

**TOWN OF BUENA VISTA, COLORADO
ORDINANCE NO. 19
(SERIES OF 2024)**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BUENA VISTA
AMENDING BUILDING DESIGN STANDARDS FOR THE MU-MS ZONE DISTRICT**

WHEREAS, the Board of Trustees desires to amend the building design standards for the MU-MS zone district to incorporate design standards that maintain the historic nature of the zone district and East Main area; and

WHEREAS, the Board of Trustees finds that these amendments are in the best interests of the citizens of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BUENA VISTA, COLORADO, THAT:

Section 1. Section 16.04.4.5.3(A) of the Buena Vista Municipal Code is revised to read as follows:

A. **Applicability.** The nonresidential site and building design standards in this subsection apply to all nonresidential and mixed-use development in the MU-MS district.

Section 2. Section 16.04.4.5.3(D)(1) of the Buena Vista Municipal Code is revised to read as follows:

1. Groupings of three or more buildings on adjacent lots shall vary in size and shape.

Section 3. Section 16.04.4.5.3(D)(3) of the Buena Vista Municipal Code is revised to read as follows:

3. No single building façade or plane shall exceed thirty (30) feet, measured horizontally, without being broken up or distinguished from another building façade or plane using the following techniques:

Section 4. Section 16.04.4.5.3(D)(4) of the Buena Vista Municipal Code is revised to read as follows:

4. Buildings facades shall incorporate four (4) or more architectural elements or materials that distinguish the base, body, and top of the building. These elements shall include kickplates, display windows with transoms, recessed entry, belt course, upper story windows and cornices. See Figure 4.J.

Section 5. Section 16.04.4.5.3 of the Buena Vista Municipal Code is amended by the addition of a new Figure 4.J, with the current Figure 4.J and subsequent figure to be renumbered:

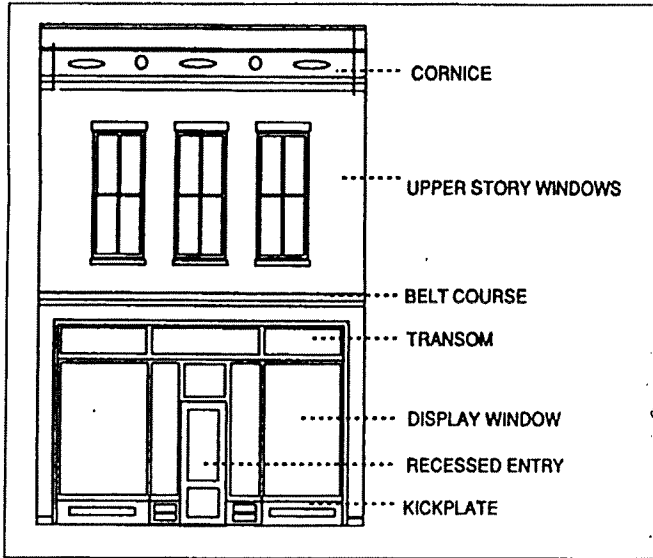


Figure 4.J Typical Historic East Main two-story commercial structure

Section 6. Section 16.04.4.5.3(E)(1) and (2) of the Buena Vista Municipal Code is revised to read as follows:

1. At least sixty percent (60%) of the ground floor shall be comprised of transparent window openings to allow views of interior spaces; and
2. At least thirty percent (30%) of each upper floor shall be comprised of transparent glazing utilizing a minimum of three (3) vertically oriented windows. The height of these windows shall be at least twice the width.

Section 7. Section 16.04.4.5.3(G) of Buena Vista Municipal Code is revised to read as follows:

G. Primary Entrance. Buildings shall feature visually-prominent entrances. Unless otherwise provided in this UDC, primary building entrances shall incorporate two (2) or more of the following techniques:

1. Recessed entrance, canopy, portico, archway, arcade, or similar feature that provides architectural interest and protection for pedestrians; or
2. Other techniques deemed comparable by the Town Administrator.

Section 8. Section 16.04.4.5.3(H) of the Buena Vista Municipal Code is revised to read as follows:

H. Primary Exterior Building Materials.

1. Buildings are allowed to use a variety of exterior durable materials, including:

- a. Brick, natural stone, or cast stone;
- b. Horizontal bevel siding comprised of composite or rot-resistant wood. Steel may be used as an accent material only; or
- c. Comparable material as approved by the Town Administrator.

Section 9. Section 16.04.4.5.3 of the Buena Vista Municipal Code is amended by the addition of a new subsection J to read as follows:

J. Buildings with Three Floors. If a building will have a third floor, the façade of the third floor shall be set back a minimum of fifteen (15) feet from the front façade of first two floor and designed not to impede the views of the mountains and Courthouse that exist on East Main Street. The exterior building materials on the third floor shall be designed to minimize the visual impact of the third floor.

Section 10. Table 2.3, Section 16.02.2.3 of the Buena Vista Municipal Code is revised, in part, to read as follows:

	MU-1	MU-2	MU-MS	HC
Building Requirements				
Primary building height, max. (feet)	35	35	35 ^[3]	35

[3] No height encroachments are allowed for the MU-MS District except for rooftop mechanical equipment and solar panels if architecturally screened and set back a minimum of 10 feet from the exterior wall of the building.

Section 11. Severability. 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 Board of Trustees hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any part or parts be declared unconstitutional or invalid.

Section 12. Safety. This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

INTRODUCED, READ, ADOPTED AND ORDERED PUBLISHED this 8th day of October, 2024.

THIS ORDINANCE SHALL BECOME EFFECTIVE THIRTY (30) DAYS FROM PUBLICATION.

TOWN OF BUENA VISTA, COLORADO

By: Libby Fay
Libby Fay, Mayor

ATTEST:

Paula Barnett
Paula Barnett, Town Clerk

