

**ORDINANCE NO. 03-2020**

**AN ORDINANCE OF THE TOWN OF RIDGWAY, COLORADO  
REVISING SECTIONS 6-3, 6-6, 7-3 AND 8-1 OF THE RIDGWAY MUNICIPAL CODE  
REGARDING HOUSING AFFORDABILITY**

**WHEREAS**, the Town of Ridgway (the "Town"), is a duly organized and existing home rule municipality of the State of Colorado; and

**WHEREAS**, the Town of Ridgway Municipal Code (the "Code") contains certain manufactured home standards further enumerated under Section 6-3, Regulations for Mobile Homes, Travel Homes, and Other Factory Manufactured Structures; single family home design standards further enumerated under Section 6-6, Single Family Home Design Standards; zoning regulations further enumerated under Section 7-3, Zoning Regulations; and manufactured and travel home park standards further enumerated under Section 8-1, Mobile Home Park and Travel Home Park Regulations; and

**WHEREAS**, the 2019 Master Plan identified housing as a major priority and contains the following action items:

COM-1c: Update the Ridgway Municipal Code to promote housing affordability (i.e.: reducing lot size requirements, increasing allowed densities, and reducing parking requirements)

COM-2a: Review and update the Town's zoning regulations as necessary to ensure desired housing types are defined and allowed in locations designated for residential uses by the Land Use Plan

COM-2c: Study recent innovations in modular home and small home construction and revise land use and building codes to allow in appropriate locations; and

**WHEREAS**, on August 27, 2019 the Planning Commission recommended that Council prioritize code updates that address housing and on September 11, 2019 the Town Council approved moving forward with code updates targeted toward housing; and

**WHEREAS**, there have been four public meetings held to discuss proposed revisions to these sections of code on January 7, February 10, March 31, and April 28, 2020 and the last of which the Planning Commission recommended the revisions for Town Council to consider.

**NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO, AS FOLLOWS:**

**Section 1.**

**RMC 6-3, 6-6, 7-3, and 8-1 are amended as attached in Exhibit A.**

**Section 2.      Severability**

The provisions of this Ordinance are severable, and the invalidity of any section, phrase, clause or portion of this Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this Ordinance.

**Section 3.      Effective Date**

This Ordinance shall take effect 30 days after adoption.

INTRODUCED by the Town Council of the Town of Ridgway, Colorado the 13<sup>th</sup> day of May, 2020.

TOWN OF RIDGWAY, COLORADO,  
A HOME-RULE MUNICIPALITY

By: \_\_\_\_\_  
John I. Clark, Mayor

ATTEST:

\_\_\_\_\_  
Pam Kraft, MMC, Town Clerk

Approved as to Form:

\_\_\_\_\_  
Bo James Nerlin, Town Attorney

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Ridgway, Colorado, the 10<sup>th</sup> day of June, 2020.

TOWN OF RIDGWAY, COLORADO,  
A HOME-RULE MUNICIPALITY

By: \_\_\_\_\_  
John I. Clark, Mayor

ATTEST:

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Pam Kraft, MMC, Town Clerk

Approved as to Form:

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Bo James Nerlin, Town Attorney

### CERTIFICATE OF TOWN CLERK

The foregoing Ordinance was introduced at a meeting of the Ridgway Town Council on May 13, 2020, published by title and posted thereafter, and adopted by the Town Council on June 10, 2020.

(SEAL)

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Pam Kraft, MMC, Town Clerk