

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 1
SERIES OF 2020**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO AMENDING
CHAPTERS 16 AND 18 OF THE RIFLE MUNICIPAL CODE TO PROVIDE
FOR THE REGULATION OF VARIOUS LAND USES.

WHEREAS, the City of Rifle (“Rifle” or the “City”) is a home-rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Rifle Home Rule Charter; and

WHEREAS, Chapter 16 of the City of Rifle Municipal Code (the “Code”) sets forth the City’s regulations relating to land use, development, and zoning; and

WHEREAS, Chapter 18 of the Code sets for the City’s building codes and regulations; and

WHEREAS, City staff has determined that certain Code provisions relating to certain land uses and building codes require amendment in order to better regulate and accommodate the types of development that the City has determined to be beneficial; and

WHEREAS, on December 3, 2019 pursuant to Code Chapter 16, Article V, Division 3, the Rile Planning Commission held a public hearing and approved TXT-2019-01 recommending City Council’s adoption of the Code amendments herein; and

WHEREAS, the City Council finds and determines that the following amendments to Chapter 16 of the Code are in the best interest of the public health, safety and welfare of the citizens of Rifle.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF RIFLE, COLORADO, ORDAINS THAT:

1. The foregoing recitals are incorporated by reference as findings and determinations of the City Council.

2. The Use Table contained in Section 16-18-1010 of the Rifle Municipal Code is hereby amended as follows, with underlined text added and ~~strike through language deleted~~:

Sec. 16-18-1010. - Table of land uses.

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<i>USE</i>	<i>Central Business District Sub-Districts</i>
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	<i>Centennial Neighborhood</i>	<i>Creekside Neighborhood ***</i>	<i>Historic Core</i>	<i>Second Street Mixed Use</i>	<i>North Gateway</i>	<i>River Gateway</i>
	<i>CBD-CN</i>	<i>CBD-CS</i>	<i>CBD- HC</i>	<i>CBD- MU</i>	<i>CBD- NG</i>	<i>CBD- RG</i>

Apartments or condominiums (residential- only building)	P	P			C	<u>C</u>

Indoor commercial lodging		C	<u>P</u>	P	<u>P</u>	P

3. The Use Table contained in Section 16-3-320 of the Rifle Municipal Code is hereby amended as follows, with underlined text added and ~~strike-through language~~ deleted:

Sec. 16-3-320. - Schedule of uses for residential districts.

The following is the schedule of uses for the LDR, MDR and MDR-X Zone Districts:

<i>USE</i>	<i>Residential Districts</i>		
	<i>Low-Density Residential</i>	<i>Medium Density Residential</i>	<i>Redeveloping Medium Density Residential</i>
	<i>LDR</i>	<i>MDR</i>	<i>MDR-X</i>
* * *			
Manufactured homes	C	C	P
<u>Manufactured homes with a finished dimension less than (24) feet in width and thirty-six (36) feet in length</u>	<u>C</u>	<u>C</u>	<u>C</u>
* * *			

4. The Use Table contained in Section 16-3-420 of the Rifle Municipal Code is hereby amended as follows, with underlined text added and ~~strike-through language~~ deleted:

Sec. 16-3-420. - Schedule of uses for commercial and industrial districts.

The following is the schedule of uses for the CS, TC, LI and I Zone Districts. For the Central Business District, see Section 16-18-1010 of this Chapter

<i>USES</i>	<i>CS</i>	<i>TC</i>	<i>LI</i>	<i>I</i>
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	Community Service	Tourist Commercial	Light Industrial	Industrial

Adult entertainment establishments	*	*	C	C
Alfalfa <u>or hemp</u> drying facility	*	*	<u>C</u>	P
Artisan galleries or studios	P	P	*	*

5. Section 16-1-220 of the Rifle Municipal Code is hereby amended as follows, with underlined text added and ~~strike through language~~ deleted:

Sec. 16-1-220. - Definitions.

Alfalfa or hemp drying facility means any building or portion thereof or other premises or portion thereof whose primary function is the processing of alfalfa, hemp, or similar agricultural products after harvest, to prepare it for on-site marketing or processing and packaging elsewhere.

Manufactured home means a HUD-standard (Federal Manufactured Housing Construction and Safety Standards Act of 1974 [42 U.S.C. § 5401 et seq.] which became effective June 15, 1976) approved structure or a ~~UBC~~IRC-standard approved structure with a permanent foundation, which:

- a. Is designed to be transported in whole or in part after fabrication;
- b. Is not less than twenty-four (24) feet in width and thirty-six (36) feet in length; and
- c. Has brick, wood or cosmetically equivalent exterior siding and a pitched roof.

6. Section 18-1-90 of the Rifle Municipal Code is hereby amended as follows, with underlined text added and ~~strike through language~~ deleted:

Section 18-1-90 Definitions:

* * *

Manufactured home means a single-family dwelling which:

- a. Is partially or entirely manufactured in a factory;
- b. Is not less than twenty-four (24) feet in width and thirty-six (36) feet in length or smaller with a conditional use permit;
- c. Is installed on an engineered permanent foundation;
- d. Has brick, wood or cosmetically equivalent exterior siding and a pitched roof; and
- e. Is certified pursuant to the *National Manufactured Housing Construction and Safety Standards Act of 1974* , 42 C. § 5401 et seq., as amended.

* * *

7. Section 16-3-430 (e) of the Rifle Municipal Code is hereby amended as follows, with underlined text added and ~~strike through language~~ deleted:

Sec. 16-3-430. - General requirements for commercial and industrial districts.

* * *

(e) General outside storage standards for all commercial and industrial uses and zone districts:

(1) Fencing and screening. A six-foot high fence following setback regulations is required (see Section 16-3-240). All sides facing a street shall use an opaque fencing material. Fabric is prohibited as a screening material.

(2) Location. Minimum one hundred (100) feet from Airport Road west of Buckhorn Drive, Highway 13, Centennial Parkway, Railroad Avenue, and Whiteriver Avenue. Storage yards concealed behind a building may request an exception through a conditional use permit process.

(3) On-site building required for outside storage, with exceptions. Outside storage shall be permitted only as an accessory use to a permitted business that is operating within a building on the same site. Exception: a business that rents space to the public for non-industrial items such as RVs, boats, or similar items is permitted without an on-site building in Light Industrial or Industrial Zoning Districts, and as a conditional use in the Community Service Zoning District.

(4) Outside storage for residential uses in commercial or industrial zone districts. For outside storage located between a building and the street, a maximum of five thousand (5,000) square feet of contiguous outside storage shall be permitted, for use by residents only.

* * *

INTRODUCED on January 15, 2020 read by title, passed on first reading, and ordered published as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado on February 5, 2020, passed without amendment, approved, and ordered published in full as required by the Charter.

DATED this 5 day of February, 2020.

CITY OF RIFLE, COLORADO

By



Mayor

ATTEST:



City Clerk

