

CITY OF FLORENCE, COLORADO

ORDINANCE NO. 10-16-2017A

AN ORDINANCE AMENDING CHAPTER 17.64 BY ADDING SECTION 17.64.015 TO THE CITY OF FLORENCE MUNICIPAL CODE REGARDING ACCESSORY BUILDINGS AND STRUCTURES

WHEREAS, the City Council of the City of Florence, Colorado, pursuant to Colorado statute and the Florence Municipal Code, is vested with the authority of administering the affairs of the City of Florence, Colorado; and

WHEREAS, the City has previously adopted zoning regulations which are currently provided for in Chapter 17 of the Florence Municipal Code; and,

WHEREAS, the City wishes to establish regulations regarding accessory buildings and structures within the City of Florence.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, COLORADO AS FOLLOWS:

1. Chapter 17.64 of the City of Florence City Code is amended by adding the following Section, Section 17.64.015, to read in its entirety as follows:

17.64.015 – Accessory Buildings and Structures

A. General provisions. All accessory structures shall comply with the following general conditions:

1. Be clearly incidental and customarily used in connection with the principal use;
2. Be located on the same parcel as the principal use and structure;
3. Except as specifically provided, no accessory structure shall be built or placed within any required front, side or rear yard setback;
4. ~~No accessory structure shall be placed upon land within any recorded easement, including all deeded and dedicated easements, or be permitted to encroach into any public right-of-way;~~
5. All roofed or covered accessory structures shall be subject to lot coverage maximums in combination to the principal structure of the zone district in which the accessory structure is located;

shall specifically exclude prefabricated metal structures and open pole barns, or the use of corrugated metal panels as a siding material. The Zoning Board of Appeals may grant exceptions to this architectural compatibility requirement for agricultural buildings on conforming agriculturally zoned lots as a use by review as provided in Chapter 17.

6. More than the allowed two (2) detached accessory structures may be located on conforming lots within the R-E zone district as a use by review as provided in Chapter 17.

D. Exceptions from accessory building and structure provisions:

1. Uncovered accessory structures such as patios and decks fewer than thirty (30) inches in height from adjacent finished grade.
2. Swimming pools are not subject to the size limitations in this Chapter provided no part of the structure is placed in front of the building setback established by the principal structure.
3. Removable playhouses and children's play equipment lower than eight (8) feet in height.
4. Detached accessory structures are allowed in side and rear yards provided:
 - a. The projected roof area of the structure does not exceed seventy-five (75) square feet;
 - b. The maximum height of the structure at the highest point does not exceed seven (7) feet;
 - c. The structure is not placed on a permanent aggregate foundation; and
 - d. No part of the structure may be placed in front of the building setback established by the location of the principal structure.
 - e. All accessory structures, regardless of size, must provide for drainage of runoff other than onto a neighboring property.
5. Prefabricated metal carports will be allowed on a single-family residential lot provided the following conditions are met:
 - a. The property contains a single-family residence that does not have an attached or detached garage, carport, carriage house or similar

INTRODUCED AND PASSED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FLORENCE ON THIS 16TH DAY OF OCTOBER, 2017.

ATTEST:

CITY OF FLORENCE, COLORADO



Dena Lozano, City Clerk

BY: 

Keith Ore, Mayor

PASSED AND ADOPTED ON A SECOND READING THIS 6TH DAY OF NOVEMBER, 2017.

ATTEST:

CITY OF FLORENCE, COLORADO

Dena Lozano, City Clerk

BY: _____
Keith Ore, Mayor