



**BLUE RIVER BOARD OF TRUSTEES MEETING FEBRUARY 2025**

**TUESDAY, FEBRUARY 11, 2025**

**5:00 PM**

**0110 Whispering Pines Circle, Blue River, CO**

---

**AGENDA**

---

**The public is welcome to attend the meeting either in person or via Zoom.**

**Public Comments are not taken during work sessions.**

**The Zoom link is available on the Town website:**

**<https://townofblueriver.colorado.gov/board-of-trustees>**

**CALL TO ORDER, ROLL CALL**

**WORK SESSION**

This Work Session is to discuss

- A. Code of Conduct**
  - Discussion for not more than 30 minutes
  
- B. Accessory Dwelling Units & Sheds**
  - Discussion and review of proposed ordinances for not more than 30 minutes.
  
- C. Subdivision & Zone District Discussion**



## Town of Blue River Code of Conduct

The Town of Blue River Code of Conduct represents a reasonable policy for guiding the conduct of the Board of Trustees and defining acceptable conduct when dealing with each other, our staff, and people outside our Town government. Each of the undersigned members of the Board of Trustees agrees with the Code of Conduct and commits to following the Code to ensure that the Board best represents the Town of Blue River and its interests.

In my service as a member of the Board of Trustees for the Town of Blue River:

- I shall recognize that public service is a public trust, requiring me to place loyalty to the constitutions and the laws above my personal or private interests.
- I shall actively participate with my fellow Board members in a shared interest of making our Town a great place to live.
- I shall recognize that I have no power to take action as an individual Board member. I can only exercise power and act when I am deciding matters as a member of the Board of Trustees.
- I shall respect my fellow Board members, our staff members, and the public by treating all with patience, courtesy, and civility at all times.
- I shall acknowledge and constructively respect differences of opinion.
- I shall never engage in abusive conduct, personal charges, or verbal attacks and never use language which could be interpreted as abusive or disrespectful to anyone at anytime.
- I shall prepare in advance for our meetings and be familiar with the issues and prepared to discuss the matters on the agenda.
- I shall honor the role and authority of the mayor or mayor pro tem in maintaining order during our meetings.
- I shall focus on addressing the meeting's agenda items, while recognizing that I can request that the Board decide to place other matters on future agendas.
- I shall respect the legitimacy of final decisions of the Board – regardless of my personal position on the matter.
- I shall hold confidential information confidential and never use confidential information for personal or private gain, the gain of others, or the gain of a business or other entity.
- I shall recognize and disclose my conflicts of interest and seek advice and counsel on how to recognize, avoid, and best manage my conflicts to protect the Town's interests.
- If I have a problem or conflict with someone, I will call the person immediately in an effort to resolve the issue.
- I shall hold other members of the Board of Trustees accountable for compliance with the Code of Conduct and I expect and ask that they will do the same.



## Town of Blue River Code of Conduct

\_\_\_\_\_  
Nick Decicco, Mayor

\_\_\_\_\_  
Jodie Willey, Mayor pro tem

\_\_\_\_\_  
Noah Hopkins, Trustee

\_\_\_\_\_  
Jonathon Heckman, Trustee

\_\_\_\_\_  
Ted Slaughter, Trustee

\_\_\_\_\_  
Barrie Stimson, Trustee

\_\_\_\_\_  
Ben Stuckey, Trustee



## Town of Blue River Memorandum

---

TO: Mayor Decicco & Members of the Board of Trustees

FROM: Town Manager Michelle Eddy

DATE: February 4, 2025

SUBJECT: **Accessory Dwelling Units (ADUs)**

---

This Memorandum provides information concerning accessory dwelling units (ADUs). This information will be helpful in your evaluation of whether, and how, ADUs will be accepted in the Town. Included are:

- A. ADU Definition and Current Town Regulations;
- B. The Current Town Regulations for “Accessory Apartments;”
- C. An Outline of ADU Regulations - Frisco, Breckenridge, & Summit County;
- D. A section of the 2021 Comprehensive Plan identifying ADUs;
- E. Outline of Recommendations and Regulations.
- F. A 2016 survey of residents (attached); and
- G. A memo from Attorney Widner for discussion in 2022 (attached).

### **A. ADU Definition and Current Town Regulations**

An ADU is a separate residential dwelling unit located on a lot that also includes a principal or primary dwelling unit. Essentially, an ADU is “accessory” to the primary unit and a second dwelling unit. An ADU will include kitchen facilities, bathroom facilities, and accommodation for sleeping. An ADU is not the rental of rooms within a primary home. An ADU may be:

- (1) located within an existing primary residential home on the lot e.g., a “lock off);
- (2) located within or above a garage structure; or
- (3) a standalone residential structure.

As you know, the Town does not authorize or regulate ADU’s. However, it is known that units exist within the community. Some were permitted prior to the change in law in 2002 and could be arguably legally allowed. Some were created illegally without permits and despite certificates of occupancy prohibiting space from being used as living space.

Because these ADUs exist, it would be wise for the board of Trustees to address this issue.

## **B. Current Town Regulations for Accessory Apartments**

Currently, ADUs are not permitted. However, the Town does allow and regulate what is known as an “Accessory Apartment.” In short, an Accessory Apartment allows a second residential dwelling to exist if the property owner combined two lots into a single lot. The idea behind this allowance is that the owner could have built two homes, one on each lot; however, by combining two lots into one the owner does not lose the right for a second unit and is allowed two (2) units on the combined lot, one being an Accessory Apartment.

The regulations for Accessory Apartments follow:

### **Article 20 Accessory Apartments**

#### **Sec. 16A-20-10. Purpose and Applicability.**

(a) The purpose of this Article is to permit the construction of *accessory apartments* in single-family dwellings within R-1 zone districts subject to the criteria and conditions set forth below.

(b) The provisions of this Article shall apply only to R-1 building sites which exist on *lots* created by the elimination of a *lot line* formerly existing between two (2) *lots*, thus combining two (2) former *lots* into one (1) *lot*.

#### **Sec. 16A-20-20. Reserved.**

#### **Sec. 16A-20-30. Location and Design.**

An *accessory apartment* shall be incorporated into the primary residence on the property or a garage serving the primary residence. Residences which contain *accessory apartments* shall be designed so as to retain a single-family character. An *accessory apartment* may have a separate kitchen and may have a separate entrance from that of the residence with which it is associated.

#### **Sec. 16A-20-40. Number of Units Allowed.**

(a) Where *accessory apartments* are permitted, no more than one (1) accessory apartment shall be permitted on each lot or parcel. In order to maintain the single-family character of neighborhoods where *accessory apartments* are permitted, a maximum of ten percent (10%) of the single-family dwellings in each subdivision filing at build-out shall be approved for *accessory apartments*.

(b) No *accessory apartments* may be constructed without the express approval of the Board of Trustees indicated on the plat by the signature of the Mayor and Town Clerk, nor may any *accessory apartment* be constructed within five hundred (500) feet of an existing or approved *accessory apartment*. The Board of Trustees may decrease this requirement or modify the ten-percent limitation set forth above, when it is determined that sufficient buffering exists to limit the impact of units in close proximity. Buffering may consist of topographic, landscape or other physical features such as roads or vacant properties.

**Sec. 16A-20-50. Size of Units Allowed.**

Where *accessory apartments* are allowed, the square footage in the *accessory apartment* shall not exceed forty-five percent (45%) of the square footage contained in the primary residence, excluding garage space, or not more than six hundred (600) square feet, whichever is less. In calculating the number of square feet in an *accessory apartment* to determine compliance with this Chapter, any garage or storage space associated with the *accessory apartment* shall be excluded.

**Sec. 16A-20-60. Water and Sewer.**

Prior to approval of an *accessory apartment*, the property owner shall provide proof of adequate water and sewer service to both the primary residence and the *accessory apartment*. If the unit is served by well and septic, approval of the County Environmental Health Department must be obtained.

**Sec. 16A-20-70. Parking.**

Each *accessory apartment* shall be provided with off-street parking only in a designated paved or graveled area with no more than two (2) spaces. The required parking may be in tandem or in a garage.

**Sec. 16A-20-80. Compliance with Building and Fire Codes.**

Where approval of an *accessory apartment* is sought by an owner for a *dwelling unit* existing before adoption of this Article, the *dwelling unit* shall be inspected and shall comply with applicable requirements of the Building and Fire Codes.

**C. Outline of ADU Regulations – Frisco, Breckenridge, & Summit County**

Frisco:

*Accessory Dwelling Units.*

1. Accessory dwelling units shall be no larger than 900 square feet.
2. Accessory dwelling units shall not be used for short-term rental housing.
3. Accessory dwelling units shall not be subdivided.
- 4.. In all districts where accessory dwelling units are permitted or conditional, except the PR and PF Districts, one accessory dwelling unit is permitted per principal dwelling unit or commercial unit.
5. An accessory dwelling unit shall be counted as a unit of density, unless exempted (by other regulations).

Breckenridge

An accessory dwelling unit shall meet each of the following criteria:

1. Be no greater in size than the lesser of:
  - a. One-third (1/3) of the total density of the primary unit; or
  - b. One thousand two hundred (1,200) square feet;
2. Conform with section [9-1-19-3A](#), Policy 3 (absolute) density/intensity, of this chapter;
3. Title must be held in the same name as the owner of the primary unit;

4. Lessees, including any other occupants and/or family members, must be employed at least thirty (30) hours per week in Summit County;
5. Lease term must be for a period of time not less than six (6) consecutive months in a year;
6. A covenant must be recorded by the owner upon the terms and conditions approved by the town including, but not limited to, restricting the use and occupancy of the property at a rental rate of one hundred twenty percent (120%) maximum of the area median income;
7. Not be used as an accommodation unit as that term is defined under section 4-1-2 of this [Breckenridge] Code; and
8. Not be left vacant for a period of thirty (30) or more consecutive days. The town may, in its sole and absolute discretion, and in addition to any other remedies, require that the accessory dwelling unit be offered for rent.

Summit County

The [Summit County Land Use and Development Code](#) allows for accessory dwelling units (ADUs), in most residential zoning districts, with the requirement that they are rented to a member of the local workforce.<sup>1</sup> In nearly all cases, ADUs are now reviewed with a building permit submittal and do not require planning "pre-approval." ADUs can be incorporated into your primary residence, above and below a detached garage, or as a stand-alone dwelling unit. [Quick Reference Guide & Checklist](#)

**D. 2021 Comprehensive Plan - Short-term Rentals/Housing**

Trend/Issue	Key Strategies & Priority Actions
<b>Housing</b>	<p>The Town should monitor the forms occupancy of residences (e.g., short and long-term rentals, full-time residents, and second homeowners) to best track and measure the community character. This information could be used in designing regulatory and other tools to best preserve the desired community character.</p> <p>Accessory dwelling units should be considered as a tool to address long-term rental housing shortages. A review of the existing code and potential impacts should be conducted. Preserving the community character should be an important consideration when evaluating the potential for accessory dwelling units. Accessory dwelling units should not be allowed for short-term rental.</p> <p>Encourage the Town to explore all factors that contribute to housing challenges within the Town. The Town should consider creating a mix and balance of full-time residents, second homeowners, short and long-term renters, and visitors to maintain the community character of Blue River.</p>

<sup>1</sup> The County requirement for the ADU to be rented to a person in the workforce is *exceptionally difficult* to enforce and would require the County to monitor rentals which are not recorded with the Clerk and Recorder’s Office and which may change frequently. Essentially, the County would need to “knock on doors” and ask the residents to prove they are a member of the workforce – and the resident is not legally required to answer the question.

## E. Outline of Recommendations and Regulations

The discussion of ADU's has long been a contentious discussion both for and against. With the understanding that there are a significant number of units that have been created over the years both potentially legal and illegal (without permits). It is recommended that the Board consider an approach to new regulations in two phases.

### Phase I: *Existing* ADUs - Provide a path to bring an *existing* ADUs into conformance.

- Require the owner to obtain a license or permit from the Town.
- Require the following:
  - Proof of legal septic system or sewer permit to account for the additional bedroom(s)/unit(s).
  - ADU must pass inspection for all building codes including but not limited to: egress windows, smoke alarms, handrails, parking, access.
  - Entire lot cannot exceed the existing parking limits of 5 vehicles of any type.
  - A recorded deed restriction to prohibit a short-term rental license on the property as long as the ADU exists.
  - Any short-term rental (STR) license currently in place will be allowed to remain until the end of 2025, at which time, the STR license will expire and not be eligible for renewal.
- Homeowners will have until June 1, 2025 (or whatever date determined by the Trustees) to obtain a permit/license for their ADU.
- Establish a strong fine structure for any ADU that is not licensed or is found to be renting with or without a short-term rental license.

### Phase II: *New* ADUs - Evaluate desire to allow *new* ADU's and regulations.

- Allow new ADUs with the following requirement or regulation.
  1. Meets the current defined regulations identified in the Land Use Code.
  2. ADU must be built within the buildable area of the lot.
  3. Must meet septic or sewer requirements.
  4. May not exceed 5 vehicles parked in the driveway or proper parking space.
  5. It is recommended that for an ADU to be permitted, it may not be used as a short-term rental. It is recommended that the short-term rental license (if one exists) would be voided for the main home as well. Property may have an ADU for a long-term lease only and main home may not be used as a short-term basis.
  6. Create a permitting and inspection process for any existing ADUs to bring them into compliance and ensure they meet current building codes.



# Town of Blue River Memorandum

---

TO: Mayor Decicco & Members of the Board of Trustees

FROM: Town Manager Michelle Eddy

DATE: January 13, 2025

SUBJECT: **Sheds**

---

Mayor & Trustees

Following up from the discussion on sheds from November 2024, below are the recommendations for process and fees. Attached is an ordinance for consideration and adoption.

## Definitions and current Land Use Code

(a) Generally.

(1) A shed is an enclosed or substantially enclosed building or structure limited to non-habitable space designed, suitable, or intended for (i) the storage, whether permanent or temporary, of materials, goods, or equipment of any sort or type; (ii) the storage, whether permanent or temporary, of personal recreational motorized vehicles; and/or (iii) the use by the owner or tenant of the principal permitted structure for any lawful ancillary activity commonly associated with residential use, such as but not limited to hobbies, art studio, or greenhouse.

NOTE: because a shed can be used for a “personal recreational motorized vehicle” motorcycles are allowed in a shed. The definition of “shed” in the LUC expressly permits “*motorcycles, trail bikes, snowmobiles, all-terrain vehicles, low power scooters, golf carts, motorized bicycles, and boats.*”

(2) A shed is an accessory improvement to a lawfully existing dwelling unit. A shed shall not be located on a lot absent an existing lawful dwelling unit. 19 E.g. garage, greenhouse and other structures at <https://www.farmtek.com>; and <https://www.clearspan.com>.

(b) Location Requirement. (1) Sheds shall not be located within a setback. (2) Sheds shall not be located where the shed will conflict with the purpose and intent of a lawful easement or other encumbrance or limitation affecting the lot.

(c) Number of Sheds Allowed. No more than two (2) sheds are permitted on any one lot.

(d) Maximum Shed Size. The maximum total size of the first floor any shed on a lot whether detached from or incorporated into a principal permitted structure shall not exceed a total of 200 square feet. Where more than one shed is present on a lot, the maximum total size of the first floor of all sheds shall not exceed a total of 200 square feet.

(e) Maximum Shed Height. The maximum height of any shed shall be fifteen (15) feet. It is the intent of this subsection that sheds shall be subordinate in size and height to both the principal permitted structure and use of a property.

(f) Design Standards. A shed, whether attached or detached to a building or structure, is encouraged to be consistent with the principal permitted building on the same lot in terms of architectural style, building materials, and color.

(g) Prohibitions.

The following structures or designs are prohibited:

(1) Structures greater than 100 square feet in total surface area without walls on three or more sides (e.g., a pole barn or a lean to).

(2) Mobile, portable, or temporary non-permanent shelters or improvements designed or intended to provide protection from the elements, storage, workspace, or other similar purpose (e.g., tents, fabric or plastic canopies, fabric and hybrid fabric/metal buildings or structures, hoop barns, pony wall buildings, and fabric covered steel tubing structure or frame).<sup>20</sup>

(3) ClearSpan™ buildings, structures, garages, mini garage, sheds, mini sheds, mini, barns.<sup>21</sup>

#### Proposed Changes

1. Sheds shall not exceed 399 square feet.
2. Two levels of shed permits will exist
  - a. Small 1-200 square feet
  - b. Large 201-399 square feet
3. Properties may have TWO Small sheds located within the buildable area or ONE Large shed. Owners will not be allowed to have one large and one small.
4. Sheds “shall” be designed to match the building materials and colors of the principal residential building (the home). Sheds do not need to match the roof pitch of the main home.
5. Fees/Process:
  - a. Small sheds: \$25
    - i. Review administratively by Town Hall staff
    - ii. Submittal Requirements
      1. Application
      2. Site plan with setbacks to verify placement within buildable area
      3. Materials list and colors
  - b. Large sheds: \$150
    - i. Review by the Building Official
    - ii. Submittal Requirements
      1. Application
      2. Site plan with setbacks to verify placement within buildable area
      3. Materials list and colors
      4. Structural Plans as deemed necessary by the Building Official
  - c. Inspection required as necessary
6. All other land use regulations will apply.

# TOWN OF BLUE RIVER, COLORADO

## MEMORANDUM

TO: Mayor & Members of the Board of Trustees

THROUGH: Michelle Eddy, Town Manager

FROM: Bob Widner, Town Attorney

DATE: February 4, 2025

SUBJECT: Subdivision Moratorium, Repeal, and Minimum Lot Size

---

At the last Board of Trustee meeting, I highlighted the need for the Board to consider repealing the current subdivision moratorium found at Section 17-1-30.1 of the 2023 Land Use Code (the "LUC"). The need to consider a repeal arises from the limitations placed on the use of moratoria and the historically approved practice of using minimum lot size to regulate density.

In our case, the problem facing the BOT in 2017 was the potential that a large increase in density could arise from new subdivisions which would impact the lower density mountain character of the Town. The BOT wanted time to consider methods to limit density and protect the Town's character. So, the moratorium was initially imposed in 2017 and the readopted in a somewhat different form in 2023 as part of the 2023 LUC.

Using minimum lot size is the accepted and appropriate planning method to control density. A minimum lot size will restrict the number of lots that an owner may create (subdivide) from a larger parcel of property. If, for example, an owner owned a 10-acre parcel of land and the parcel's minimum lot size was 1 acre, the owner could *theoretically* create up to 10 lots. The shape and natural features of a parcel, together with limitations on water and septic/sewer availability, will often limit the maximum number of lots that may be created through subdivision.

Michelle Eddy and I reviewed the Town's subdivision map, zoning map, and lot and parcel sizes. As you know, the vast majority of the Town is zoned R-1. The minimum lot size for the R-1 zone district is 80,000 square feet (or 1.83 acres). Many, if not a majority, of the lots in the R-1 zone district are currently below the 80,000 square-foot minimum lot size requirements.<sup>1</sup>

---

<sup>1</sup> The lots that are smaller than 1.83 acres today are "nonconforming lots" - which is a problem to address *but it is not an urgent problem today*.

However, several existing parcels are *much* larger in size than 80,000 square feet and could, when applying the 80,000 square foot minimum lot size for the R-1 Zone District, be divided into many new lots. These large R-1 zoned parcels pose a potential problem with the present need to repeal the subdivision moratorium. If the Board repealed the current moratorium, the Town could, in time, see these large parcels subdivide and create a sizable number of new lots and building sites. A 40-acre or a 60-acre property zoned R-1 today could potentially or theoretically subdivide into more than 20 or 30 lots, respectively.

Assuming that the BOT desired to limit the number of lots that may be created from the large parcels currently zoned R-1, the BOT could rezone these larger parcels to a new zone district. That new zone district would set a minimum lot size *larger* than 80,000 square feet. It is entirely legal for the government to rezone property and impose a new and larger minimum lot size. This is especially true where the rezoning will accomplish or is supported by a Town policy such as the comprehensive plan.

Attached is a draft of a new zone district that could be inserted into the LUC (if adopted as an ordinance). The new zone district could be used to create a new minimum lot size larger than the current R-1 standard of 80,000 square feet. You will see in the draft that there are explanatory note boxes to highlight issues regarding this draft new zone district. The minimum lot size suggested in the draft zone district is 10 acres, but this is merely a suggestion. The BOT can decide an appropriate minimum lot size upon review of the current parcel map. After this new zone district is created and placed in the LUC, it can then be applied to property in the Town by the rezoning of larger parcels from the R-1 Zone District to the new zone district. Once the rezonings are completed, any subdivision of the parcels which are zoned into the new zone district would need to meet the new minimum lot size.

This matter may be discussed at an upcoming work session or regular meeting. After that discussion, the BOT can direct the next steps, if any.

# FOR BOT DISCUSSION ONLY

## Article 5 Residential Conservation District (RC)

### Sec. 16A-5-10. Purpose.

The purpose of the Residential Conservation District (RC) is to encourage very low residential density in the development of land while conserving and preserving the natural and scenic features of open and wooded areas, to protect the natural and environmental character and values of the Town. The RC District is most appropriate for areas that include topographical or physiographic limitations affecting development such as wetlands, floodplains, steep slopes, heavily wooded areas, and wildlife habitat. The RC District is intended to offer landowners the reasonable opportunity to establish residential dwelling units on lots that will directly benefit from the preservation of natural and scenic features and the surrounding undeveloped natural environment on the lot.

This zone district title is merely suggested. The BOT can decide to title this District as it deems appropriate. Other possibilities might include Large Lot Residential (LLR), Residential Preservation, or anything else.

### Sec. 16A-5-20. Principal Permitted Uses.

The following uses are permitted in the Residential Conservation District:

- One (1) *Single-Family Building* for each legally recognized lot, or
- Any use of property expressly required to be recognized by federal or state law as a residential use.

Any use not expressly permitted will require a text amendment of this section. See Article 29 of Chapter 16A.

This use allowance is necessary because federal and state law, today, authorizes certain types of group homes for the disabled and some religious institutional uses.

### Sec. 16A-5-30. Accessory Uses.

The following accessory uses are permitted:

- *Home occupation*
- *Family Child Care Home.*

This use allowance is necessary because state law, today, authorizes the use in residential zone districts.

### Sec. 16A-5-40. Prohibited Uses.

The following uses are prohibited in the Residential Conservation District:

- Any use not otherwise authorized by Section 16A-5-20.
- Any accessory use not otherwise authorized by Section 16A-5-30.

## FOR BOT DISCUSSION ONLY

**Note** that the allowed and prohibited Accessory Improvements in sections 16A-5-50 and 16A-5-60 below are the same as the R-1 Zone District.

**Sec. 16A-5-50. Accessory Improvements.**

- (a) Permitted Accessory Improvements. The following *accessory improvements* are lawful and permitted and, where indicated, regulates such *accessory improvements*:

Accessory Improvement	Reference Section
Berm	See Section 16B-7-20
Garage	See Section 16B-7-30
Shed (including greenhouse)	See Section 16B-7-40
Driveway	See Section 16B-7-50
Parking Areas	See Section 16B-7-60
Walkway	See Section 16B-7-70
Deck	See Section 16B-7-100
Gazebo, Pergola, and Similar Structures	See Section 16B-7-110
Hot Tub or Sauna (Exterior)	See Section 16B-7-120
Recreational Improvement: Fire Pit, Outdoor Fireplace, Chimenea, Playground Equipment	See Section 16B-7-130
Fences	See Section 16B-7-140
Walls	See Section 16B-7-150
Flagpoles	See Section 16B-7-160
Signs	See Section 16B-8-10
Lighting	See Section 16B-9-10
Utilities	See Section 16B-3-10
Any building, structure, or improvement not listed in this Section 16A-3-50 and which is administratively determined by the Town Manager as: (a) meeting the definition of Accessory Improvement; and (b) presenting no greater impact upon the neighborhood than other approved Accessory Improvements.	See Section 16-1-100

- (b) Prohibited Accessory Improvements. The following Accessory Improvements are prohibited in the Residential Conservation District:

Any accessory improvement not listed in Section 16-5-50(a) and specifically including without limitation:

- Tennis, Pickleball, and other outdoor recreational courts.
- Swimming pools (above ground, in ground, and whether or not enclosed within a building or structure).
- Permanent skate or rollerblade park or rink.
- Shooting or archery range.

## FOR BOT DISCUSSION ONLY

Note that the size, width, setbacks, and height stated in this table are merely suggested given the purpose of the zone district. These values may be adjusted higher or lower as the BOT determines.

### Sec. 16A-5-60. Zone District Standards.

Minimum Lot Size	Ten (10) acres (435,600 square feet).
Minimum Lot Width	300 feet
Front Yard Setback	Minimum 25 Feet
Rear Yard Setback	Minimum 50 Feet
Side Yard Setback	Minimum 25 Feet
Building Height	Maximum 35 feet.

### Sec. 16A-5-70. Reserved.

### Sec. 16A-5-80. Zoning Variance.

An application for a zoning variance is authorized pursuant to Article 7 of Chapter 16.