

**TOWN OF LYONS,
COLORADO**

ORDINANCE 1164

**AN ORDINANCE OF THE TOWN OF LYONS, COLORADO,
AMENDING SEC. 16-3-150.(1) OF THE LYONS MUNICIPAL CODE
TO ALLOW THE SUBDIVISION OF LOTS RECORDED ON MARCH 20, 1929**

WHEREAS; pursuant to C.R.S. Section 13-15-103 the Town has the authority to create and publish ordinances; and

WHEREAS, the Colorado Revised Statutes and the Colorado Constitution, Chapter XX, Section 6 provide broad authority to local governments to plan for and regulate the use of land within their jurisdictions, as authorized in Article 20 of Title 29, *et seq.*, and Article 23 of Title 31, *et seq.*, C.R.S.; and

WHEREAS, the Town is authorized by C.R.S. § 31-23-301 to regulate zoning and land use within the Town's boundaries, and the Town has in fact adopted a comprehensive zoning scheme; and

Meanwhile, the town supports the subdivision of larger lots recorded on March 20, 1929, as these lots are generally twice the size of neighboring parcels.

Meanwhile, the town recognizes that resulting subdivisions will allow for urban infill, which will help address housing needs.

WHEREAS, Section 16-15-10 of the Lyons Municipal Code ("LMC") authorizes the Town to initiate text amendments to Chapter 16 of the LMC titled *Lyons Zoning Regulations*; and

WHEREAS, the text of Chapter 16 of the LMC shall not be amended unless such amendment complies with any of the criteria set forth in § 16-15-50 of the LMC, which, among other criteria, permits an amendment "to accommodate innovations in land use and development practices that were not contemplated at [the time of the adoption of the *Lyons Zoning Regulations*] and "to further the implementation of the goals and objectives of the Comprehensive Plan" among other reasons; and

WHEREAS, the Town desires to enact a text amendment to the Town's zoning code pursuant to LMC Section 16-15-50; and

WHEREAS, the PCDC recommended the proposed ordinance to the Board of Trustees ("the Board") for consideration Pursuant to Resolution 2022-05-PCDC, attached hereto as **Exhibit A** and incorporated by reference; and

WHEREAS, the Board finds that the proposed amendments to the LMC are in the best interests of the public health, safety, and welfare of the residents of Lyons and further the intent of the Comprehensive Plan; and

WHEREAS, The Board has conducted a public hearing to consider evidence and testimony, thus providing adequate opportunity for interested residents, businesses, and visitors to be heard; and

WHEREAS, the Board desires to enact an ordinance amending Sec. 16-3-150.(1) of the Lyons Municipal Code to allow the subdivision of lots recorded on March 20, 1929.

THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LYONS, THAT:

Section 1. The recitals set forth above are incorporated as if set fully forth herein.

Section 2. Sec. 16-3-150.(1) is hereby amended as follows (addition in blue and underlined):

Sec. 16-3-150. - R-1 Low-Density Residential District.

(d) Development Standards. Development standards in the R-1 District shall be as follows:

(1) Minimum lot area: Seven thousand (7,000) square feet.

- a. If a legally described standard lot of the Town of Lyons platted blocks, as recorded on March 20, 1929, is less than seven thousand (7,000) square feet, such lot shall be considered sufficient for the minimum lot area development standard.
- b. A legally described, standard lot of the Town of Lyons platted blocks, as recorded on March 20, 1929, may be subdivided into no more than two (2) lots. No resulting lot of a subdivision of a lot recorded on March 20, 1929, shall be less than six thousand (6,000) square feet.

INTRODUCED AND PASSED ON FIRST READING THIS _____ DAY OF _____ 2024.

INTRODUCED, AMENDED, PASSED, ADOPTED AND ORDERED PUBLISHED ON SECOND READING THIS _____ DAY OF _____ 2024.

TOWN OF LYONS, COLORADO

Hollie Rogin, Mayor

ATTEST:

Dolores Vasquez, CMC, Town Clerk