

CITY OF RIFLE, COLORADO
ORDINANCE NO. 11
SERIES OF 2024

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING THE
COMMERCIAL SERVICES PLANNED UNIT DEVELOPMENT (CS-PUD)
ZONING FOR LOTS 2 AND 3, 14TH STREET MARKETPLACE.

WHEREAS, Eco Dwelling, LLC applied to amend the Commercial Services Planned Unit Development (CS-PUD) zoning for Lots 2 and 3, 14th Street Marketplace, in the City of Rifle, Colorado as shown on the plat thereof recorded with the Garfield County Clerk and Recorder as Reception No. 843890 (the “Property”) to decrease lot sizes and adjust setbacks; and

WHEREAS, on March 26, 2024, the City of Rifle Planning and Zoning Commission considered the rezoning application for the Property and, based upon changed circumstances and neighboring zoning, recommended that the Commercial Services Planned Unit Development (CS -PUD) zoning be amended; and

WHEREAS, the City Council reviewed the rezoning application at its April 17 and May 1, 2024 meetings and agreed with the Planning and Zoning Commission’s findings; and

WHEREAS, the City of Rifle Planning and Zoning Commission and the Rifle City Council have held duly noticed public hearings as required by the Rifle Municipal Code (“RMC”) and now wish to rezone the Property to Commercial Services Planned Unit Development (CS -PUD) for 12 single family residential dwellings.

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

Section 1. The aforementioned recitals are hereby fully incorporated herein.

Section 2. The Commercial Services Planned Unit Development (CS-PUD) for the Property is hereby amended with the following standards:

1. Twelve single family residences configured as shown on Exhibit A attached here and incorporated herein by this reference.
2. Single-Family homes with dimensional requirements allowing for minimum 3,000 sf lots.
3. Setbacks:
 - a. Side yard 5 feet
 - b. Back yard 10 feet
 - c. Front yard/street 10 feet
4. Carports and storage sheds may encroach into setbacks; provided, however, carports shall have a 5 foot Front Yard Setback.
5. Streets, sidewalks, common areas/open space shall be managed and maintained by the HOA.
6. Sidewalks shall be 5 feet wide.
7. All lots shall have and maintain a storage shed not to exceed 100 sf.

8. Exterior color schemes shall not be replicated on adjoining lots.
9. Sheds shall not be permitted in the front yards.
10. The maximum height of structures shall be 27 feet.

Section 3. Within thirty (30) days after the effective date of this Ordinance, the City Clerk shall incorporate the terms of this Ordinance into the Geographical Information System described in RMC §16-3-20 and shall cause a printed copy of the amendment to the City Zone District Map to be made, which shall be dated and signed by the Mayor and attested to by the City Clerk and which shall bear the seal of the City. The amended Map shall include the number of this Ordinance. The signed original printed copy of the Zoning Map shall be filed with the City Clerk. The Clerk shall also record a certified copy of this Ordinance with the Garfield County Clerk and Recorder. The City staff is further directed to comply with all provisions of the Rifle Land Use Regulations, RMC §16-1-10, *et seq.*, to implement the provisions of this Ordinance.

INTRODUCED on April 17, 2024, 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, held on May 1, 2024, passed without amendment, approved, and ordered published in full as required by the Charter.

DATED this 15th day of May, 2024.

CITY OF RIFLE, COLORADO

By

Mayor

ATTEST:


City Clerk



