



**TOWN OF PALMER LAKE
BOARD OF TRUSTEES - AGENDA MEMO**

DATE: August 12, 2025	ITEM NO.	SUBJECT: Ordinance 04-2025 AMENDING AND REPLACING IN ITS ENTIRETY TITLE 17 OF THE PALMER LAKE MUNICIPAL CODE GOVERNING AND REGULATING THE ZONING AND LAND USE OF PROPERTY WITHIN THE TOWN
Presented by: Town Clerk		

Background

As previously discussed with Board members, the Planning Commission directed and supports completing the articles for the land use code critical issues by the deadline of 8/31/2025. The Planning Commission has recommended Chapter 17 Articles 1-6 to the Board of Trustee for final approval. Please note the 3 conditions.

- a. The downtown mixed use area zone will have a maximum height of 30 feet. Conditional review of 30-35 feet with a minimum 8 foot set back above 30 feet. Residential only allowed on second floor with a maximum of four units.
- b. RA-ADU allowed farmhouse caretaker (definition of caretaker individual to individual(s) house conditional uses all are supposed to meet requirements general definition of ADU 17.2.6 definition of Individual(s).
- c. Add reference to El Paso County Landscape Manual and its Appendix A.

Recommended Action

Staff recommends adoption of Ordinance No. 04-2025 to replace Title 17 in its entirety, incorporating the above amendments. Adoption of this ordinance will modernize the Town's zoning regulations, align with the comprehensive plan, and provide clearer guidance for property owners, developers, and Town administration.