

TOWN OF BOW MAR, COLORADO
ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BOW MAR
AMENDING THE ZONING REGULATIONS FOR THE RESIDENTIAL ZONE
DISTRICT

WHEREAS, the Town of Bow Mar, Colorado (the “Town”) is a statutory town incorporated pursuant to C.R.S. §§ 31-4-301, *et seq.*;

WHEREAS, the Town is authorized by C.R.S. §§ 31-23-301, *et seq.*, to regulate zoning and land use within the Town’s boundaries;

WHEREAS, the Town’s current zoning regulations are adopted in Article 16 of the Bow Mar Municipal Code (the “Code”);

WHEREAS, a copy of the Town’s official zoning district map, adopted pursuant to Section 16-4 of the Code, and incorporated herein by this reference (the “Zoning Map”);

WHEREAS, Section 16-19 of the Code provides the process for adopting amendments to the Town’s zoning regulations, which requires a properly-noticed hearing and the affirmative vote of at least three-fourths of the Town Board of Trustees (the “Board”);

WHEREAS, Section 16-5 of the Code provides the current regulations for properties located within the Residential I District as identified on the Zoning Map;

WHEREAS, at a properly-noticed public hearing conducted on November 17, 2025, the Board heard testimony from all interested parties regarding proposed amendments to Section 16-5 of the Code to adopt new regulations for the Residential I District;

WHEREAS, at least three-fourths of the Board approve of the proposed amendments to Section 16-5; and

WHEREAS, the Board now desires to adopt the proposed amendments to Section 16-5 as more fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BOW MAR, COLORADO:

Section 1 Amend Section 16-5. Section 16-5 of the Bow Mar Municipal Code is hereby amended to read as follows, with additions shown in *italics and underline*, and deletions shown in ~~strikethrough~~.

Sec. 16-5. – Residential District

* * *

(e) Lighting regulations.

(1) ~~All new construction shall have the following lighting limits:~~ *Exterior lighting for all new residences shall comply with the Town's Exterior Lighting Guidelines, and the following limits:*

~~a. Total exterior lighting shall be limited to ten thousand (10,000) lumens, including spot and flood lights and no more than six thousand (6,000) lumens of unshielded lights.~~

~~ab. Any stray light shining across property boundaries shall be limited to one tenth (.1) foot-candle, measured at a point ten feet beyond the property line. Spot/flood lights of any intensity should not be directed outward off property. *Spot/flood lights with motion detectors shall be triggered by activity on the property, not by activity in the public easement or in the streets, and shall shut off within five minutes after the activity has ceased.*~~

~~e. Any flood or spot bulb greater than eight hundred twenty five (825) lumens shall be shielded.~~

~~bd. Decorative up-lighting to be off between 12:00am 11:00 p.m. and dawn.~~

~~e. Flood/spot lights with motion detectors shall be triggered by activity on the property, not by activity in the public easement or in the streets, and shall shut off within five minutes after the activity has ceased.~~

~~(2) All existing residences shall have a two-year period from the adoption of this ordinance to comply with the lighting restrictions provided herein.~~

* * *

Section 2. Safety Clause. The Board of Trustees hereby finds, determines, and declares that this ordinance is necessary and proper for the health, safety, and welfare of the Town and its residents.

Section 3. Severability. If any part, section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause, or phrase is declared invalid.

Section 4. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 5. Codification Amendments. The codifier of the Town’s Municipal Code, Municipal Code Corporation, is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Bow Mar Municipal Code.

INTRODUCED, READ, APPROVED ON FIRST READING AND ORDERED PUBLISHED this 8th ~~17th~~ day of December ~~November~~, 2025.

ATTEST:

TOWN OF BOW MAR:

By: _____

By: _____

Sue Blair, Town Clerk

Bryan Sperry, Mayor

Compliance with Section 1-46 of the Bow Mar Municipal Code:

INTRODUCED BY TRUSTEE _____

SECONDED BY TRUSTEE _____

INTRODUCED, READ, APPROVED ON FIRST READING AND ORDERED PUBLISHED
this 15th day of December, 2025.

ATTEST:

TOWN OF BOW MAR:

By: _____

By: _____

Sue Blair, Town Clerk

Bryan Sperry, Mayor

Compliance with Section 1-46 of the Bow Mar Municipal Code:

INTRODUCED BY TRUSTEE _____

SECONDED BY TRUSTEE _____