

**TOWN OF SEVERANCE
ORDINANCE NO. 2026-01**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, AMENDING CHAPTER 16 (LAND USE CODE) OF THE SEVERANCE
MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS.**

WHEREAS, the Town of Severance (the “Town”) is a Colorado home rule municipality organized under the Town Home Rule Charter (the “Charter”); and

WHEREAS, in the 2024 legislative session, the Colorado General Assembly enacted House Bill 2024-1152 (“HB24-1152”) concerning increasing the number of accessory dwelling units in municipalities with a population of 1,000 or more and that are within the area of metropolitan planning organization (each a “Subject Jurisdiction”); and

WHEREAS, HB24-1152 was signed into law by Governor Jared S. Polis on May 13, 2024; and

WHEREAS, HB24-1152 requires a Subject Jurisdiction, on or after June 30, 2025, to allow, subject to an administrative approval process, one accessory dwelling unit (“ADU”) as an accessory use to a single-unit detached dwelling in any part of the Subject Jurisdiction where the Subject Jurisdiction allows single-unit detached dwellings; and

WHEREAS, HB24-1152 also prohibits, on or after June 30, 2025, Subject Jurisdictions from enacting or enforcing certain local laws or otherwise acting in certain ways that would restrict the construction or conversion of an ADU; and

WHEREAS, the Town has a population greater than 1,000 and is a member of, and located within, the North Front Range Metropolitan Planning Organization; and

WHEREAS, the Town of Severance Municipal Code (the “Town Code”) contains certain provisions that address the regulation of ADU’s; and

WHEREAS, the State of Colorado Department of Local Affairs (“CODOLA”) has reviewed the Town Code related to ADU regulation for compliance with HB24-1152, and is has determined that in order for the Town Code to conform with HB24-1152 and C.R.S. §29-35-403(2)(c) the Town Code must be amended to allow attached/integrated ADUs to be permitted a rear setback equal to the rear setback of accessory structures or five feet (whichever is greater);

WHEREAS, Town staff has proposed amendments to the Town Code to bring the Town Code into compliance with HB24-1152, the Colorado Revised Statutes, and the CODOLA recommendation regarding the regulation of ADU’s; and

WHEREAS, in accordance with Section 6.03, Adoption Procedure for Ordinances, of the Charter, the Town Council for the Town of Severance (the “Council”) is authorized to adopt an ordinance at a regular or special Council meeting by following certain procedures; and

WHEREAS, in the Council finds that the adoption of this Ordinance No. 2026-01 is necessary and proper to bring the Town's Code into compliance with the Colorado Revised Statutes and HB24-1152; and

WHEREAS, this ordinance is enacted pursuant to the Town of Severance's home rule authority under Article XX, § 6 of the Constitution of the State of Colorado, and pursuant to the Town of Severance's police powers, in order to safeguard and preserve the public health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, AS FOLLOWS:¹

Section 1. The Town Council makes and adopts the determinations and findings contained above.

Section 2. Table 16.3.220 of Section 16.3.220, "Lot and building standards," of Division 2, "Suburban Perimeter," of Article 6, "Design Standards," of Chapter 16, "Land Use Code," of the Severance Municipal Code is hereby amended to read as follows:

Table 16.3.220 Suburban Perimeter Lot and Building Standards.

	Minimum Gross Density	Minimum Lot Size	Minimum Front Setback	Minimum Side Setback	Minimum Corner Side Setback	Minimum Rear Setback	Maximum Height
Residential							
Single-family detached	2 units per acre	6,000 square feet	20 feet	7.5 feet	15 feet	15 feet	2 stories
Single-family attached (duplex)	2 units per acre	4,000 square feet	20 feet	7.5 feet	15 feet	15 feet	2 stories
Townhomes	2 units per acre	1,400 square feet	20 feet	7.5 feet	15 feet	15 feet	2 stories
Multi-family	2 units per acre	1,600 square feet	20 feet	20 feet	20 feet	20 feet	2 stories
Accessory dwelling unit	n/a	n/a	Behind front of principal dwelling	7.5 feet	15 feet	15 feet <u>5 feet</u>	2 stories
Accessory Structure	n/a	n/a	25 feet	5 feet	15 feet	5 feet	2 stories
Non-Residential	n/a	n/a	20 feet	10 feet	20 feet	15 feet	2 stories

¹ Additions to existing Code provisions are shown by underlining; deletions from existing Code provisions are shown by ~~striking through~~.

Section 3. Table 16.3.320 of Section 16.3.320, “Lot and building standards,” of Division 3, “Town Core,” of Article 6, “Design Standards,” of Chapter 16, “Land Use Code,” of the Severance Municipal Code is hereby amended to read as follows:

Table 16.3.320 Town Core Lot and Building Standards.

	Maximum Gross Density	Minimum Lot Size	Minimum Front Setback	Minimum Side Setback	Minimum Corner Side Setback	Minimum Rear Setback	Maximum Height
Residential							
Single-family detached	15 units per acre	6,000 square feet	20 feet	7.5 feet	15 feet	15 feet	3 stories
Single-family attached (duplex)	15 units per acre	4,000 square feet	20 feet	7.5 feet	15 feet	15 feet	3 stories
Townhomes	15 units per acre	1,400 square feet	20 feet	7.5 feet	15 feet	15 feet	3 stories
Multi-family	15 units per acre	1,600 square feet	20 feet	20 feet	20 feet	20 feet	3 stories
Accessory dwelling unit	n/a	n/a	Behind front of principal dwelling	7.5 feet	15 feet	15 feet 5 feet	2 stories
Accessory Structure	n/a	n/a	25 feet	5 feet	15 feet	5 feet	2 stories
Non-Residential	n/a	n/a	20 feet	10 feet	20 feet	15 feet	3 stories

Section 4. Table 16.3.420 of Section 16.3.420, “Lot and building standards,” of Division 4, “Development Node,” of Article 6, “Design Standards,” of Chapter 16, “Land Use Code,” of the Severance Municipal Code is hereby amended to read as follows:

Table 16.3.420 Development Node Lot and Building Standards.

	Minimum Gross Density	Minimum Lot Size	Minimum Front Setback	Minimum Side Setback	Minimum Corner Side Setback	Minimum Rear Setback	Maximum Height
Residential							
Single-family detached	8 units per acre	6,000 square feet	20 feet	7.5 feet	15 feet	15 feet	3 stories
Single-family attached (duplex)	8 units per acre	4,000 square feet	20 feet	7.5 feet	15 feet	15 feet	3 stories
Townhomes	8 units per acre	1,400 square feet	20 feet	7.5 feet	15 feet	15 feet	3 stories
Multi-family	8 units per acre	1,600 square feet	20 feet	20 feet	20 feet	20 feet	3 stories
Accessory dwelling unit	n/a	n/a	Behind front of principal dwelling	7.5 feet	15 feet	15 feet <u>5 feet</u>	2 stories
Accessory Structure	n/a	n/a	25 feet	5 feet	15 feet	5 feet	2 stories
Non-Residential	n/a	n/a	20 feet	10 feet	20 feet	15 feet	3 stories

Section 5. The codifier of the Severance Municipal Code is hereby authorized to amend “Table 16.3.220 Suburban Perimeter Lot and Building Standards”, “Table 16.3.320 Town Core Lot and Building Standards”, and “Table 16.3.420 Development Node Lot and Building Standards” as specified in Sections 2-4 of this Ordinance No. 2026-01, above, and to make any formatting or numbering changes necessary to maintain Code consistency.

Section 6. If any article, section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Town Council hereby declares it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 7. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

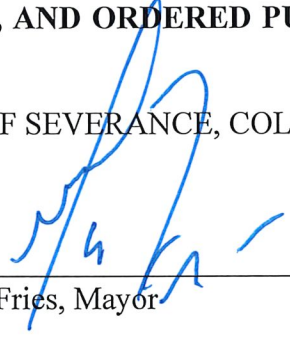
Section 8. This ordinance is deemed necessary for the immediate protection of the health, welfare and safety of the community.

Section 9. In accordance with Section 6.03(6) of the Town of Severance Home Rule Charter, this ordinance shall be effective thirty (30) days after publication.

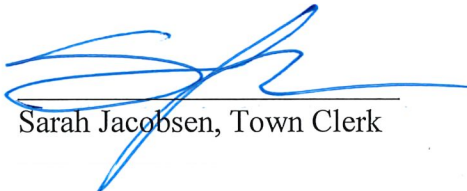
Section 10. Violations of this ordinance shall be punishable in accordance with Section 1-4-20 of the Severance Municipal Code.

**INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED
IN FULL this 10th day of March 2026.**

TOWN OF SEVERANCE, COLORADO


Matthew Fries, Mayor

ATTEST:


Sarah Jacobsen, Town Clerk



AFFIDAVIT OF PUBLICATION

STATE OF COLORADO)
)
COUNTY OF WELD)

I, Sarah Jacobsen, Town Clerk for the Town of Severance, do solemnly swear and affirm that I published in full a true and correct copy of Ordinance No. 2026-01, enacted by the Town Council on March 10, 2026, on the Town of Severance's website, <https://www.townofseverance.org/>, on the 19th day of March, 2026.

Witness my hand and seal this 19th day of March, 2026.



Sarah Jacobsen, Town Clerk

