

**TOWN OF GREEN MOUNTAIN FALLS ORDINANCE NO.
2024-03**

**AN ORDINANCE AMENDING CHAPTER 12 OF THE GREEN MOUNTAIN FALLS
MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS**

WHEREAS, the Town wishes to amend Chapter 12 of Green Mountain Falls Municipal Code (the "LUC") to clarify that tiny homes are permitted as an ADU;

WHEREAS, the Town has published notice of the proposed text amendment in accordance with §12-52(h) of the LUC;

WHEREAS, at a properly noticed public meeting on February 11, 2025, the Planning Commission considered the LUC text amendment and recommended approval; and

WHEREAS, at a properly noticed public meeting on April 1st, 2025, the Board of Trustees considered the LUC text amendment including the Planning Commission's recommendations and the approval criteria in the LUC.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE
TOWN OF GREEN MOUNTAIN FALLS, COLORADO:**

Section 2. The definition of Accessory Dwelling Unit in Section 12-62 of the Green Mountain Falls Municipal Code is hereby amended as follows:

Accessory dwelling unit means a subordinate dwelling unit, including a tiny home, attached or detached from a primary structure, and located on the same lot or parcel, that provides basic requirements for living, sleeping, cooking, and sanitation. A manufactured home or recreational vehicle, travel trailer, camper, or similar vehicle shall not be used as an accessory dwelling unit.

Section 3. Section 12-62 of the Green Mountain Falls Municipal Code is hereby amended by the addition of the following definition to be inserted alphabetically:

Tiny home means a single-family detached dwelling typically greater than 70 and less than 400 gross square feet in floor area, constructed on a permanent foundation, and compliant with the building code.

Section 4. Severability. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or enforceability of such a section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 5. Safety. The Board of Trustees finds that the adoption of this Ordinance is necessary for the protection of health, safety and welfare of the public.

Section 6. Effective Date. This Ordinance shall become effective 30 days after publication.

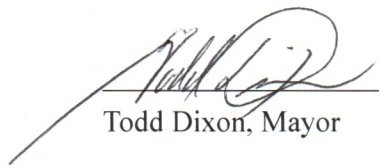
ADOPTED AND ORDERED PUBLISHED this 1st Day of April, 2025, at the Green Mountain Falls Town Hall, 10615 Green Mountain Falls Road, Green Mountain Falls, Colorado 80819.



ATTEST:



Bo Ayad, Town Clerk and Treasurer



Todd Dixon, Mayor

Published in the Pikes Peak Courier, January 14th, 2025.