

**CITY OF RIFLE, COLORADO**  
**ORDINANCE NO. 16**  
**SERIES OF 2023**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO ZONING CERTAIN  
REAL PROPERTY KNOWN AS THE FRITZLAN ANNEXATION MEDIUM  
DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT (MDR-PUD)  
ZONE DISTRICT

WHEREAS, in May 2023, Eco Dwelling, LLC (“Petitioner”) filed with the City Clerk of the City of Rifle, Colorado, a petition and request that the City Council commence proceedings to annex to the City a certain unincorporated tract of land located in the County of Garfield, State of Colorado, known as the Fritzlan Annexation described on Exhibit A, attached hereto and incorporated herein by reference (hereinafter the “Property”); and

WHEREAS, by Ordinance No. 15, Series of 2023 the City of Rifle annexed the Property to the City; and

WHEREAS, Petitioner has filed an application to zone the Property Medium Density Residential Planned Unit Development (MDR-PUD) Zone District, and on June 27, 2023 the City of Rifle Planning Commission considered the zoning application for the Property and recommended that the City Council zone the Property MDR-PUD Zone District; and

WHEREAS, as required by the Rifle Municipal Code, the public hearing on the zoning application for the Property was held on July 19, 2023 at a regularly scheduled meeting of the Rifle City Council.

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

1. The aforementioned recitals are hereby fully incorporated herein.
2. The Property described on Exhibit A is hereby zoned Medium Density Residential Planned Unit Development (MDR-PUD) Zone District as set forth on Exhibit B.
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, 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 July 19, 2023, 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 August 2, 2023, passed without amendment, approved, and ordered published in full as required by the Charter.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023.

CITY OF RIFLE, COLORADO

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

ATTEST:

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

## EXHIBIT A

A tract of land being a portion of those properties described in Reception Nos. 271009 and 194149 of the Garfield County Records. Said tract of land also being a portion of the SE¼SE¼ of Section 16, Township 6 South, Range 93 West of the 6th Principal Meridian, described as follows:

Commencing at the southeast corner of said Section 16; thence North 89°52'53" West along the South line of said Section 16, a distance of 284.27 feet to the POINT OF BEGINNING; thence North 89°52'53" West continuing along said Section line, a distance of 501.97 feet to the southeast corner of that property described as Reception No. 243124 of the Garfield County Records; thence North 00°33'11" East along the east boundary of said property, a distance of 691.37 feet to a point on the south boundary of that property described as Reception No. 633950 of the Garfield County Records; thence along said southerly boundary South 89°00'58" East a distance of 370.36 feet to the southeast corner of said property; thence along the east boundary of said property North 00°25'42" West a distance of 30.12 feet; thence leaving said east boundary South 89°42'09" East a distance of 117.81 feet to a point on the west boundary of that property described as Reception No. 610069 of the Garfield County Records; thence South 00°35'35" East along said west boundary, a distance of 715.57 feet to the Point of Beginning.

## **EXHIBIT B**

### Planned Unit Development Text

1. 3,200sf minimum lot size
2. Setbacks/building envelope shown on final plat with a minimum 5' side yard and 10' front and rear yard setbacks.
3. Carports and storage sheds may encroach in setbacks.
  - a. 2' side and rear yard setbacks, no front yard setback for carports
  - b. Limited to one story and/or 16' tall for carports and 12' tall for storage sheds.
  - c. Storage sheds not to exceed 100sf.
4. Common areas, open space, and private roadways owned, maintained and managed by HOA.
5. Use of Manufactured Housing, factory-built housing, pre-fabricated housing or pre-fabricated components to construct houses is permitted.
6. No garages allowed.
7. Uses limited to residential use only.
8. Parking requirements: 2 off-street spaces for each lot; parking allowed on one side of each street.
9. Raw water irrigation from Loesch & Crann Ditch required for all open space, park areas, and individual lots.
10. All lots shall be developed with an 8' X 10' storage shed located in the rear yard of the lot.
11. Siding options shall not be replicated on adjoining lots.
12. Internal sidewalks shall be a minimum of 5' in width.