

AN ORDINANCE OF THE TOWN OF PITKIN, COLORADO, ADOPTING THE TOWN OF  
PITKIN COLORADO ZONING CODE BY REFERENCE

ORDINANCE NO. 1  
Series 2022

WHEREAS, Colorado Revised Statutes (C.R.S.) 31-15-101, et seq., authorizes a municipality to enact regulations that promote the health, safety, and welfare, and improve order, comfort, and convenience of the municipality and inhabitants thereof; and

WHEREAS, C.R.S. 31-23-301, et seq., authorizes a municipality to enact regulations that regulate the location and use of buildings, structures and land for trade, industry, residence, or other purposes; and

WHEREAS, C.R.S. 31-23-303 declares that 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 the Town; and

WHEREAS, the Town of Pitkin, Colorado has reasonably considered the character of the Town, the peculiar suitability of particular uses for specific areas in the Town with a view to conserve the value of building and encourage the most appropriate use of land throughout the Town; and

WHEREAS, the Town of Pitkin, Colorado has elected to exercise the legislatively granted power and authority to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards and other open spaces, the density of population, and the location and use of buildings, structures and land for trade, industry, residence, or other purpose; and

WHEREAS, the Board of Trustees of the Town of Pitkin, Colorado has found that such regulations promote the health, safety, morals, and the general welfare of the community as stated herein; and

WHEREAS, the Zoning Board of the Town of Pitkin, Colorado considered appropriate boundaries and regulations with input from the citizenry at public hearings and then submitted a final report to the Board of Trustees of the Town of Pitkin, Colorado in compliance with C.R.S. 31-23-306; and

WHEREAS, the Board of Trustees of the Town of Pitkin, Colorado received the final report from the Zoning Commission of the Town of Pitkin, Colorado during the regularly scheduled meeting on December 14, 2020; and

WHEREAS the Board of Trustees of the Town of Pitkin, Colorado held a public hearing during its regularly scheduled Town meeting on September 12, 2022 which was noticed in the Gunnison

County Times on September 1, 2022 and in the official posting places around the Town of Pitkin before the meeting; and

WHEREAS, the Board of Trustees wishes to adopt the Zoning Code of 2022 after providing notice as mandated at C.R.S. 31-16-203;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PITKIN, COLORADO THAT THE TOWN OF PITKIN, COLORADO ZONING CODE OF 2022 SHALL BE APPROVED AND ADOPTED BY THE FOLLOWING REFERENCE:

1. The Town of Pitkin, Colorado Zoning Code dated September 12, 2022 is hereby adopted by this reference.
2. The Town of Pitkin Zoning Code of 2022 is designed to promote the health, safety, morals and general welfare of the present and future inhabitants of the municipality by lessening congestion in the streets, securing safety from fire, snow, panic and other dangers, promoting health and general welfare of the community; providing adequate light and air; preventing the overcrowding of land, avoidance of undue concentration of population; and facilitating the adequate provision of transportation, water, parks, and other public requirements.
3. The subject of the Town of Pitkin, Colorado Zoning Code of 2022 is the regulation and restriction of the height, number of stories, and size of buildings and other the structures, the percentage of lot that may be occupied, the size of yards and other open spaces, the density of population, and the location and use of buildings, structures and land for trade, industry, residences or other purposes.
4. The adoption of the Town of Pitkin, Colorado Zoning Code of 2022 hereby repeals Ordinance No. 5, Series 2017, and any other Zoning Ordinances heretofore adopted by the Town of Pitkin, Colorado.
5. The Town of Pitkin, Colorado Zoning Code of 2022 and the Town of Pitkin Zoning Map shall be recorded at the Gunnison County Clerk and Recorder's Office, and then shall be filed with the Clerk of the Town of Pitkin, Colorado, and shall be available for inspection by the public. The Clerk of the Town of Pitkin is authorized to certify that the Town of Pitkin, Colorado Zoning Code of 2022 is a true and correct copy of the document adopted herein.
6. Violators of the Town of Pitkin, Colorado Zoning Code of 2022 shall be punished by a fine of not more than Three Hundred Dollars (\$300.00) for each offense. This penalty is set forth in Section 22 of the Town of Pitkin, Colorado Zoning Code of 2022.
7. Notice has been made in conformance with the requirements set forth at C.R.S. 31-16-203 by publication in the Gunnison Country Times on the following dates:

September 15, 2022 and September 22, 2022

INTRODUCED this 12<sup>th</sup> day of September. READ, PASSED, and ORDERED PUBLISHED this 10<sup>th</sup> day of October, 2022.

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Eddy Balch, Mayor

ATTEST:

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Sara Gibb, Town Clerk