

**CITY OF RIFLE, COLORADO  
ORDINANCE NO. 22  
SERIES OF 2022**

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

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

WHEREAS, on October 25, 2022 pursuant to Code Chapter 16, Article V, Division 3, the Rifle Planning Commission held a public hearing and approved TXT-2022-047 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 16-3-320 of the Rifle Municipal Code is hereby amended to add the following text to the schedule of uses for residential districts chart, 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:

<b>USE</b>	<b>LDR</b>	<b>MDR</b>	<b>MDR-X</b>
***			
<u>Duplex</u>	* -	<u>P</u>	<u>P</u>
<u>Townhome</u>	* -	<u>P</u>	<u>P</u>
***			

3. 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.

<b>USES</b>	<b>CS<sup>1</sup></b>	<b>TC<sup>1</sup></b>	<b>LI</b>	<b>I</b>
***				
Multiple-family dwellings	<u>P</u> <u>C</u>	<u>P</u> <u>C</u>	*	*
***				
<u>Tow Yard</u>	* -	* -	<u>C</u>	<u>P</u>
***				

4. The Use Table contained in Section 16-3-440 of the Rifle Municipal Code is hereby amended as follows, with underlined text added and ~~strike through language~~ deleted:

**Sec. 16-3-440. - Schedule of requirements for commercial and industrial districts.**

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

<b>ZONING REQUIREMENTS</b>	<b>TC, CS</b>	<b>LI, I</b>
Minimum Yard Requirements:		
Front Yard Setback		
Federal Interstate	100 feet	100 feet
State Highway	50 feet	20 feet
Local Street	15 feet	15 feet
Side Yard Setback [if corner lot, see §16-3-	10 feet	10 feet

450(e)]		
Rear Yard Setback	15 feet	5 feet; 20 feet if abutting a residential zone district
Minimum Lot Area:		
Nonresidential	10,000 sq. ft.	10,000 sq. ft.
<u>Single Family Minimum Lot Size Residential</u>	6,000 sq. ft./ unit	N/A <del>Maximum Building Height</del>
Building heights in excess of 35 feet require a conditional use permit	35 feet	35 feet

5. Section 16-3-60 of the Rifle Municipal Code is hereby amended as follows, with underlined text added and ~~strike through language~~ deleted:

**Sec. 16-3-60. - Accessory dwelling units.**

An accessory dwelling unit, when allowed, shall conform to the following requirements, and plans submitted to the City shall address each of these requirements:

\* \* \*

(11) Fees. Accessory dwelling units shall be subject to 60% of all fees of general applicability for new single-family residential dwellings, including ~~but not limited to~~ parkland dedication fees, water rights dedication fees, water and sewer impact fees and any impact fees associated with a defined area.

6. 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.**

For purposes of this Chapter, certain terms are defined as follows:

\* \* \*

Tow Yard means a lot used for the temporary storage of vehicles which have been towed by a towing company or for impounded vehicles, but which does not include permanent vehicle storage or dismantling of vehicles.

\* \* \*

8. Section 16-3-430 (f) 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.**

\* \* \*

(f) Additional outside storage standards specific to Community Service (CS) or Tourist Commercial (TC) Zone Districts.

\* \* \*

(3) Accessory storage structures for commercial use. A property with a permitted commercial use may apply ~~for a conditional use permit~~ for an accessory storage structure. The maximum size shall be three hundred (300) square feet. The structure's facades and architectural details shall not be pre-fabricated metal or plastic, and the structure shall not be placed in a highly-visible location. The proposal shall be reviewed and approved or denied by the City of Rifle Planning Director. The applicant may appeal the Planning Director's decision to the Planning Commission through the Conditional Use Permit process.

9. Section 16-3-70 of the Rifle Municipal Code is hereby amended as follows, with underlined text added and ~~strike through language~~ deleted:

**Sec. 16-3-70. - Principal and accessory uses.**

The primary land use occurring on a lot is referred to as a principal use. One (1) principal use is permitted on lots within residential zone districts (LDR, MDR and MDR-X) unless specifically permitted by a planned unit development or through approval of a conditional use permit. More than one (1) principal use is permitted on nonresidential lots, and said uses may occur in more than one (1) structure. (Prior code 17.03.160)

9. Section 16-3-90 of the Rifle Municipal Code is hereby amended as follows, with underlined text added and ~~strike through language~~ deleted:

**Sec. 16-3-90. - Temporary uses.**

\* \* \*

(g) Prepared food temporary uses.

(1) A limited number of prepared food temporary uses shall be permitted in the Community Service (CS), Tourist Commercial (TC) and Central Business District (CBD) zone districts. For purposes of prepared food temporary use permits, the City is divided into the following two (2) geographic districts, with the applicable permit criteria:

a. General Commercial District. ~~Six (6)~~ Eight (8) prepared food vendors shall be permitted in areas of the City zoned Tourist Commercial (TC) and Community Service (CS). Two (2) additional temporary use permits may be issued in accordance with this chapter, provided that the use does not operate for longer than 10-days in a calendar year.

b. Central Business District. Three (3) prepared food vendors shall be permitted in the Central Business District at any one (1) time on private property or on public plazas.

\* \* \*

INTRODUCED on December 7, 2022 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 December 21, 2022 passed without amendment, approved, and ordered published in full as required by the Charter.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

CITY OF RIFLE, COLORADO

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk