

**TOWN OF SEVERANCE
ORDINANCE NO. 2025-03**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, AMENDING CHAPTER 16, "LAND USE CODE," OF THE SEVERANCE
MUNICIPAL CODE REGARDING SITE ACCESS REQUIREMENTS FOR MAJOR
SUBDIVISIONS AND MULTIFAMILY AND COMMERCIAL DEVELOPMENTS**

WHEREAS, in accordance with Section 16.19.120 of the Severance Municipal Code, Town staff may initiate amendments to the text of the regulations in Chapter 16, "Land Use Code," of the Severance Municipal Code ("Code"); and

WHEREAS, Town staff has proposed amendments to the Land Use Code to add site access requirements for major subdivisions and multifamily and commercial developments to require at least two fully functioning points of vehicular and pedestrian access from the subdivision or development to the public road network; and

WHEREAS, the proposed site access requirements ensure adequate traffic circulation within the subdivision or development, promote public safety and welfare by requiring emergency ingress and egress for the public and emergency vehicles, and encourage community connectivity; and

WHEREAS, in accordance with Section 16.19.120 and 16.19.10, the Planning Commission held a public hearing and reviewed the proposed amendments at its meeting on January 15, 2024, and recommended approval of the proposed amendments; and

WHEREAS, on February 11th, 2025, the Town Council held a duly noticed public hearing to consider the proposed amendments¹ and reviewed the amendments in accordance with the criteria in Section 16.19.120(b) of the Code; and

WHEREAS, the Town Council desires to amend Chapter 16 of the Severance Municipal Code to add site access requirements for major subdivisions and multifamily and commercial developments within the Town; 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.

¹ Notice of the Town Council public hearing on the Proposed Amendments was published on February 3rd, 2025, on the Town of Severance's website, <https://www.townofseverance.org/256/Public-Notices>, in accordance with Section 16.19.40(b)(4) and Tables 19.10 and 19.40 in Article 19 of the Land Use Code.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, AS FOLLOWS:²

Section 1. Section 16.4.40, “Reserved,” of Article 4, “Subdivision Standards and Improvements,” of Chapter 16, “Land Use Code,” of the Severance Municipal Code is hereby amended to read as follows:

Sec. 16.4.40. – Subdivision and Site Access Requirements.

(a) Major Subdivisions.

- (1) Major subdivisions are required to provide at least two fully functioning points of vehicular and pedestrian access to the public road network. These access points must connect to two separate public roads to ensure adequate traffic circulation, emergency ingress and egress, and community connectivity. Sites with physical constraints or unique conditions may require a detailed analysis to determine if an alternative configuration can meet the intent of this requirement, subject to approval by the Town.
- (2) Subdivisions containing more than 100 residential units may be required to provide a third point of access to distribute traffic more evenly, enhance overall connectivity, and mitigate potential congestion at subdivision entrances. The need for additional access points will be determined based on the size, layout, and anticipated traffic impacts of the development, in consultation with the Town and emergency service providers.

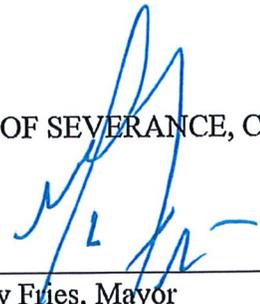
(b) Multifamily and Commercial Developments.

- (1) Multifamily developments and commercial site areas are required to provide a minimum of two fully functioning points of vehicular and pedestrian access to the public road network. The distance between access points must be sufficient to reduce congestion and provide redundancy for emergency ingress and egress, as determined by the Town’s adopted driveway spacing standards.
- (2) Where physical constraints or other unique site conditions limit the ability to provide two public access points, developers must include an alternative plan for emergency vehicle access. This may involve the design and implementation of dedicated emergency routes, approved by the Town and

² Additions to existing Code provisions are shown by underlining; deletions from existing Code provisions are shown by ~~strike through~~.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this 11 day of February, 2025.

TOWN OF SEVERANCE, COLORADO



Matthew Fries, Mayor

ATTEST:



Sarah Jacobsen, Town Clerk



APPROVED AS TO FORM:

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Hayashi & Macsalka, LLC, Town Attorney

