

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
ORDINANCE NO. 04-2022**

**AN ORDINANCE AMENDING TOWN CODE 12-7-3 AND 12-7-4
REGARDING THE CENTRAL BUSINESS DISTRICT**

WHEREAS, the Board of Trustees of the Town of Grand Lake, Colorado, pursuant to Colorado statute and the provisions of the Grand Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Grand Lake, Colorado ("the Town"); and

WHEREAS, the Town of Grand Lake Municipal Code Title 12, Article 7 was adopted to stimulate creative design solutions for individual properties while promoting and preserving a sense of cohesiveness among the entire Town of Grand Lake; and

WHEREAS, the Town Code Municipal Code Title 12, Article 7, Section 3 provides definitions of certain terms in order to facilitate understanding of subsequent sections of the Town Code; and

WHEREAS, the Planning Commission reviewed and passed Resolution 15-2021 on July 7th, 2021, recommending adding a definition of "Central Business District" to section 12-7-3 of the Grand Lake Municipal Code; and

WHEREAS, the Planning Commission also recommended the use of additional clarifying words, examples, and figures to the Code regarding permissive design within the Central Business District; and

WHEREAS, the Board of Trustees has reviewed the Planning Commission's recommendations and believes it is in the best interest of the Town and its residents to adopt the recommendation of the Planning Commission; and

WHEREAS, the Board of Trustees of the Town of Grand Lake has determined that providing clear definitions of terms will increase the efficacy of the Town Code; and

WHEREAS, the Board of Trustees of the Town of Grand Lake has determined that certain terms in the Town Code lack definitions and, therefore, are difficult to apply when making land-use decisions.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO, THAT:

1. Section 12-7-3 of the Municipal Code of the Town of Grand Lake is hereby amended by adding the follow definition to the section in alphabetic order:

Central Business District: Commercially zoned, or commercial transitionally zoned lots located on or between Hancock St. and Haskell St., on Grand Avenue, and between Hancock St. and Vine St. on Park Avenue, and between Hancock St. and Ellsworth St. on Lake Avenue.

Specifically: Subdivision of Town of Grand Lake, Block 2, Lot 9-16; Subdivision of Town of Grand Lake Block 3, Lot 1-16; Subdivision of Town of Grand Lake Block 4, Lot 1-16; Subdivision of Town of Grand Lake, Block 5, Lot 3-15N and 15S; Subdivision of Town of Grand Lake, Block 6, Lot 9-16; Subdivision of Town of Grand Lake, Block 9, Lot 9-16; Subdivision of Town of Grand Lake, Block 10, Lot 1-16; Subdivision of Town of Grand Lake, Block 11, Lot 1-8 and 14-16; Subdivision of Town of Grand Lake, Block 12, Lot 1-8; Subdivision of Town of Grand Lake, Block 13, Lot 1-16; Subdivision of Town of Grand Lake; Subdivision of Town of Grand Lake, Block 18, Lot 1-4 and Lot 9-16; Subdivision of Town of Grand Lake, Block 19, Lot 1-8; Subdivision of Town of Grand Lake, Block 20, Lot 1-8; Subdivision of Town of Grand Lake, Block 21, Lot 9-16; Subdivision of Town of Grand Lake, Block 26, Lot 9-16; Subdivision of Town of Grand Lake, Block 27, Lot 1-4, Ravenwood PD, Eagles Landing PD, Eagles Spirit PD, Leatherwood Inn PD, Tallaqua Square PD, Williams Lake Cabin PD; Lake Avenue Right of Way between Ellsworth St. and Hancock St. also depicted in **ATTACHED EXHIBIT A**.

2. Section 12-7-4 (C)(3) of the Grand Lake Municipal Code is hereby amended with the removal of the ~~striketrough~~ language and the addition of the **bold underlined** language and Figure and Figure 2 to read in its entirety as follows:

3. Key Architectural Design Guideline Principals include:

- (a) Façade materials and treatment –

1. All sides of a building should express consistent architectural detail and character
2. Building entrances should be designed to be visually prominent with distinguishing façade variations, recesses, projections, or other integral building forms
3. Consist of durable, long-lasting materials that will keep it's appearance over time
4. Building frontages should exhibit human scale detailing on the ground floors.
5. Use reveals, projections, and other subtle changes in texture and color of wall surfaces. Building colors should emphasize natural, muted earth tones

(b) Windows

1. 50% of the façade that faces the street should be composed of transparent materials- to the extent possible that it is compatible with the proposed use – Should be deep set and utilize mullions
2. Should be well lit to facilitate a positive merchandising environment
3. Should incorporate clear glass on storefronts, windows, and doors.
4. Highly reflective or mirrored glass should not be allowed.

(c) Covered walkways

1. Covered walkways with boardwalk are a response to climate, providing protection from the weather and help articulate the mass and minimize the apparent bulk of a building. Covered walkways and arcades should be provided on all buildings frontages where pedestrian traffic is likely.
2. Column treatments for the covered walkways should be consistent per business, should be constructed of wood, and take design cues from existing canopy column treatments in the central business district **consistent with those depicted in Figures 1 and 2 and acceptable to the Town.**
3. All boardwalk conditions should be designed to Americans with Disabilities Act (ADA) standards and strive to address the needs of disabled individuals.

(d) Roofs

1. Use of “false fronts” / parapets on commercial buildings in the central business district is encouraged to screen flat roofs .
2. False fronts should be designed to screen mechanical and HVAC equipment from the street level.
3. Flat roofs shall be designed to accommodate maximum snow loading conditions.

(e) Infill / building additions in the central business district

1. When a new use (infill) / addition is proposed to an existing commercial development the newly constructed portion of the building should appear as an originally conceived part of the design. The new additions should match the scale and reflect the proportions of the original structure where they adjoin or are adjacent. New construction of a different height and bulk, than that of the original structure, should not occur abruptly.

2. New additions should match the existing approved architecture of the existing central business district. **See for example, Figures 1 and 2 below. Such matching approval shall be in the sole discretion of the Town.** The extension of canopy elements, lighting, boardwalks, planting areas, fenestration (window) patterns, structural rhythms, and use of materials should exhibit a seamless transition between existing and new construction.
3. Large setbacks from the street right-of-ways should be discouraged for new building construction.
4. New construction should not incorporate precise replication of town center architecture but utilize similar colors, materials, textures, pattern, repetition, rhythm, and proportions to achieve architectural unity.



Figure 1



Figure 2

3. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this Ordinance and each part hereof irrespective of the fact that any one part or parts are declared unconstitutional or otherwise invalid.

4. Repeal. Existing ordinances or parts of ordinances covering the same matters as

embraced in this Ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Ordinance. Except as specifically amended by this ordinance, all other provisions of the Grand Lake Town Code shall remain in full force and effect.

INTRODUCED, APPROVED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 28TH DAY OF FEBRUARY 2022.

Votes Approving: _____

Votes Opposed: _____

Absent: _____

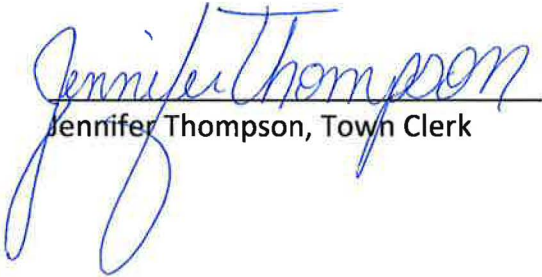
Abstained: _____

4
0
3
0


ATTEST:



**BOARD OF TRUSTEES OF THE
TOWN OF GRAND LAKE, COLORADO**


Jennifer Thompson, Town Clerk

By: _____


Stephan Kudron, Mayor

Town of Grand Lake Zoning Map



Map Legend

- Grand County Parcels
- Commercial
- Commercial Transitional
- Resort
- RV Park
- Planned Development
- Residential Estate
- Single Family Res - Medium Density
- Single Family Res - High Density
- Multi Family Res - Medium Density
- Multi Family Res - High Density
- Public
- Open Space
- Town Boundary
- Arapaho National Recreation Area
- Rocky Mountain National Park N

Underlying Zoning for Planned Developments:
Shadow Park West - Multi-Family Medium Density/Open/Commercial
Lakeview - Resort
Shadow Mountain Yacht Club - PUD
Yacht Club Estates - PUD
Gateway Inn - Open
Mountain View - Commercial
Daven Haven - Resort
Grand Lake Lodge - Commercial Transitional
Eagles Landing - PUD
Riverside - Commercial Transitional
Williams Lake Cabin - Commercial

Map Produced 2/20/2012 by Town of Grand Lake Planning Dept.

