

**TOWN OF BUENA VISTA, COLORADO**  
**ORDINANCE NO. 19**  
**(SERIES OF 2018)**

**AN ORDINANCE OF THE TOWN OF BUENA VISTA, COLORADO, AMENDING SECTION 16.03.3.3.3 AND TABLES 2.2, 2.5 AND 2.6 IN ARTICLE 16.02 OF THE BUENA VISTA MUNICIPAL CODE REGARDING THE SIZE OF ACCESSORY STRUCTURES.**

**WHEREAS**, currently, the accessory structures are limited to a maximum size of 1000 square feet in all zone districts, regardless of the size of the lot;

**WHEREAS**, the Town desires to permit accessory structures on larger properties in the R-1 and R-2 zone districts, subject to the maximum lot coverage in the applicable zone district and not the set amount of 1000 square feet, so that these accessory structures could contain and promote agricultural type accessory uses and other more expansive accessory uses; and

**WHEREAS**, the Board of Trustees finds this amendment to the Buena Vista Municipal Code to be in the best interests of the Town.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BUENA VISTA, COLORADO:**

**Section 1.** Section 16.03.3.3.3.B.2 of the Buena Vista Municipal Code is hereby amended to read as follows:

- a. For lots/parcels less than one-half acre in size in the R-1 or R-2 zone districts, the maximum size of any accessory structure shall be 1,000 square feet; provided, however, that the maximum total area of all accessory structures on a lots/parcel shall not be greater than 1,000 square feet, unless otherwise provided in the UDC. Greenhouses shall be exempt from these size limitations.
- b. For lots/parcels one-half acre or larger in size in the R-1 or R-2 zone districts, the maximum size of any accessory structure shall be limited by the maximum building coverage applicable to the lot/parcel. On these lots/parcels, the accessory structure may be larger than the primary structure.
- c. For accessory structures in any zone district other than the R-1 or R-2 zone districts, the maximum size of the accessory structure shall be less than the footprint of the primary structure on the property. For any accessory structure over 120 square feet, a site plan shall be required to demonstrate compliance with the appropriate zone district's regulations.
- d. No accessory structure shall begin construction until the construction of the primary structure has commenced.

e. No accessory structure shall be used unless the primary structure is being used.

**Section 2.** Table 2.2 in Article 16.02 of the Buena Vista Municipal Code is hereby amended to include that the maximum building coverage for the R-1 zone district shall read “20%, 40%<sup>3</sup>” and maximum building coverage for the R-2 zone district shall read “27.5%, 55%<sup>4</sup>”, and including the addition of the following two footnotes to that Table:

[3] The maximum building coverage for properties for lots/parcels one-half acre or larger is 20%. The maximum building coverage for lots/parcels less than one-half acre is 40%.

[4] The maximum building coverage for properties for lots/parcels one-half acre or larger is 27.5%. The maximum building coverage for lots/parcels less than one-half acre is 55%.

**Section 3.** Table 2.5 in Article 16.02 of the Buena Vista Municipal Code is hereby amended to include that the maximum building coverage for the R-1 zone district shall read “20%, 40%<sup>3</sup>” including the addition of the following footnote to that Table:

[3] The maximum building coverage for properties for lots/parcels one-half acre or larger is 20%. The maximum building coverage for lots/parcels less than one-half acre is 40%.

**Section 4.** Table 2.6 in Article 16.02 of the Buena Vista Municipal Code is hereby amended to include that the maximum building coverage for the R-2 zone district shall read “27.5%, 55%<sup>3</sup>” including the addition of the following footnote to that Table:

[3] The maximum building coverage for properties for lots/parcels one-half acre or larger is 27.5%. The maximum building coverage for lots/parcels less than one-half acre is 55%.

**INTRODUCED, READ, ADOPTED AND ORDERED PUBLISHED** this 23<sup>rd</sup> day of October, 2018.

**THIS ORDINANCE SHALL BECOME EFFECTIVE THIRTY DAYS FROM PUBLICATION**



TOWN OF BUENA VISTA, COLORADO

By: \_\_\_\_\_  
Duff Lacy, Mayor

ATTEST:

\_\_\_\_\_  
Paula Barnett, Town Clerk