

**TOWN OF PITKIN, COLORADO
ORDINANCE NO. 1
SERIES OF 2026**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF
PITKIN, COLORADO, ADOPTING THE TOWN OF PITKIN,
COLORADO, ZONING CODE 2026**

WHEREAS, pursuant to Title 31, Article 23, Part 3, C.R.S., the Board of Trustees is empowered to regulate and restrict, among other things, the height, number of stories, and size of buildings, the percentage of lot that may be occupied, the size of yards and other open spaces, the density of population, the height and location of trees and other vegetation, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes;

WHEREAS, pursuant to C.R.S. § 31-23-304, the Town must provide for the manner in which such regulations and restrictions and the boundaries of such districts are determined, established, enforced, and, from time to time, amended, supplemented, or changed;

WHEREAS, by Ordinance No. 1, Series 2022, the Town had previously adopted zoning regulations that the Board of Trustees now wish to update and replace;

WHEREAS, new zoning regulations may not be effective until after a public hearing at which parties in interest and citizens have an opportunity to be heard; and

WHEREAS, a properly noticed public hearing on the proposed zoning code was held on January 19, 2026, at which time parties in interest and citizens had an opportunity to be heard.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF
THE TOWN OF PITKIN, COLORADO, AS FOLLOWS:**

Section 1. The Town of Pitkin, Colorado, Zoning Code 2026 is hereby adopted in the form attached hereto.

Section 2. Ordinance No. 1, Series 2022, is hereby repealed and replaced.

Section 3. This ordinance shall be effective thirty (30) days after publication following adoption.

APPROVED, ADOPTED AND ORDERED PUBLISHED this 19th day of January, 2026.

TOWN OF PITKIN, COLORADO

Ed Pianalto, Mayor

ATTEST:

Stacie Busby, Town Clerk

PUBLISHED by title in Gunnison Country Times, a newspaper of general circulation in the Town of Pitkin, Colorado, on the 1st day of January, 2026.