

**MORGAN COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS**

**RESOLUTION NO. ____
2017 BCC**

**A RESOLUTION AMENDING THE MORGAN COUNTY ZONING
REGULATIONS REGARDING THE ACCESSORY STRUCTURES**

WHEREAS, the Board of County Commissioners of Morgan County has adopted the Morgan County Zoning Regulations to protect the public health, safety and welfare;

WHEREAS, the Board of County Commissioners may make amendments to the Morgan County Zoning Regulations upon its own motion or upon petition of the Morgan County Planning Commission;

WHEREAS, the Board of County Commissioners has determined that it is in the best interest of the County to amend and clarify the applicability zoning permit under the Morgan County Zoning Regulations; and

WHEREAS, the Board of County Commissioners has complied with all relevant provisions of the Morgan County Zoning Regulations, as well as the requirements of C.R.S. § 30-28-116, for amending the Morgan County Zoning Regulations.

NOW THEREFORE BE IT RESOLVED by the Morgan County Board of County Commissioners as follows:

1. Section 1-135 of the Morgan County Zoning Regulations is amended to read as follows:

Accessory Building: A building, the use of which is customarily incidental to that of the main building or to the main use of the land (principal use) and which is located on the same lot with the main building or use.

2. Section 1-140 of the Morgan County Zoning Regulation is amended to read as follows:

Accessory Use: A use naturally and normally incidental to, and devoted exclusively to the main use of the premises.

3. Section 3-130 of the Morgan County Zoning Regulations is amended as follows:

3-130 Accessory Uses and Structures

These uses are naturally and normally incidental to a use-by-right and comply with all the following conditions:

(A) Is clearly incidental and customary to and commonly associated with the operation of the use-by-right.

(B) Is operated and maintained under the same ownership as the use-by-right on the same zone lot.

(C) Includes only those structures or structural features consistent with the use-by-right.

(D) The maximum lot coverage percentage for the zone district shall apply according Section 3-650, Zone District Bulk Requirements and Special Design Standard Chart, Table 1 of Appendix B.

(E) May include home occupations, as defined by the zoning regulations and/or by zone district.

(F) Must comply with setback and other design standard requirements in each zone district.

(G) A drainage plan may be required prior to approval of the accessory use if the Planning Administrator determines that the accessory use or building meets at one of the following criteria:

1. The accessory use or building may have a drainage impact on adjacent properties;
2. The accessory use or building may have a drainage impact on adjacent rights of way; or
3. The accessory structure is 5000 square feet or larger.

(H) Construction of accessory uses may or may not require a building or zoning permit. If a permit is required, a map showing the location of the accessory use on the zone lot in relation to other buildings and property lines will be required.

APPROVED this ____ day of _____, 2017.

BOARD OF COUNTY COMMISSIONERS
MORGAN COUNTY, COLORADO

James P. Zwetzig, Chairman

Laura D. Teague, Commissioner

Mark A. Arndt, Commissioner

ATTEST:
(SEAL)

Susan Bailey, Clerk to the Board