

re-recorded

No. 55 -2020

RESOLUTION

**OF THE MONTROSE COUNTY BOARD OF COUNTY COMMISSIONERS
TO AMEND THE MONTROSE COUNTY ZONING RESOLUTION TO
INCLUDE AMENDMENTS TO THE MONTROSE COUNTY ZONING
RESOLUTION TO REVISE THE FOLLOWING SECTIONS: SECTION III,
DEFINITIONS (DWELLING UNIT) GENERAL AGRICULTURAL DISTRICT:
SECTION IV.A.2.R(2) (ACCESSORY USE), SECTION IV.A.5.F -
DEVELOPMENT STANDARDS (DENSITY), AND GENERAL
RESIDENTIAL, SECTION IV.B.2.K(11) (ACCESSORY USE); SECTION
IV.B.5.E (SCHOOL FEE- TO BE REMOVED); SECTION IV.B.5.E
(DEVELOPMENT STANDARDS- DENSITY – TO BE ADDED).**

WHEREAS, The Montrose County Zoning Resolution will be amended to address density in the General Agricultural and General Residential Zoning Districts, a new definition for a dwelling unit and will remove the collection of a school fee which is not applicable for a second dwelling unit, and

WHEREAS, The amendment will include the following new language: Section III, Definitions - Dwelling Unit Single Family: A structure designed, arranged and intended to be occupied by one occupant or living unit, containing a primary heat source and living facilities for sleeping, cooking, eating and sanitation. An accessory kitchen may be located in a portion of the dwelling unit if that portion of the building has a direct access connection or opening to the main dwelling unit; Section - IV.A.2.r(2) - Accessory Use – Additional living quarters (site built or manufactured home); Section - IV.A.5.f - Development Standards (Density) – The maximum density allowed for additional living quarters shall be one additional dwelling unit for lots from one to ten acres and one additional dwelling unit for each additional ten-acre segment of the same property; Section IV.B.2.k (11) - Accessory Use, Additional living quarters (site built or manufactured home); Section IV.B.5.e – (Development Standards-Density). The maximum density allowed for additional living quarters shall be one additional dwelling unit with a livable floor area not to exceed 1,100 square feet for lots from 10,000 square feet to 43,559 square feet. Additional living quarters for lots 43,560 (one-acre) or greater shall be one accessory dwelling unit per lot, and

NOW THEREFORE BE IT RESOLVED, that the undersigned Board of County Commissioners of Montrose County, Colorado, does hereby approve the amendment of the Montrose County Zoning Resolution for Section III, Definitions; General Agricultural District Section - IV.A.2.r(2) - Accessory Use; Section - IV.A.5.f, and General Residential District Section IV.B.2.k (11) – Accessory Use; Section IV.B.5e – Development Standards, and

BE IT FURTHER RESOLVED, that this zoning amendment will be included in the Montrose County Zoning Resolution.

ADOPTED AND EFFECTIVE this 16th day of December, 2020.

BOARD OF COUNTY COMMISSIONERS,

ATTEST: Tressa Guynes
Chloise Lentz
Clerk/Deputy Clerk to the Board

Date 12-16-20

Keith Caddy
Keith Caddy, Chair

Roger Rash
Roger Rash, Vice-Chairman

Sue Hansen
Sue Hansen, Commissioner



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