

quick facts about the Greeley development code update

NON-CONFORMITIES

OVERVIEW

As zoning regulations change over time, it is possible that existing structures and uses might not comply with new and updated development standards. Some neighborhoods throughout the City have industrial zoning, but are used for single-family dwellings. Some of these residential uses were allowed in non-residential zone districts until the 1980's, but are now considered "nonconforming" under the existing code. This "nonconforming" status allows homeowners to maintain their existing home, but limits the ability to expand or alter the structure. This "nonconforming" designation may create problems for residents who may wish to add-on to their existing home or even refinance their mortgages.



TIES TO THE GREELEY COMPREHENSIVE PLAN & COUNCIL'S 3-YEAR PRIORITIES

Although the City continues to grow, the City Council has encouraged updating the City's regulations to preserve and enhance the historical and cultural integrity of Greeley and retain the character of its established neighborhoods. The new development code will encourage housing options and promote the viability of existing neighborhoods through housing rehabilitation, infill development, and neighborhood improvement projects.



HOW THE UPDATED CODE WOULD ADDRESS NONCONFORMITIES

The proposed code changes will provide some options to encourage residents to stay in their existing homes. Acknowledging the need to maintain, remodel, and potentially expand existing single-family structures, the new development code will allow these existing single-family uses to be expanded and modified rather than being classified as "non-conforming".

24-105.b.6 A detached house used as a single-family dwelling in any district that does not specifically allow single-family uses, may be enlarged, as long as the lot and building comply with all other zone district standards.