

**ORDINANCE NO. 4
SERIES 2014**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUNNISON
TO AMEND SECTION 2, ZONING DISTRICTS, TABLE 2-3 PRINCIPAL USE
TABLE AND SECTION 4, GENERAL DEVELOPMENT STANDARDS
WITHIN THE CITY OF GUNNISON LAND DEVELOPMENT CODE.**

WHEREAS, the Community Development Director of the City of Gunnison has filed an application with the City of Gunnison, Colorado, seeking approval of a text amendment to Section 2, Zoning Districts, Table 2-3 Principal Use Table and Section 4, General Development Standards within the *Land Development Code*; and

WHEREAS, the Planning and Zoning Commission of the City of Gunnison, Colorado, held a public hearing on said application pursuant to notice published in accordance with the *Land Development Code* of the City of Gunnison, Colorado, on April 23, 2014; and

WHEREAS, Section 10.5 of the *City of Gunnison Land Development Code* states that approval of a text amendment to the *Land Development Code* may only occur if the application meets all the Review Standards for Text Amendment; and

WHEREAS, on April 23, 2014, the Planning and Zoning Commission of the City of Gunnison recommended approval of the Text Amendment application to the City Council based on findings of fact established through the proceedings of record; and

WHEREAS, the City Council of the City of Gunnison, Colorado, held a public hearing on the Text Amendment application to the *Land Development Code* on May 13, 2014;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF
GUNNISON, COLORADO, ORDAINS THAT:**

Section 1. Based upon the application seeking a Text Amendment to the *Land Development Code* and the *Municipal Code*, hereinafter described, the evidence presented to the City Council during the public hearing on the application seeking a Text Amendment, and further, based on the recommendation of the Planning and Zoning Commission of the City of Gunnison, Colorado, the City Council hereby finds as follows:

- A. That this Text Amendment application complies with the review standards for Text Amendments (*LDC*, Section 10.5).
- B. That the amendment proposes to modify Table 2-3 Principal Use Table to the following: Townhomes as conditional in the Commercial zone district; Daycare Centers as prohibited in the Central Business District and Conditional in the Commercial zone district; and Firewood Processing and Sales to be included under the Manufacturing and Production Category as permitted in the Industrial district and Conditional under the Commercial district.
- C. That a minimum width of 11' for van accessible spaces was unintentionally omitted from the 2014 LDC and is proposed with this amendment.
- D. That the amendment proposes to correct typographical errors to the text, Figure 16 and Figure 17 within Section 4.6 F. Buffering and Screening.
- E. That based on the findings above, the Text Amendment protects the community's health, safety and welfare.

Section 2. That based on the foregoing findings of the City Council of the City of Gunnison, Colorado, the City Council hereby determines that the Text Amendment to the *Land Development Code*, herein described is in the best interests of the City of Gunnison, Colorado, and its citizens.

Section 3. Section 2, Zoning Districts, Table 2-3 Principal Use Table, Townhouses, Daycare Center and Firewood Production, of the *City of Gunnison Land Development Code*, is hereby amended to read as follows:

Use Categories	Specific Uses	RESIDENTIAL ZONING DISTRICTS					NON-RESIDENTIAL ZONING DISTRICTS				Use Standards
		R-1	R-1M	R-2	RMU	R-3	B-1	CBD	C	I	
Residential Use Categories (§3.2)											
Household Living	Accessory Dwelling ¹			P	P	P	P	P	P	P	§3.3H
	Duplex dwellings			P	P	P	C		C		§3.3
	Manufactured homes	P	P	P	P	P	P	C	C		§3.3B
	Mobile home parks					C					§3.3I
	Multi-family dwellings				P	P	C		C		§3.3D
	Single-family dwellings	P	P	P	P	P	P	C	C		§3.3 C
	Townhouses				P	P			C		§3.3F
	Upper story residential ¹						P	P	P	P	§3.3G
	Zero lot line dwellings			P	P	P					§3.3E
Day Care	Daycare Center			C	C	C			C		§3.5A
	Daycare Home	C	C	P	P	P	P	P	C		
	Daycare School			C	C	C	C	C	C	C	
Manufacturing and Production	Catering Services						C	P	P	P	--
	Concrete or redi-mix plant									P	--
	Greenhouse/nursery							C	P	P	--
	Industrial Hemp Production									P	--
	Manufacture or assembly of machinery, equipment, instruments								C	P	--
	Meat Processing									C	--
	Printing, publishing and lithography						C	P	P	P	--
	Firewood Production								C	P	--
	Woodworking and cabinet shops								C	P	--

Section 4. Section 4, General Development Standards, subsection 4.4.D.1. Disabled Access Parking, of the *City of Gunnison Land Development Code*, is hereby amended to read as follows:

- b. Parking spaces for the disabled shall have a minimum stall width of nine feet, unless it is a required van-accessible space, which shall be a minimum of 11 feet. All spaces designated as being for the disabled shall have a raised standard identification sign. The identification sign shall be 12 inches by 18 inches, with a height not to exceed seven feet. The standard colors of the sign shall be white on blue.

Section 5. Section 4, General Development Standards, subsection 4.6.F.4. Street Frontage Buffers, of the *City of Gunnison Land Development Code*, is hereby amended to read as follows:

- c. **Planting Requirements (see Figure 16)**

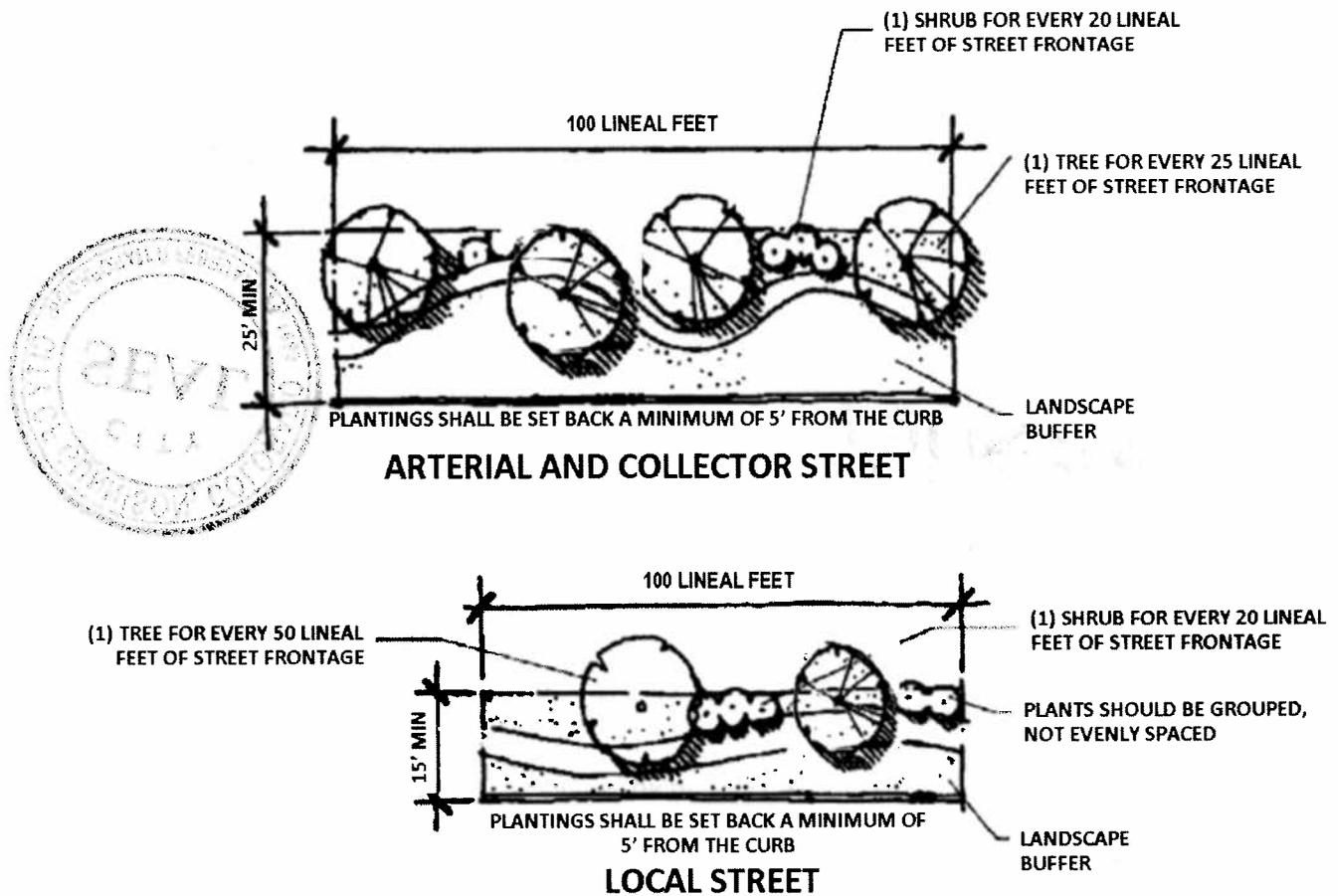


FIGURE 16 BUFFERING REQUIREMENTS

d. Buffer Width. The buffer width shall be measured from the back edge of the curb or road shoulder and shall meet minimum dimensional standards shown on Figure 16.

e. Arterial and Collector Street Frontage Buffers

- i. All development on property abutting an arterial and collector street shall provide a landscaped buffer with a minimum width of 25 feet along the entire street frontage (see Figure 16 and 17).
- ii. One tree shall be planted for each 25 lineal feet of street frontage and one shrub for each 20 lineal feet of street frontage, positioned to adequately buffer developed frontage as viewed from adjacent street or right-of-way as determined by the Community Development Director. Plantings shall be set back a minimum of five feet from the curb edge to accommodate winter maintenance of the right-of-way.

f. Local Street Frontage Buffers

- i. All development on property abutting a local street shall provide a landscaped buffer with a minimum width of 15 feet along the entire street frontage (see Figure 16).
- ii. One tree shall be planted for each 50 lineal feet of street frontage and one shrub for each 20 lineal feet of street frontage, positioned to adequately buffer developed frontage as viewed from adjacent street or right-of-way as determined by the Community Development Director. Plantings shall be set back a minimum of five feet from the curb edge to accommodate winter maintenance of the right-of-way.

Section 5. Section 4, General Development Standards, subsection 4.6.F.9. Method of Calculation, Figure 17, of the *City of Gunnison Land Development Code*, is hereby amended to read as follows:

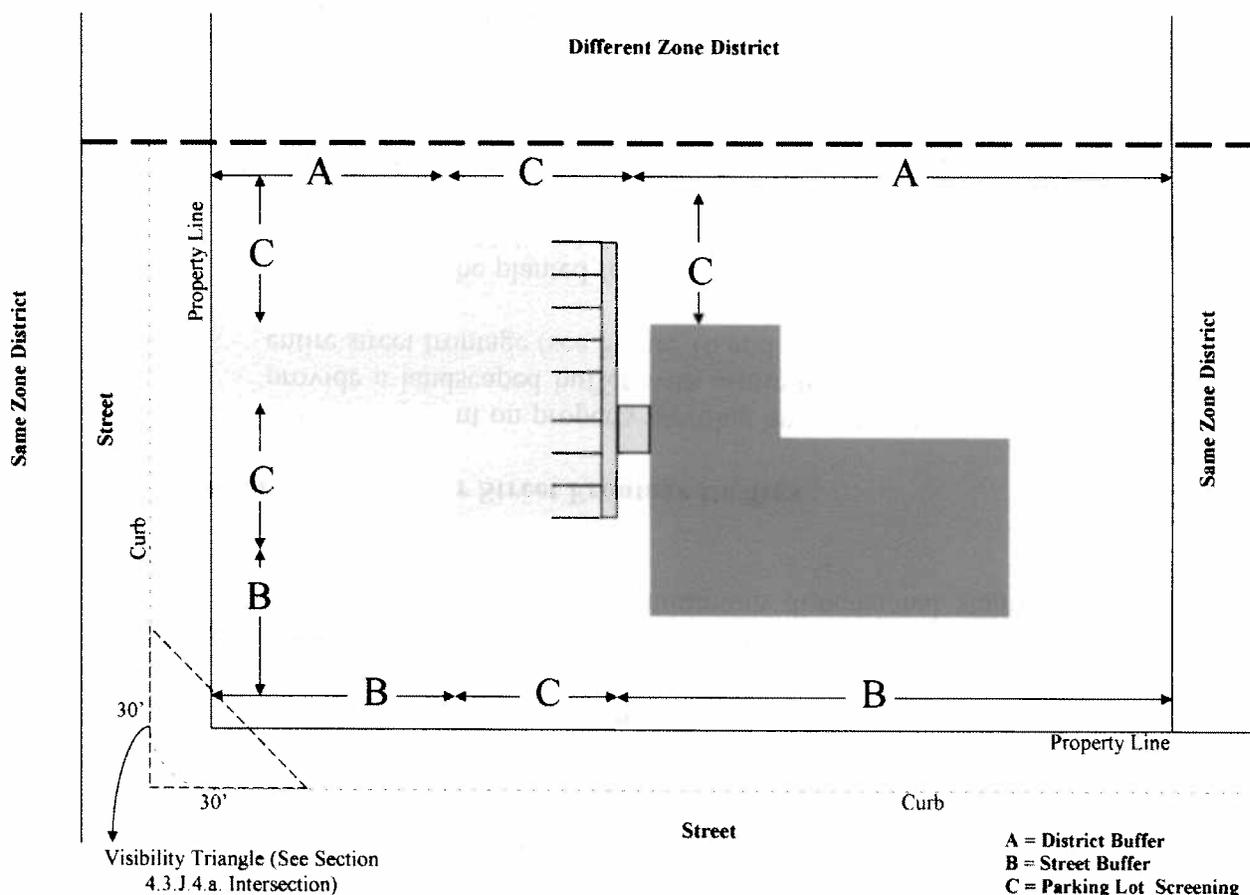


FIGURE 17 GUIDE FOR BUFFER CALCULATION

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED this 13th day of May, 2014, on first reading, and introduced, read, and adopted on second and final reading this 27th day of May, 2014.



Mayor

City Clerk

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