

ORDINANCE NO. 517

AN ORDINANCE RE-DEFINING THE TYPES OF PROPERTY AND THE METHODS OF DEVELOPMENT WHICH ARE APPROPRIATE FOR UNIT DEVELOPMENTS.

Section 1.

WHEREAS, the Berthoud Planning Commission has determined that the planned unit development procedure and qualifications necessitate revisions; NOW THEREFOR

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO:

That Chapter 8, Unit Developments of the Town of Berthoud Zoning Ordinance No. 336 is hereby amended to read as follows:

CHAPTER 8

UNIT DEVELOPMENTS

- 8-1 Unit Developments
- 8-2 Special Requirements
- 8-3 Procedure
- 8-4 Information Required
- 8-5 Rezoning

8-1 UNIT DEVELOPMENTS: A unit development is a residential project which is permitted to vary minimum lot area, minimum lot width and minimum yard requirements and street widths in order to provide variety and diversity of design while still preserving the unique features of the site and protecting the surrounding neighborhood.

8-2 SPECIAL REQUIREMENTS:

(A) The tract or parcel of land shall be held either in one ownership or be the subject of an application filed jointly by the owners of all property to be so included.

(B) In all unit developments the minimum amount of functional open space (does not include streets or drives, parking areas and buildings) shall be 30% of the total acreage.

(C) R3UD Districts and unit developments in R3 Districts shall have a maximum density of 30 dwelling units per acre. Minimum building setbacks on the perimeter of such developments shall be as stated for the R3 zone in Section 4-16.

R2UD Districts and unit developments in R2 Districts shall not exceed a density of 12 dwelling units per acre. Minimum building setbacks on the perimeter of such developments shall be as stated for the R2 zone in Section 4-16.

R1UD Districts shall not exceed 6.6 dwelling units per acre to be calculated exclusive or required dedication for collector, minor arterial and arterial streets, and exclusive of required dedications for local streets located on the perimeter of the project. Minimum building setbacks on the perimeter of such developments shall be as stated for the R1 zone in Section 4-16.

In R1UD Districts, two-family and three-family dwellings

may be permitted by the Planning and Zoning Commission and Board of Trustees in conjunction with site plan approval.

(D) Areas and facilities of joint use shall be retained in title by the developers or deeded to an organization composed of all property owners in the development.

8-3 PROCEDURE: A unit development proposal shall be processed in the following manner:

(A) A pre-application discussion should be held between the developer, the Town Administrator and the Planning Commission.

(B) The necessary information as specified herein shall be submitted to the Town Clerk's Office for presentation to the Planning Commission and to the Board of Trustees for their review and approval, if, in their opinion, all conditions required herein are being met.

(C) Following approval of the Board of Trustees and before a building permit is issued, the unit development plan shall be recorded with the Town Clerk.

(D) A unit development plan may be amended by the addition of adjacent tracts of land or the original design may be amended, provided all procedures followed are the same as those required for initial approval and that the basic concept of the original plan is preserved.

8-4 INFORMATION REQUIRED: An application for unit development shall contain the following information:

(A) Proposed name of the area;

(B) Total acreage;

(C) A site plan showing the proposed location and dimensions of all structures;

(D) Designation of land to be retained as functional open space, the purpose for which it is to be used, and an explanation of how such open space will be preserved and maintained;

(E) A circulation plan for vehicles and pedestrians;

(F) Uses to be developed in the area, and the proposed density of development;

(G) Topography at two foot (2') intervals;

(H) A legal description of the property;

(I) Screening and major landscape plans;

(J) Such additional information as may be requested by the Planning Commission and Board of Trustees in order to grant the exceptions required by the unit development; and

(K) A certification of ownership issued either by an attorney licensed to practice in this State of Colorado or by a title insurance company licensed to do business in the State of Colorado, said certification must be presented prior to the initial review by the Planning Commission and must be certified to within twenty-one (21) days prior to the time final approval is

granted by the Board of Trustees.

8-5 REZONING: An R2UD or R3UD District shall automatically be reconsidered for rezoning to its original classification, to be established as R1 zoning for new annexations, if a site plan for the area is not approved within one year of the date of the zoning or rezoning or, if construction is not started in the area within eighteen (18) months after the R2UD or R3UD designation is approved for the area.

Section 2. Effective Date:

The Board of Trustees of the Town of Berthoud herewith finds, determines and designates that this Ordinance shall take effect and be in force thirty (30) days after publication.

At its meeting on August 25, 1981, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held the 8th day of September, 1981. After the public hearing, the Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 8th day of September, 1981.

TOWN OF BERTHOUD:

ATTEST:

Leanne Norton  
TOWN CLERK

Richard Berthoud  
MAYOR

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