett, Mayor

ATTEST:

Bernadette Martinez, Town Clerk

CERTIFICATION

I hereby certify that the within Ordinance was introduced, read in full, approved and adopted at the regular meeting of the Board of Trustees of the Town of Del Norte, Colorado on the _____ day of March, 2026, and published in full in the _____, a legal newspaper in the Town of Del Norte on _____, 2026.

Bernadette Martinez, Town Clerk

Approved as to form:

/s/ Eugene L. Farish

Eugene L. Farish, #2557
Town Attorney