

**TOWN OF BOW MAR, COLORADO**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BOW MAR**  
**AMENDING THE ZONING REGULATIONS FOR THE RECREATIONAL ZONE**  
**DISTRICT**

**WHEREAS**, the Town of Bow Mar, Colorado (the “Town”) is a statutory town incorporated pursuant to C.R.S. §§ 31-4-301, *et seq.*;

**WHEREAS**, the Town is authorized by C.R.S. §§ 31-23-301, *et seq.*, to regulate zoning and land use within the Town’s boundaries;

**WHEREAS**, the Town’s current zoning regulations are adopted in Article 16 of the Bow Mar Municipal Code (the “Code”);

**WHEREAS**, a copy of the Town’s official zoning district map, adopted pursuant to Section 16-4 of the Code, is attached hereto as **Exhibit A**, and incorporated herein by this reference (the “Zoning Map”);

**WHEREAS**, Section 16-19 of the Code provides the process for adopting amendments to the Town’s zoning regulations, which requires a properly-noticed hearing and the affirmative vote of at least three-fourths of the Town Board of Trustees (the “Board”);

**WHEREAS**, Section 16-7 of the Code provides the current regulations for properties located within the Recreational District as identified on the Zoning Map;

**WHEREAS**, at a properly-noticed public hearing conducted on **DATE**, 2025, the Board heard testimony from all interested parties regarding proposed amendments to Section 16-7 of the Code to adopt new regulations for the Recreational District;

**WHEREAS**, the proposed amendments to Section 16-7 of the Code includes the adoption of a Recreational District Overlay Map, attached hereto and incorporated herein by this reference as **Exhibit B** (the “Recreational District Overlay Map”);

**WHEREAS**, at least three-fourths of the Board approve of the proposed amendments to Section 16-7; and

**WHEREAS**, the Board now desires to adopt the proposed amendments to Section 16-7 as more fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BOW MAR, COLORADO:

Section 1      Amend Section 16-7. Section 16-7 of the Bow Mar Municipal Code is hereby amended to read as follows:

**Sec. 16-7. – Recreational District**

Use regulations. No building, accessory construction or land shall be used and not building or accessory structure shall be erected, converted, or structurally altered except for the following:

\*       \*       \*

- (4)      *Height regulations. All structures are restricted in height to a maximum of 16' – 0", measured from the average of the four corners of the proposed footprint to the highest point of the roof, except that no more than twenty-five percent (25%) of the total ridge line (the horizontal line formed where two (2) upward-sloping roof surfaces meeting) may be up to 18' – 0" in height as measured from the same reference point described above.*
- (5)      *Buildable Area. Improved structures may only be constructed within the areas labeled "Buildable Area" identified in the Recreational Zone District Overlay Map, incorporated into and made a part of this Municipal Code by this reference.*

\*       \*       \*

Section 2.      Adoption of Recreational District Overlay Map. The Recreational District Overlay Map attached hereto is approved by the Board and ordered published on the Town website.

Section 2.      Safety Clause. The Board of Trustees hereby finds, determines, and declares that this ordinance is necessary and proper for the health, safety, and welfare of the Town and its residents.

Section 3.      Severability. If any part, section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause, or phrase is declared invalid.

Section 4.      Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 5.      Codification Amendments. The codifier of the Town's Municipal Code, Municipal Code Corporation, is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Bow Mar Municipal Code.

INTRODUCED, READ, APPROVED, AND ORDERED PUBLISHED this \_\_\_\_ day of \_\_\_\_\_, 2025.

**ATTEST:**

**TOWN OF BOW MAR:**

By: \_\_\_\_\_

Sue Blair, Town Clerk

By: \_\_\_\_\_

Bryan Sperry, Mayor

Compliance with Section 1-46 of the Bow Mar Municipal Code:

INTRODUCED BY TRUSTEE \_\_\_\_\_

SECONDED BY TRUSTEE \_\_\_\_\_