

**CITY OF RIFLE, COLORADO  
ORDINANCE NO. 2  
SERIES OF 2017**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING THE  
MUNICIPAL CODE AND THE ZONE DISTRICT MAP OF THE CITY OF  
RIFLE TO REZONE A PORTION OF THE SECOND STREET MIXED USE  
SUB-DISTRICT TO THE RIVER GATEWAY SUB-DISTRICT.

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

WHEREAS, the City has adopted the Zone District Map of the City of Rifle and incorporated the Zone District Map into the Rifle Municipal Code by Section 16-3-20, R.M.C.; and

WHEREAS, the City’s CB Central Business District incorporates sub-districts, including the Second Street Mixed Use Sub-District and River Gateway Sub-District, characterized by their historic nature and opportunities for growth, development, and regional commercial activities; and

WHEREAS, by Sections 16-3-140 and 16-6-140, the City of Rifle may from time to time amend the number, shape, or boundaries of any zone district within its jurisdiction; and

WHEREAS, the City has taken jurisdiction of Highway 6, now Centennial Parkway, and recognizes the opportunity for development and redevelopment of lots adjacent thereto; and

WHEREAS, CB Central Business District sub-districts are identified by setback and zoning requirements relative to adjacent streets and rights-of-way, as set forth in Section 16-18-810 of the Rifle Municipal Code; and

WHEREAS, the City Council for the City of Rifle finds and declares that certain portions of the Second Street Mixed Use Sub-District adjacent to Centennial Parkway are more appropriately developed according to the regional commercial characteristics of the River Gateway Sub-District, and that rezoning of certain lots will encourage redevelopment and use of the lots consistent with the City’s Comprehensive Plan; and

WHEREAS, by this Ordinance, the City Council for the City of Rifle amends the Rifle Municipal Code text and the Zone District Map of the City of Rifle to rezone certain lots as provided on the attached **Exhibit A**, incorporated herein by this reference, from the Second Street Mixed Use to the River Gateway Sub-District.

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

1. Incorporation of Recitals. The foregoing recitals are incorporated herein as if set forth in full.

2. Text Amendments. Section 16-18-810 of the Rifle Municipal Code is hereby amended as follows, with double underlined text added and ~~strike through language deleted~~:

**Sec. 16-18-810. – Setbacks.**

Nothing in this Section shall be interpreted as requiring any existing structure that does not comply with the setback requirements to meet these requirements as part of a proposed improvement project, except that expansions may be required to comply as described in Paragraph 16-18-1140(e)(3).

(1) Principal building setbacks from streets and parks are required as listed in the table below. The following shall also apply:

a. For public plazas meeting the site design standards for the applicable sub-district, the building may be setback the depth of the public plaza.

<i>Feature</i>	<i>Side of Street</i>	<i>Minimum Setback of Principal Building (feet)</i>	<i>Maximum Setback of Principal Building (feet)</i>	<i>%of First Floor Within Max. Setback</i>
<u>Railroad Avenue – from the alley south of 2<sup>nd</sup> Street to 6<sup>th</sup> Street</u>	both	0	10	100
<u>Railroad Avenue – from Centennial Parkway to the alley south of 2<sup>nd</sup> Street</u>	<u>both</u>	<u>0</u>	<u>=</u>	<u>=</u>
****	****	****	****	****
Park Avenue – north or Rifle Creek	both	0	15	80
Highway 6 & 24 – East Avenue to future Park Avenue extension	north	0	<u>10 =</u>	<u>100 =</u>

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3. Zone District Map. The Zone District Map for the City of Rifle shall hereby be amended as provided on **Exhibit A**. The amended Zone District Map identified by Ordinance No. 2, Series of 20176, shall be promptly entered into the City’s geographical information system, and a printed copy of the Zone District Map shall be dated and signed by the Mayor and attested to by the City Clerk to bear the seal of the City. An original copy of the amended Zone District Map shall be filed and maintained by the City Clerk, with copies available for purchase by the public.

INTRODUCED on March 1, 2017, 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 March 15, 2017, passed without amendment, approved, and ordered published in full as required by the Charter.

Dated this 15<sup>th</sup> day of March, 2017.

CITY OF RIFLE, COLORADO

BY: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City

Clerk

**EXHIBIT A**

