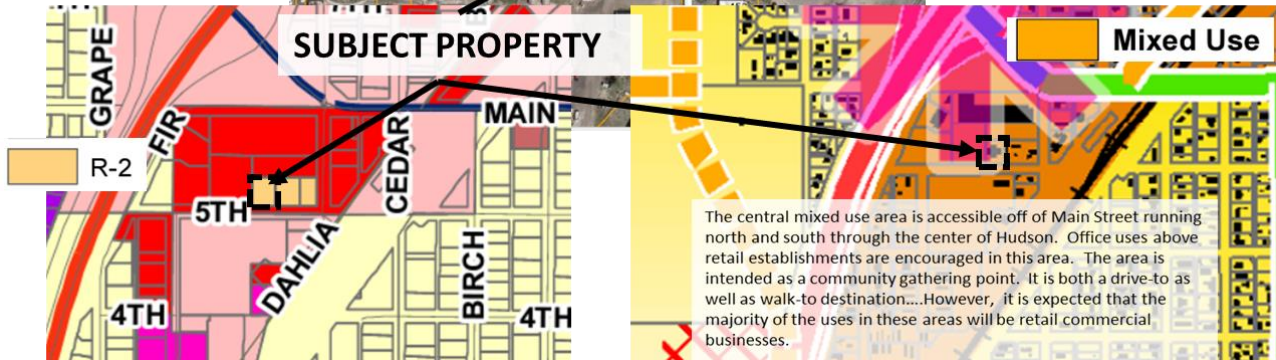




TOWN OF HUDSON
50 S Beech Street | PO Box 351
Hudson, CO 80642

Property Information Report: 443-445 5th Ave
Parcel No: 147310153001



[Zoning Map](#)

[Vicinity Map](#)

[Comprehensive Plan Future Land Use Map](#)

General Uses: Zoning Designation is **R-2** and a general list of permitted uses is noted below, though the list is not exhaustive. More information on the R-2 Zoning District can be found in our code online here, [Sec. 16-44. - Residential two district \(R-2\)](#). Development Standards (setbacks, building height, coverage, etc.) can be found [here](#).

| <i>Permitted Uses</i> | <i>Accessory Uses</i> | <i>Use by Special Review</i> |
|--|--|--|
| <ul style="list-style-type: none"> • Single-family dwellings. • Multiple-family dwellings*. • Two-family dwellings*. • Manufactured housing, in accordance with HMC Sec. 16-143**. • Home occupations, provided it meets the definition provided in HMC Sec. 16-20. - Definitions, under 'Home Occupation'. | <ul style="list-style-type: none"> • Private garages. • Storage sheds not to exceed four hundred (400) square feet total floor area. • The keeping of backyard chicken hens in accordance with HMC Sec. 7-84. | <ul style="list-style-type: none"> • Accessory dwelling units as permitted by HMC Sec. 16-64.5. |

*See Development Standards, found [here](#), for requirements for minimum square feet per unit.

**Manufactured homes must meet the siting and setback standards in order to be permitted, including siting the home where the front door faces the street while meeting all required setbacks, in addition to all other required development standards.

Uses that are not allowed include:

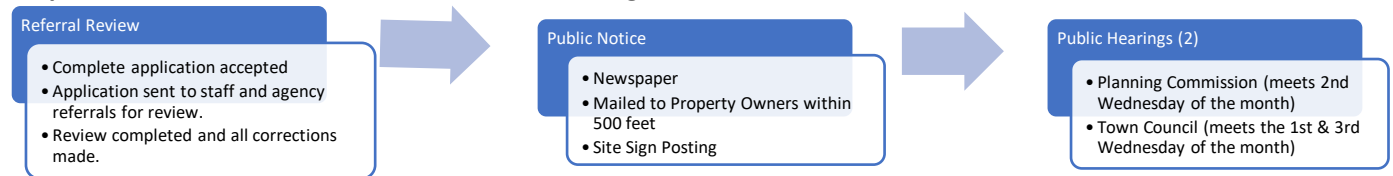
- Occupancy of mobile homes, RVs or campers
- Accessory uses without an established Permitted Use

Requirements for Site Development:

- Development standards for setbacks, building height and more can be found [here](#).
- Right of Way, Utility and Other Off- Site Improvement Requirements (see 'Other Permits Required' below).
- Utility improvements and line extensions would need to be assessed at the site planning stage. There are currently two (2) units on the property. Additional units would require additional utility services.

Property Information Report
Parcel No: 147303433002

Requirements for Subdivision, Site Plan or Rezoning:



- **Building and utility permits associated with any site plan or subdivision may not be obtained without an approved subdivision plat and accepted/bonded public improvements.** See our subdivision and site work guides online [here](#) and the Land Use Application is available [here](#).
- **Building permits for additional residential units are subject to the payment of a raw water dedication and tap fees prior to issuance.** See 'Fees' for more information below regarding fees for water and sewer services.

Other Permits Required:

1. [Building Permit](#)
 2. [Water Tap Permit](#)
 3. [Sewer Tap Permit](#)
 4. [Right of Way Access Permit](#)
- Building Guides for residential, commercial and other project types are available [here](#).
 - Specifications for water and sewer lines can be found [here](#).
 - Specifications for drainage can be found [here](#).
 - Standards for driveway cuts and other improvements in the right of way can be found [here](#).

Fees:

- Development Fees are available on our website, [here](#). All fees can be found online [here](#). Utility rates can be found, [here](#).
- In addition to land use development fees for the site plan, building permit fees will be paid at building permit issuance, which include any impact fees as well as fees associated with water and sewer service.
- For all new units, water and sewer service fees include the *raw water dedication** as well as water and sewer tap and plant investment fees. Our Raw Water Dedication Guide can also be found on our website, [here](#).
 - Each development is required to assess the number of shares their development requires based on the development's demand.
 - The fees required at building permit for raw water dedication are in addition to costs associated with utility extensions, water and sewer tap, plant investment fees, building permit, and impact fees.
- Development is also responsible for the cost of extending utility lines and any other required off-site improvements required for the proposed development.

* As of 11/01/2023 the market rate of a share of CBT (Colorado-Big Thompson) water, the Town's raw water source, is \$75,000/share. Each development is required to assess the number of shares their development requires based on the development's demand. The fees required at building permit for raw water dedication are in addition to costs associated with utility extensions, water and sewer tap, plant investment fees, building permit, and impact fees. **In order to provide utility fee estimates, the inquiry must be accompanied with the water demand for the use in gallons per day (gpd).**

For additional questions or more information, please contact the Planning Department by phone at (303) 536-9311 or email at jwoods@hudsoncolorado.org.