

ORDINANCE NO. 08-03

AN ORDINANCE OF THE TOWN OF RIDGWAY, COLORADO, AMENDING PLANNED UNIT DEVELOPMENT REGULATIONS TO PROVIDE REVISED REGULATIONS REGARDING RESIDENTIAL DENSITY AND CLARIFYING ENFORCEMENT PROCEDURES, AND FURTHER AMENDING PROPERTY POSTING REQUIREMENTS FOR SUBDIVISION AND PUDS

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO, as follows:

SECTION 1:

Subsections 7-3-11(D) and (H) and 7-4-13 of the Ridgway Municipal Code are amended to read as follows:

(D) Dimensional Requirements and Densities:

(1) The dimensional requirements, which would otherwise be required by Town Zoning Regulations, or other Town regulations for the district affected, may be deviated from in accordance with the Plan as approved, if the Town determines that such deviations will promote the public health, safety and welfare.

(2) The number of units allowed in a residential PUD shall be generally the same as would have been allowed without clustering, taking into account minimum lot sizes and areas which would have to be dedicated for streets and other public uses, if the property had been developed or subdivided without clustering. Provided, however, the Town may allow additional residential units if it determines that by so doing, significant public benefits will be provided which might not otherwise be available, such as significant affordable housing, public open space, public recreational amenities or off site public infrastructure improvements.

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(H) The Planned Unit Development Plan may be enforced by the Town in accordance with the provisions of Subsections 7-3-11 and 7-4-3 of the Ridgway Municipal Code or in any other lawful manner.

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7-4-13 POSTED NOTICE.

Notice of any pending subdivision or PUD shall be given by the developer maintaining a notice legible and visible from each street frontage abutting the property in a Town approved format, from at least 10 days prior to the date of first consideration of it by either

the Town Council or Planning Commission, until a final plat has been approved for the entire subdivision or PUD.

Said notice shall describe the type of proposal and indicate that detailed information concerning it and any scheduled hearings can be obtained from the Town's planning department.

ADOPTED by the Ridgway Town Council on May 14, 2008.

TOWN OF RIDGWAY, COLORADO

By _____
Pat Willits, Mayor

ATTEST:

Pam Kraft, MMC, Town Clerk

CERTIFICATE OF TOWN CLERK

The foregoing Ordinance was introduced at a meeting of the Ridgway Town Council on April 9, 2008, published by title and posted thereafter and adopted by the Town Council on May 14, 2008.

(SEAL)

Pam Kraft, MMC, Town Clerk