

**TOWN OF EAGLE, COLORADO
ORDINANCE NO. 05
(Series of 2026)**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO
AMENDING CHAPTERS 4, 8, 10, 11, AND 17 OF TITLE 4 OF THE EAGLE MUNICIPAL
CODE RELATED TO DEVELOPMENT STANDARDS AND PROCESSES**

WHEREAS, pursuant to C.R.S. § 31-15-103, municipalities shall have power to make and publish ordinances which are necessary and proper to provide for the safety, to preserve the health, promote the prosperity, and improve the morals, order, comfort, and convenience of such municipality and the inhabitants thereof not inconsistent with the laws of this state; and

WHEREAS, the Town of Eagle (the "Town") is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Eagle Home Rule Charter (the "Charter"); and

WHEREAS, pursuant to Section 1.01.080 of the Eagle Town Code (the "Code"), the Town Council may amend the Code and pursuant to Section 4.17.120 of the Code, the Town may amend the Land Use and Development Code (the "LUDC"); and

WHEREAS, the Town Council desires to amend Title 4 of the Code; and

WHEREAS, it is in the interest of the public health, safety, and welfare of the Town to amend the Code as set forth in this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO:

Section 1. **Recitals.** The foregoing recitals are hereby incorporated as if set forth herein in full.

Section 2. Section 4.04.050.B.2. of the Eagle Municipal Code is hereby amended as follows:

~~Properties within the zone district that contain structures that front Grand Avenue~~
~~Structures that front on Grand Avenue shall have devote~~ at least 75 percent of the ground floor ~~into commercial-nonresidential uses.~~ The remaining floorspace may be used for residential uses, including a lobby for entry to servicing upper floor residential uses.

Section 3. Section 4.04.060.B.2. of the Eagle Municipal Code is hereby amended as follows:

~~Properties within the zone district~~ ~~Structures that front on Broadway Street shall have~~
~~devote~~ at least 75 percent of the ground floor ~~into commercial-nonresidential uses.~~ The remaining floorspace may be used for residential uses, including a lobby for entry to servicing upper floor residential uses.

Section 4. Section 4.10.050.C.3.c.i. of the Eagle Municipal Code is hereby amended as follows:

- a) Residential uses ~~in structures on properties within the designated boundaries of the~~
Grand Avenue Corridor Design Area ~~abutting Grand Avenue shall be~~ are permitted ~~either above first-floor non-residential spaces or behind the front 30 percent of the~~

ground-floor nonresidential spaces, provided at least 75 percent of the ground-floor gross floor area is designed to accommodate nonresidential uses as set forth in [Section 4.04.050.B.2.](#) as measured from the front wall. First floor space shall be designed to ~~accommodate~~ prioritize nonresidential uses.

- b) ~~Lots that have a primary frontage along a side street with only 25 percent or less of frontage along Grand Avenue are not required to have structures designed for first floor nonresidential uses.~~

Section 5. Section 4.08.070.A. of the Eagle Municipal Code is hereby amended and renumbered Section 4.08.070. PUD amendments – minor.

Section 6. Section 4.08.070.B. of the Eagle Municipal Code is hereby repealed and replaced as follows:

Section 4.08.080. PUD amendments – major.

A. *Classification of Major amendments.* Applications which are prohibited as Minor PUD Amendments, shall be classified as Major PUD Amendments.

B. *Review criteria and decision-making.* Major PUD Amendments are subject to the following review criteria and shall follow the common review procedures in Section 4.17.010.B.

a. The applicant shall demonstrate that the Major PUD Amendment:

I. Does not introduce uses that detract from other approved uses within the PUD.

Uses may be deemed to detract from approved uses when they meet the significant adverse impacts as described in [Section 4.09.040.e.](#)

II. Maintains an open space plan that is substantially similar to, or better than, the originally approved plan in both the quantity and quality of open space. Open space quality shall be evaluated based on the preservation or enhancement of one or more of the following characteristics:

i. Wildlife habitat value, including areas that provide movement corridors, foraging areas, or breeding habitat;

ii. Ecological value, such as wetlands, riparian areas, or other sensitive environmental features;

iii. Scenic, historic, or cultural resources; or

iv. Areas that contribute to the overall ecological function or natural character of the PUD.

Open space of equal or greater acreage, ecological function, or resource value shall be considered “substantially similar or better” than the originally approved plan.”

III. Meets the approval criteria for a rezoning, pursuant to Section 4.17.080.D.

IV. Meets all applicable standards of this LUDC not expressly modified by the PUD application.

V. Shall demonstrate compliance with adopted plans and standards and shall not result in measurable adverse impacts on adjacent properties related to traffic, noise, drainage, or visual compatibility.

Section 7. Section 4.08.080. of the Eagle Municipal Code is hereby amended and renumbered as Section 4.08.090. – PUDS approved under prior codes.

Section 8. 4.11.060.B.3. of the Eagle Municipal Code is hereby amended as follows:

a. ~~Storage, recycling, and waste collection, and loading areas shall be located at least 20 feet from any public street, public sidewalk, or building with a residential use.~~ Placement of

storage, recycling, and solid waste collection, and loading areas shall be sited so as not to interfere with vehicular visibility or circulation.

c. All waste collection or storage areas for multi-family projects and nonresidential projects shall be maintained within a structure on the property or enclosed by a six-foot solid material that is constructed using similar materials to the primary building(s) on the site. The enclosed trash storage areas are allowed within the setback so long as the enclosure is not covered, and the fences or wall meet the allowed fence height. Trash storage areas immediately adjacent to public alleys may be allowed without screening.

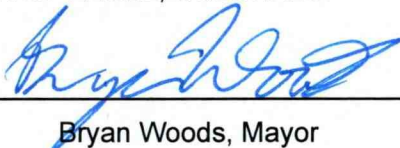
Section 9. 4.17.100.B.2.c and 4.17.100.B.2.d of the Eagle Municipal Code are hereby repealed and replaced as follows:

c. *Exceptions.*

- i. For lots within the original Town plat, a lot line adjustment or lot consolidation shall not be required if all the following conditions exist:
 - a) All lots were platted in 1905 as part of the original plat of the Town;
 - b) The applicant owns adjacent lots that could not be built on individually in compliance with this LUDC;
 - c) The proposed improvements will comply with all applicable requirements of this LUDC if the lots are treated as one; and
 - d) The applicant executes an agreement, in a form approved by the Town and to be recorded against all the lots, waiving any rights to sell any of the lots separately.
- ii. For lots on the Mayer Addition plat approved in 1955, a lot line adjustment or lot consolidation shall not be required if all the following conditions exist:
 - a) All lots were platted in 1955 as part of the original Mayer Addition plat;
 - b) The applicant owns adjacent lots that could not be built on individually in compliance with this LUDC;
 - c) The proposed improvements will comply with all applicable requirements of this LUDC if the lots are treated as one; and
 - d) The applicant executes an agreement, in a form approved by the Town and to be recorded against all the lots, waiving any rights to sell any of the lots separately.

INTRODUCED, READ, MOVED, AND ORDERED PUBLISHED ON MARCH 10, 2026.

TOWN OF EAGLE, COLORADO

By: 
Bryan Woods, Mayor

ATTEST:

By: 

Camille Deering, Town Clerk



PROOF OF PUBLICATION

STATE OF COLORADO)
)
COUNTY OF EAGLE)

I, Camille Deering, Town Clerk for the Town of Eagle, do solemnly swear and affirm that I published in full a true and correct copy of ORDINANCE 05, SERIES 2026 “AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO, AMENDING CHAPTERS 4, 8, 10, 11, AND 17 OF TITLE 4 OF THE EAGLE MUNICIPAL CODE RELATED TO DEVELOPMENT STANDARDS AND PROCESSES” on the Town of Eagle’s web site, www.townofeagle.org, on the 12th day of March 2026.

Witness my hand and seal this 12th day of March 2026.



Camille Deering,
Town Clerk



Ordinance Effective Date:

March 22, 2026