

ORDINANCE NO. 5
(Series 2018)

**AN ORDINANCE AMENDING THE GEORGETOWN MUNICIPAL CODE,
CONCERNING PROCEDURES FOR REVIEW OF SUBDIVISION APPLICATIONS**

WHEREAS, the Town of Georgetown is a Colorado municipal corporation operating under a Territorial Charter and governed by its Board of Selectmen; and

WHEREAS, the Georgetown Board of Selectmen (“Board”) is authorized by the Territorial Charter and the Colorado Revised Statutes to enact ordinances for the preservation of the public health, safety, and welfare, including land use and zoning; and

WHEREAS, in the exercise of this authority, the Board of Selectmen has previously adopted Chapter 17 of the Georgetown Municipal Code (the “Code”) to provide for procedures for proposed development in the Town, including procedures for subdivision review; and

WHEREAS, the Board finds and determines that said procedures are insufficient to provide a comprehensive and meaningful review of subdivision applications and must be revised.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SELECTMEN FOR GEORGETOWN, COLORADO:

Section 1. Section 17.12.090 of the Code is amended as follows:

17.12.090 - Subdivision.

(a) Conceptual subdivision plan review.

- (1) Design Review Commission action. All applications for a conceptual subdivision plan shall initially be referred to the Design Review Commission for review and recommendation at a public meeting, which meeting shall be conducted not less than seven (7) days prior to the public meeting to be held on the matter by the Planning Commission. Notice of the meeting shall be provided in accordance with Section 17.08.130 of this Title; except, however, that the applicant need not attend the meeting at his or her discretion. After reviewing the application and proposed subdivision for compatibility with the character of the land area and structures surrounding the subject property and the requirements of this Title, the Commission shall promptly, and in no event later than five (5) days prior to the meeting on the application before the Planning Commission, report its findings and recommendations to the Planning Commission in writing, and mail by regular mail, or hand-deliver, a copy thereof to the applicant.

(2) Planning Commission action.

- a. The Planning Commission shall review and consider a request for conceptual subdivision approval, along with any referral comments and recommendations from any department or agency, at a public meeting not later than sixty (60) days after the date on which a complete application was filed with the Town, inclusive of the

payment of all required fees, unless the Commission receives a written request by the applicant to extend such time, or the applicant consents to an extension of the time at the request of the Commission. Public notice of the meeting shall be posted at Town Hall and other designated locations and mailed to the applicant not less than ten (10) days in advance thereof, and shall conform to the requirements set forth in Section 17.12.050(b)(1) of this Chapter. At the conclusion of the meeting, and in no event later than thirty (30) days thereafter, the Commission shall issue its findings and approve, disapprove or conditionally approve the application in writing. If disapproved or conditionally approved, the applicant may be allowed to revise his or her application and resubmit it for consideration at a subsequently scheduled and noticed public meeting.

- b. The Commission shall not grant approval for a conceptual subdivision application absent substantial compliance of the subdivision plan with the Town's comprehensive plan and the applicable criteria set forth in Chapter 17.28 and Appendix E of this Title.
- c. Approval or conditional approval of a conceptual subdivision plan shall be valid for one (1) year from the date thereof and shall not constitute an acceptance or approval of any subsequent submission regarding the proposed subdivision. A failure by an applicant to submit an application for preliminary plat approval within one (1) year from the date of the conceptual approval shall cause the conceptual approval to automatically expire; except where, for good cause shown, the Planning Commission, acting within the original one-year approval period, extends such period.

(b) Preliminary subdivision plat review.

(1) Planning Commission action.

- a. The Planning Commission shall review and consider a request for preliminary subdivision plat approval, along with any referral comments and recommendations from any department or agency, at a noticed public hearing not later than sixty (60) days after the date on which a complete application was filed with the Town, inclusive of the payment of all required fees, unless the Commission receives a written request by the applicant to extend such time, or the applicant consents to an extension of the time at the request of the Commission. At the conclusion of the hearing, and in no event later than thirty (30) days thereafter, the Commission shall issue its findings and approve, disapprove or conditionally approve the application in writing. If disapproved or conditionally approved, the applicant may be allowed to revise his or her application and resubmit it for consideration at a subsequently scheduled and noticed public hearing.
- b. The Commission shall not grant approval of a preliminary subdivision plat application absent substantial compliance of the plat with the Town's comprehensive plan, the applicable criteria set forth in Chapter 17.28 and Appendix E of this Title, and the terms and conditions, if any, attached to the conceptual approval for the subdivision.

- (2) The Board of Selectmen shall consider the application for preliminary subdivision plat approval at a noticed public hearing conducted not later than forty-five (45) days after the date of the Planning Commission's written recommendations and findings concerning the subject application. Written notice conforming to the requirements contained in Section 17.12.050(b) of this Title shall be: (a) mailed, first class postage prepaid, to all owners of property within three hundred (300) feet of the proposed subdivision's boundaries; (b) posted at a prominent location on the property subject to the application facing the nearest public street or right-of-way; (c) published in a newspaper of general circulation within the Town; and (d) posted at Town Hall and other designated locations at least fifteen (15) days in advance of the hearing. The hearing may be continued for up to forty (40) days to allow for the gathering and submission of additional information deemed necessary to complete the Board's review, inclusive of referring the matter, or any particular item associated therewith, to the Planning Commission for additional study and recommendation. At the conclusion of the hearing, and after discussion and deliberation thereon, the Board shall vote to approve, approve with conditions or deny the application, and shall thereafter direct staff to prepare a written resolution with supporting findings reflecting the Board's decision for the Board's review and approval at its next regularly scheduled meeting.
- (3) The Board of Selectmen may only grant preliminary subdivision plat approval upon finding that the application substantially complies with the Town's comprehensive plan and the applicable criteria set forth in this Title. The burden to demonstrate the application's and plat's compliance with all applicable criteria shall rest with the applicant.
- (4) Approval or conditional approval of a preliminary subdivision plat shall be valid for one (1) year from the date thereof and shall not constitute an acceptance or approval of any subsequent submission regarding the proposed subdivision. A failure by an applicant to submit an application for final subdivision plat approval, either for the entirety or a portion of the subdivision, within one (1) year from the date of the preliminary approval, shall cause the preliminary approval to automatically expire; except where, for good cause shown, the Board of Selectmen, acting within the original one-year approval period, extends such period; and except where an application for final plat approval is timely submitted for less than all of the land within the proposed subdivision, in which case the preliminary approval for the remaining area shall automatically be extended for one (1) additional year.

(c) Final subdivision plat review – major subdivision.

- (1) An applicant for a major subdivision final plat shall file an application with the Town Clerk. The final plat application shall include all of the documentation and information required by Appendix E of this Title. The application may be submitted for all or a portion of an area within a preliminary subdivision plat approved by the Planning Commission, and shall conform to all of the terms and conditions of that approval (See subsection [e] below).
- (2) Compliance review. The Town staff shall review the application for conformity with the terms and conditions, if any, associated with the preliminary plat approval and the final plat application requirements. This review shall include a review of the final

subdivision plat by a registered professional engineer. If the application and supporting documents are not in conformity with the requirements of this Title, the application shall be returned to the applicant with a written statement of the deficiencies in the application. When the application is found to be in conformity with the final plat application requirements, inclusive of the payment of all application and review fees, and all necessary referral comments are returned, the application shall be distributed to all appropriate reviewing agencies and scheduled for public hearing before the Board of Selectmen.

- (3) The Board of Selectmen shall consider the application for final subdivision plat approval at a noticed public hearing conducted not later than sixty (60) days from the date on which the application was deemed complete by Town staff, or as soon thereafter as can be accommodated. Written notice conforming to the requirements contained in Section 17.12.050(b) of this Title shall be: (a) mailed, first class postage prepaid, to all owners of property within three hundred (300) feet of the proposed subdivision's boundaries; (b) posted at a prominent location on the property subject to the application facing the nearest public street or right-of-way; (c) published in a newspaper of general circulation within the Town; and (d) posted at Town Hall and other designated locations at least fifteen (15) days in advance of the hearing. The hearing may be continued for up to forty (40) days to allow for the gathering and submission of additional information deemed necessary to complete the Board's review, inclusive of referring the matter, or any particular item associated therewith, to the Planning Commission for additional study and recommendation. At the conclusion of the hearing, and after discussion and deliberation thereon, the Board shall vote to approve, approve with conditions or deny the final plat application, and shall thereafter direct staff to prepare a written resolution with supporting findings reflecting the Board's decision for the Board's review and approval at its next regularly scheduled meeting.
- (4) The Board of Selectmen may only grant final subdivision plat approval upon finding that the application substantially complies with the Town's comprehensive plan and the applicable criteria set forth in this Title, and that the proposed subdivision will not adversely impact the public health, safety and welfare. The burden to demonstrate the application's and plat's compliance with all applicable criteria shall rest with the applicant.
- (5) The Police Judge and Chairperson of the Planning Commission shall execute the approved final subdivision plat within a reasonable time after the applicant has submitted the same to the Town, along with any and all other documents and evidence, if necessary, demonstrating that all applicable conditions of approval for the subdivision have been satisfied, including the execution of a development or subdivision improvements agreement and the full payment of all fees. No person shall sell, transfer, convey, lease or rent, or negotiate to sell, transfer, convey, lease or rent, any lot or other property within the subdivision until the final subdivision plat has been duly recorded in the office of the Clear Creek County Clerk and Recorder.
- (6) The Police Judge and the Chair of the Planning Commission shall sign a reproducible Mylar original of the final subdivision plat and two (2) prints or copies thereof. One (1) copy or print will be returned to the applicant and the Town Clerk shall retain the other.

- (7) It shall be the responsibility of the Town Clerk to file the approved plat with the County Clerk and Recorder's office within ten (10) days of the date of signature. Simultaneously with the filing of the final plat, the Town Clerk shall also record the development or subdivision improvements agreement and any agreement for dedications, together with such other legal documents as may be required by the Town Attorney to be recorded. The applicant shall bear the cost of all recordation fees.
- (8) A certificate of appropriateness shall not be issued by the Design Review Commission for any site development or building construction associated with the proposed subdivision plat until and unless the Board of Selectmen grants final plat approval for the subdivision.

(d) Final subdivision plat review – minor subdivision.

- (1) An applicant for a minor subdivision plat shall file an application with the Town Clerk. The minor subdivision final plat application shall include all of the documentation and information required by Appendix E of this Title.
- (2) The Town Staff shall review the minor subdivision final plat application for conformance with the minor subdivision final plat application requirements of this Title. When the application is found to be in conformity with the minor subdivision final plat application requirements, inclusive of the payment of all application and review fees, the application shall be scheduled for public hearing before the Planning Commission
- (3) The Planning Commission shall consider the minor subdivision final plat application at a noticed public hearing conducted not later than thirty (30) days from the date on which the application is deemed complete by Town staff, or as soon thereafter as can be accommodated. Written notice conforming to the requirements contained in Section 17.12.050(b) of this Title shall be: (a) mailed, first class postage prepaid, to all owners of property within three hundred (300) feet of the proposed subdivision's boundaries; (b) posted at a prominent location on the property subject to the application facing the nearest public street or right-of-way; (c) published in a newspaper of general circulation within the Town; and (d) posted at Town Hall and other designated locations at least fifteen (15) days in advance of the hearing. At the conclusion of the hearing, and after discussion and deliberation thereon, the Commission shall vote to approve, approve with conditions or deny the minor subdivision final plat application.
- (4) The Planning Commission may, at its discretion, require that the minor subdivision final plat be reviewed by the Board of Selectmen, which, at the Town Administrator's discretion, may be as soon as the next regular meeting of the Board of Selectmen, but in no event shall be less than three (3) business days after the Planning Commission hearing at which the referral to the Board of Selectmen is made. The Board of Selectmen shall review the minor subdivision final plat at a public meeting, following written notice to the applicant of the same, within thirty (30) days after the Planning Commission's action to refer the application to the Board of Selectmen.
- (5) The Planning Commission (or, if referred to the Board of Selectmen pursuant to subparagraph (4), the Board of Selectmen) may only grant final plat approval for a minor subdivision upon finding that the application substantially complies with the

Town's comprehensive plan and the applicable criteria set forth in this Title. The burden to demonstrate the application's and plat's compliance with all applicable criteria shall rest with the applicant.

- (6) The Chairperson of the Planning Commission shall execute the approved final plat for a minor subdivision within a reasonable time after the applicant has submitted the same to the Town, along with any and all other documents and evidence, if necessary, demonstrating that all applicable conditions of approval for the subdivision have been satisfied, including the full payment of all fees. No person shall transfer or sell, agree to sell, or negotiate to sell any land by reference to or exhibition of or by use of a plat of a subdivision before such final subdivision plat has been approved and duly recorded in the office of the Clear Creek County Clerk and Recorder.
 - (7) The Chair of the Planning Commission shall sign a reproducible Mylar original of the final subdivision plat and two (2) prints or copies thereof. One (1) copy or print will be returned to the applicant and the Town Clerk shall retain the other.
 - (8) It shall be the responsibility of the Town Clerk to file the approved plat with the County Clerk and Recorder's office within ten (10) days of the date of signature. Simultaneously with the filing of the final plat, the Town Clerk shall also record the development or subdivision improvements agreement and any agreement for dedications, together with such other legal documents as may be required by the Town Attorney to be recorded. The applicant shall bear the cost of all recordation fees.
 - (9) A certificate of appropriateness shall not be issued by the Design Review Commission for any development associated with the minor subdivision until and unless the Planning Commission grants final plat approval for the minor subdivision.
- (e) Phased final plat. The applicant may request approval of final plats for portions of an approved preliminary subdivision plat under the following circumstances:
- (1) Submission, with the first phase final plat, of a phasing plan for the entire preliminary plat land area. The phasing plan shall include the date by which the applicant wishes to record final plats for the entire tract, the dates by which infrastructure will be extended to the boundaries of the entire tract, and the approximate number of the proposed final plats and the general location of each phase.
 - (2) A Subdivision Improvements Agreement (SIA) shall be required prior to the recordation of each final plat. The SIA required improvements and collateral associated with those improvements shall be subject to Town approval, and the schedule for completion of said improvements shall be within one (1) year of execution of each SIA.
 - (3) The Town may condition a phasing plan on the submission of an agreement to dedicate easements or rights-of-way for the entire development.
 - (4) Prior to acting on the first final plat, the Planning Commission and Board of Selectmen must find that the final plat phasing plan will not impede the orderly growth of public services and infrastructure necessary to efficiently serve the entire land area included within the preliminary plat approval.

Section 2. Sections 17.28.030 of the Code is repealed and reenacted to read as follows:

17.28.030 - Types of subdivisions. The following types of subdivision are regulated by this Title:

- (1) Major subdivision. Requirements for a major subdivision are provided in Section 17.28.040 below.
- (2) Minor subdivision. Requirements for a minor subdivision are provided in Section 17.28.050 below.
- (3) Subdivision exemptions. Land development activities that are exempt from the requirements for either a major or minor subdivision are as described in Section 17.12.060 below.

Section 3. **Sections 17.28.040, 17.28.050, 17.28.060 and 17.28.080 are renumbered as Sections 17.28.060, 17.28.070, 17.28.080 and 17.28.090, respectively.**

Section 4. **New Sections 17.28.040 and 17.28.050 are enacted to read:**

17.28.040 - Major Subdivisions.

(a) Major subdivisions include new subdivisions and resubdivision.

- (1) New subdivisions. A subdivision shall be classified as a major subdivision and governed by this section when the application proposes to create four (4) or more new lots, parcels, tracts, spaces or interests or less than four (4) new lots, parcels, tracts, spaces or interests when public infrastructure is proposed or required by this Chapter to be constructed in association with the subdivision.
 - a. For purposes of this subsection, “public infrastructure” includes water and sewer lines and stubs, drainage facilities, electrical facilities, lines and facilities – whether above or below ground – for telephone, television, internet, or any other type or form of data transfer, curb and gutter, sidewalks, common access areas, such as shared driveways, and any other type of facility deemed by the Town Administrator to be reasonably necessary to support the residents, users or owners of the subject lot(s).
 - b. Any proposed improvements shall conform to the Town of Georgetown Construction Standards.

(2) Resubdivisions. Resubdivisions are reviewed in the same manner as a major subdivision with the same purposes. To the extent that submittal information, otherwise required in Appendix E, was submitted as part of the original subdivision proposal and is adequate by current standards, the applicant for approval of a resubdivision does not need to submit the information again and may reference such submittal information in the resubdivision application. The Town Administrator will determine the technical adequacy of previously submitted information.

(b) The major subdivision procedure shall consist of three separate phases - conceptual plan, preliminary plat and final plat - and shall be processed according to Chapter 17.12.090 of this Chapter. The applicant shall submit all required materials specified in Appendix E.

17.28.050 Minor Subdivision.

(a) Minor subdivisions consist of new subdivisions and Common Interest Community subdivisions.

(1) New subdivisions. A parcel of land is eligible for subdivision through the minor subdivision process if it meets all of the following criteria:

- a. Creates no more than three (3) lots with direct access to an existing public street, or is a Common Interest Community subdivision (see subsection (a)(2) below);
- b. Does not land-lock or prevent development of the remainder of the parcel or abutting property;
- c. Does not create any new or residual parcels that do not comply with the requirements of this Title, zone district regulations or other applicable State or local regulations;
- d. Does not require public infrastructure to be constructed in association with the subdivision.
- e. Does not require an exception or variance from any requirement of this Title;
- f. Is not located, wholly or substantially, in a flood hazard area; and
- g. The parcel was lawfully created at the time the existing property description was recorded.

(2) Common Interest Community subdivisions. A Common Interest Community subdivision may be approved as a minor subdivision if all of the following criteria are met:

- a. Meets all conditions of any recorded plat governing the original land subdivision, to the degree applicable.
- b. Complies with the required Town platting conditions recommended by the Planning Commission, and those that may be imposed by the Board of Selectmen.
- c. Complies with all applicable State and local codes, rules and regulations, except as provided in subparagraph (3) below.
- d. Is consistent with the representations made by the property owner and/or applicant for subdivision approval which created the lot or tract proposed to be further subdivided as a Common Interest Community subdivision.
- e. Results in a change of ownership or marketing regime not inconsistent with the basis upon which creation of the lot, tract or parcel being proposed for Common Interest Community subdivision was based.
- f. Is consistent with the Comprehensive Plan.
- g. Is consistent with any Certificate of Appropriateness previously issued for the property by the Design Review Commission.
- h. Advances the public health, safety and welfare of the residents of the Town.

(3) Any Common Interest Community Unit or Sublot created under this Section is only for

the convenience of the owner, and is not:

- a. Used to determine building setbacks or to establish conformance with any requirement or provision of Title 17;
 - b. A bar to receiving a building permit or other approval necessary to develop or use any of the Common Interest Community Units or Sublots and structures on such lots;
 - c. A change to any condition of approval for the subdivision that created the lots of record in the original subdivision.
- (b) The minor subdivision procedure shall consist of two phases, conceptual plan and final plat, and shall be processed according to Chapter 17.12.090 of this Chapter. The applicant shall submit all required materials specified in Appendix E. The conceptual plan phase may be waived by the Town Administrator or a designee of the Town Administrator, provided that the land pursuant to which the waiver request is made is subject to a final plat approved within the prior three (3) years and a certificate of appropriateness that (i) was issued within the previous three (3) years, and (ii) remains valid and unexpired.
- (c) Any subdivision not qualifying as a minor subdivision is a major subdivision. For the purpose of interpreting the requirements of this Section, any proposed minor subdivision which is clearly intended to evade the major subdivision regulations or would result in a de facto major subdivision through the combination of previous contiguous and/or consecutive minor subdivisions is not eligible for minor subdivision. A minor subdivision shall only be used one (1) time on a previously unsubdivided parcel of land.

Section 5. Section 17.28.040 of the Code, renumbered as 17.28.060, is amended to read:

17.28. 060 - Subdivision exemption.

- (a) Notwithstanding any other requirement within this Chapter, the following land development activities shall be exempt from the major and minor subdivision procedures set forth in this Title:
- (1) Lot line adjustment. An adjustment of a lot line between two (2) contiguous lots if all of the following conditions have been met:
 - a. The requested adjustment is necessary to correct a survey or engineering error in a recorded plat, or to allow an insubstantial boundary change between adjacent lots or parcels to relieve hardship or practical necessity, or to allow a transfer of land from a larger conforming lot to a smaller nonconforming lot so as to make both lots conforming, or to allow a boundary change between lots or parcels that will not result in increased density.
 - b. All owners whose lot lines or boundary lines are subject to the adjustment shall join in the lot line adjustment application.
 - c. No new development shall be allowed on the lots absent review and approval under the provisions of this Title.
 - (2) Elimination of lot lines. The elimination of lot lines to consolidate and merge contiguous lots into a single lot if all of the following conditions have been met:

- a. The lots to be consolidated are under one (1) and the same ownership.
 - b. The consolidated lot resulting from the elimination of lot lines will not exceed any lot size maximum or other regulation established for the zone district in which the lot is situated.
 - c. No new development shall be permitted on the consolidated lot absent prior review and approval of the proposed development under the provisions of this Title.
- (3) Duplex conversion subdivision. The division of a single lot on which an existing duplex dwelling is located into two (2) separate lots if all of the following conditions have been met:
- a. The existing duplex is divided along a fire-resistant common wall into two (2) separate single-family dwelling units on separate lots of conforming size in the zone district.
 - b. Each of the dwelling units is served by its own separate utility service lines and meters, inclusive of water, sewer, electricity and natural gas.
 - c. A common-wall maintenance agreement shall be established and recorded to run with the land comprising the proposed new lots.
 - d. Except for the original primary structures comprising the dwelling units and any common and/or side-by-side connected garages and/or driveways, all new structures, or any expansion of any existing structures, on the two (2) new lots shall be subject to the setback requirements for the underlying zone district in which the lots are located.
 - e. The proposed new lots shall each have their own direct access to a street or alley.
- (b) Exemption procedures. Land development activities eligible for exemption from normal subdivision standards and processes shall be subject to the following procedures:
- (1) All applicants for a subdivision exemption shall meet with the Town Administrator to discuss exemption procedures prior to the submission of an application.
 - (2) All applicants shall submit a complete application accompanied by any required fee and a professionally prepared draft subdivision exemption plat substantially conforming in all respects to the applicable requirements of this Title and illustrating all proposed adjusted lot lines and lots. The applicant shall provide not less than an original and two (2) copies of the proposed subdivision exemption plat unless otherwise specified by the Town Administrator.
 - (3) All applications for exemption from the full subdivision approval process shall be initially reviewed by the Town Administrator for recommendation and then forwarded to the Planning Commission, who shall approve or deny same within thirty (30) days without need for notice or hearing. Appeals from a decision of the Planning Commission shall be to the Board of Selectmen in accordance with the procedures set forth in Subsection (5) below.
 - (4) Upon approval of a subdivision exemption, the Chairperson of the Planning Commission shall sign a reproducible Mylar original and two (2) prints/copies of the final subdivision exemption plat substantially conforming in all applicable respects to the requirements of this Title, including the dedication of any necessary easements, streets or other land necessary for public uses. One (1) print shall be returned to the applicant. The Town

Clerk shall file the approved plat with the County Clerk and Recorder as soon as reasonably possible, with the cost thereof to be borne by the applicant.

- (5) Appeals from a decision approving or denying a subdivision exemption shall be made to the Board of Selectmen in writing by filing same with the Town Clerk within fifteen (15) days from the date of the decision appealed from. All appeals shall be heard by the Board of Selectmen de novo and shall be conducted at a public meeting within thirty (30) days from the filing of the appeal, or as soon thereafter as can be accommodated. The Town Clerk shall both (1) notify the appellant by regular mail of the date the appeal shall be heard, and (2) post notice thereof at Town Hall and other designated locations not less than ten (10) days in advance of the hearing. The decision of the Board of Selectmen on appeal may be issued orally, but shall thereafter be reduced to writing not more than thirty (30) days after the conclusion of the hearing and mailed to the appellant.

Section 6. Section 17.36.020 of the Code is amended to add the following definitions, in the appropriate alphabetical order:

Common Interest Community means real estate described in a declaration with respect to which a person, by virtue of such person's ownership of a unit, is obligated to pay for real estate taxes, insurance premiums, maintenance, or improvement of other real estate described in a declaration. The unit of ownership for any owner (except the association) within a Common Interest Community is either a Common Interest Community Unit or a Sublot. A Common Interest Community is a Condominium, Planned Community, or Co-Op.

Planned Community means a Common Interest Community that is not a Condominium or Co-Op and where the common elements are owned by an association. A Condominium or Co-Op may be part of a planned community.

Common Interest Community Unit or Sublot means a physical portion of the Common Interest Community which is designated for separate ownership or occupancy and the boundaries of which are described in or determined from the declaration. A Common Interest Community Unit or Sublot may be comprised of only vertical boundaries or a combination of vertical and horizontal boundaries. The unit of ownership of a Condominium, Planned Community or Co-Op may be a Unit or Sublot. A Common Interest Community Unit or Sublot may be created by either a plat or a map, in accordance with Chapter 17.12 and 17.28 of this Code.

Co-Op means a Common Interest Community in which the real property is owned by an association, each member of which is entitled by virtue of such member's ownership interest in the association, each member of which is entitled by virtue of such member's ownership interest in the association to exclusive possession of a unit.

Section 7. Effective date. This ordinance shall take effect upon final adoption as provided by Section 5.26 of the Territorial Charter.

INTRODUCED, READ, APPROVED AND ORDERED POSTED IN FULL ON FIRST READING on the 22nd day of May, 2018.

INTRODUCED ON SECOND READING, FINALLY ADOPTED AND ORDERED
POSTED AFTER PUBLIC HEARING on the 26th day of June, 2018.

TOWN OF GEORGETOWN

By: Matthew D. Skeen

Matthew D. Skeen, Police Judge

ATTEST:

Jennifer Yobski
Jennifer Yobski, Town Clerk

Posted up in full on the Town's website and at Town Hall and two (2) other designated posting locations within the limits of the Town after final adoption, in accordance with Section 5.26 of the Territorial Charter.

Jennifer Yobski
Jennifer Yobski, Town Clerk

Date: 6/27/18

