

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 8
SERIES OF 2014**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING SECTION 16-18-830 AND SECTION 16-18-1110 OF THE RIFLE CITY CODE TO CHANGE THE DESIRED PERCENTAGE OF LOT COVERAGE BY BUILDINGS IN THE CENTRAL BUSINESS DISTRICT AND TO HELP IMPROVE THE CLARITY OF THE CITY CODE REGARDING NONCONFORMING STRUCTURES OR USES.

WHEREAS, Section 16-18-830 of the Rifle Municipal Code (the “Code”) provides guidance as to the minimum coverage by a structure of a lot located in the Central Business District of City of Rifle (the “City”); and

WHEREAS, the City Council finds that the current coverage percentages may prohibit the construction of buildings of certain designs that might otherwise be permissible under the Code and compatible with the Downtown Strategic Plan; and

WHEREAS, to change the minimum lot coverage requirements, the City Council wishes to amend Section 16-18-830; and

WHEREAS, Section 16-18-1110 of the Code provides the characteristics of a structure or use that shall be considered nonconforming under the Code; and

WHEREAS, the current version of Section 16-18-1110 has caused confusion in the past due to lack of clarity regarding what is to be considered a nonconforming structure or use; and

WHEREAS, to provide greater clarity regarding the structures or uses that shall be considered nonconforming under the Code, the City Council wishes to amend Section 16-18-1110.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Section 16-18-830 of the Rifle Municipal Code is hereby amended to read as follows, with additions shown in **bold, double underlined text**, and ~~strike-through language is deleted~~:

Sec. 16-18-830. Density/intensity standards.

Minimum building coverage ⁵	---	---	Greater than 75 <u>35</u> % is "preferred"	---
			Between 75 <u>35</u> % and 40 <u>25</u> % is "discouraged"	
			Less than 40 <u>25</u> % is "prohibited"	

Section 3. Section 16-18-1110 of the Rifle Municipal Code is hereby amended to read as follows, with additions shown in **bold, double underlined text**, and ~~strike through language is deleted~~:

Sec. 16-18-1110. Applicability.

- (a) Existing uses, structures, sites and lots shall be considered nonconforming if the use, structure, site or lot does not meet all requirements of this Article, ~~except for the following~~:
- (1) ~~Residential density and commercial intensity;~~
 - (2) ~~Setbacks, minimum and maximum (except in the case of expansions as provided for in this Division or a building footprint that extends over a property line);~~
 - (3) ~~Minimum building coverage;~~
 - (4) ~~Building height;~~
 - (5) ~~Parking lot locations; and~~
 - (6) ~~Site access locations.~~

INTRODUCED on July 2, 2014, read by title, passed on first reading, and ordered published by title as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on July 16, 2014, passed without amendment, approved, and ordered published in full as required by the Charter.

Dated this ___ day of _____, 2014.

CITY OF RIFLE, COLORADO

BY: _____
Mayor

ATTEST:

City Clerk