

# ZONING

## Chapter 180 ZONING

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[HISTORY- Adopted by the Board of Trustees of the Town of Frisco 11-3-82, Ord. 82-19.<sup>1</sup> Amendments noted where applicable.]

### GENERAL REFERENCES

- Board of Adjustment and Appeals — See Ch. 4.**
- Annexation Procedures — See Ch. 6.**
- Planning and Zoning Commission — See Ch. 41.**
- Building Construction — See Ch. 65.**
- Subdivision of Land — See Ch. 157.**

### ARTICLE I General Provisions

#### § 180-1. Title.

The ordinance appearing in this chapter is titled "An ordinance and map establishing zoning districts in the Town of Frisco, Colorado, and regulating the use of buildings, structures and land; the location, height, bulk and size of buildings and other structures; the lot size and percentage that may be occupied, the size of yards and other open space; the density and distribution of population; and providing for the amending and enforcing of this ordinance and penalties for its violation."

#### § 180-2. Short Title.

This chapter and map shall be known as the "Town of Frisco Zoning Ordinance."

#### § 180-3. Purpose and Authority.

The purpose of this chapter is to lessen congestion in the streets; to conserve health; to secure safety from fire, flood and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to encourage housing for persons of all income levels; to facilitate the adequate provision of transportation, drainage, schools, parks, open space and other requirements; to conserve the value of land and buildings, including the conservation of natural resources and the prevention of blight and pollution of the environment; to encourage the most appropriate use of land throughout the town based upon the Frisco Community Land Use Plan, Parks and Recreation Plan, Main Street Master Plan and other long-range planning documents; and to preserve and increase amenities which are vital to the economic health of the

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i. <sup>1</sup>Editor's Note: This ordinance also repealed former Ch. 180, Zoning, adopted 5-10973 as Ord. 73-05. as amended.

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community by the promulgation of regulations to fulfill said purposes, in accordance with the provisions of Part 3, Article 23, Title 31, Colorado Revised Statutes (1977 Replacement Volume).

### **§ 180-4. Applicability.**

If this chapter imposes greater restrictions than those imposed by any other ordinance, regulation, permit, restriction, easement, covenant or agreement, this chapter shall control.