TOWN OF FRISCO
COUNTY OF SUMMIT
STATE OF COLORADO
ORDINANCE 26-13

AN ORDINANCE AMENDING CHAPTER 180 OF THE CODE OF ORDINANCES OF THE TOWN OF FRISCO, CONCERNING THE UNIFIED DEVELOPMENT CODE, BY AMENDING SUBSECTION 180-3.10.1, CONCERNING THE PURPOSE OF THE LIGHT INDUSTRIAL DISTRICT; TABLE 180-5.1.5 CONCERNING ALLOWED USES, SUBSECTION 180-5.2.8, CONCERNING RESIDENTIAL UNITS IN CERTAIN ZONE DISTRICTS AND SECTION 180-9.3, CONCERNING DEFINITIONS OF TERMS, ALL TO PERMIT RESIDENTIAL USES IN THE LIGHT INDUSTRIAL DISTRICT AND PERMIT UP TO TWO DWELLING UNITS IN MIXED-USE BUILDINGS.

WHEREAS, the Town of Frisco, Colorado ("Town") is a home rule municipality, duly organized and existing under Article XX of the Colorado Constitution; and

WHEREAS, the zoning and land use powers conferred upon the Town by the State of Colorado as a Home Rule Municipality empower the Town to manage land use to ensure the public health, safety, and welfare; and

WHEREAS, the Town of Frisco currently regulates land uses within the Town limits in accordance with Chapter 180 "Unified Development Code" of the Frisco Town Code, adopted pursuant to its Home Rule Constitutional authority and the Local Government Land Use Control Enabling Act of 1974, as amended, §29-20-101, et seq. C.R.S; and

WHEREAS, the Town Council desires to amend the Unified Development Code in order to allow and regulate workforce housing units above the ground floor within the Light Industrial ("LI") District; and

WHEREAS, the Town of Frisco Planning Commission has reviewed the proposed amendments on November 5, 2026, and has made a recommendation to approve the amendments with modifications to the Town Council; and

WHEREAS, the Town Council held Public Hearings on MONTH DATE, 2026, and MONTH DATE, 2027, to receive public comment, evidence and testimony relative to the proposed amendments to the Frisco Town Code.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO THAT:

Section 1. Subsection 180-3.10.1, concerning the purpose of the Light Industrial (LI) District, is amended to read as follows :

Purpose. To promote the development of professional trade, industrial, general

services, storage, and contractor services in Frisco, and to allow for other associated uses complementary to contractor trades and light manufacturing, **including workforce housing**.

Section 2. Section 180-5.1.5 of the Frisco Town Code, concerning the Table of Allowed Uses, is amended to read as follows through the addition of a new row identifying "One and two dwelling units in Mixed-Use building":

TABLE 5-1 TABLE OF ALLOWED USES															
● = Permitted ◑ = Conditional Use Blank cell = Not allowed		Residential					Commercial/ Mixed-Use					Other			Use-specific Standards
Use Category	**Use Type**	RS	RN	RL	RM	RH	GW	CO	LI	CC	MU	OS	PR	PF	
RESIDENTIAL USES															
Group Living	Group care facility					◑	◑				◑				
	Senior housing					◑	◑				◑				
Household Living	Cabin housing		●	●	●	●				◑	◑				180-5.2.1 *on Granite & Galena Streets only
	Duplex and two-unit townhomes		●	●	●	●				●	● ◑				180-5.2.8
	Fractional ownership unit					◑	●			◑	◑				
	Multi-Unit dwellings				●	●	◑		●	●	● ◑				180-5.2.8
	Up to two dwelling units in Mixed-Use building					◑			●						180-5.2.8
	Single-household detached dwelling	●	●	●	●	●				●	● ◑				180-5.2.8
	Townhomes, attached or standalone			●	●	●				●	● ◑				180-5.2.8
PUBLIC, INSTITUTIONAL, AND CIVIC USES															

Section 3. Section 180-5.2.8 of the Frisco Town Code, concerning residential uses in the Central Core and Mixed Use Districts, is hereby amended to read as follows:

180-5.2.8. *Residential Uses in Central Core**, Light Industrial,** and Mixed-Use Districts.*

A. *Central Core District.* For properties located between Main Street and Galena Alley and properties located between Main Street and Granite Alley, residential uses and uses accessory to residential uses, **with the exception of parking**, are prohibited on the ground floor.

B. *Mixed Use District.* For properties fronting along Main Street, residential uses on the ground floor are a conditional use.

C. *Light Industrial District*. For properties located within the Light Industrial (LI) District, residential units shall be permitted if:

1. **Residential uses, and uses accessory to residential uses with the exception of parking, are located above the ground floor; and**
2. **The combined size of the residential unit(s) shall be no greater**

than the gross floor area of the ground floor, excluding ground floor area used for residential parking; and

3. **Residential unit(s) rented to persons who are not employed on the property, shall be deed-restricted for rent at a maximum of 100 percent Area Median Income to persons earning a maximum of 120 percent of the area median income, at a rate established by the Summit Combined Housing Authority for that income level, and pursuant to other criteria as established from time to time by the Town or the Summit Combined Housing Authority; and**
4. **Residential unit(s) shall not be subdivided as individual unit(s); and**
5. **Prior to issuance of any building permit for a residential unit, a covenant restricting the unit in accordance with this Section shall be submitted to the Town for review and recordation.**

Section 4. Section 180-9.3. of the Frisco Town Code, concerning General Definitions, is hereby amended by the addition of a new term as follows:

Building, Mixed-Use. **A building that houses residential uses in combination with non-residential uses within the same structure.**

Section 5. Savings Clause. If any part, section, subsection, sentence, clause or phrase of this Ordinance or is for any reason held to be unconstitutional or invalid, the remainder of this Ordinance shall continue in full force and effect, it being the legislative intent that this Ordinance even if such unconstitutional or invalid matter had not been included herein.

Section 6. Effective Date. This ordinance shall take effect pursuant to the Home Rule Charter of the Town of Frisco, Colorado.

INTRODUCED, PASSED ON FIRST READING AND PUBLICATION AND POSTING ORDERED THIS ___TH/RD/ST DAY OF MONTH, 2026.

ADOPTED ON SECOND AND FINAL READING AND PUBLICATION BY TITLE ORDERED THIS _____DAY OF _____, 2027.

TOWN OF FRISCO, COLORADO:

_____
Frederick J. Ihnken, Mayor

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ATTEST:

_____
Stacey Campbell, Town Clerk

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