



**TOWN OF PALMER LAKE
PLANNING COMMISSION - AGENDA MEMO**

DATE: April 2024	ITEM NO.	SUBJECT: Discussion relating to Amending R4 Zoning Code
Presented by: Town Administrator /Clerk		

Background

With the approval of a conditional use permit for multi and single family residential development, it was noted the R4 zoning code prohibits septic tanks. R4 zoning district is not currently established within town boundaries. The Resolution approved by the Board referenced that the R4 zoning code will be considered for possible amendment.

The following are possible points to consider –

- allow minimum of a duplex, or triplex, to install a OWTS (onsite wastewater treatment system) meeting the requirements of Regulation 43 (CRS 25-10-101, OWTS Act)
- lot arrangement and size of units
- modification of setbacks for a cluster development

Recommendation

Consider modification of the R4 zoning code to meet the needs of multi family cluster style development.