

TOWN OF COAL CREEK
ORDINANCE NO 7- SERIES 2012

AN ORDINANCE ADOPTING THE TOWN OF COAL CREEK LAND USE CODE WHICH INCLUDES LAND USE, ZONING, and SUBDIVISION REGULATIONS PROVIDING FOR THE REGULATION OF THE USAGE OF LAND AND THE CONSTRUCTION AND LOCATION OF USES AND IMPROVEMENTS WITHIN THE MUNICIPAL CORPORATE BOUNDARIES AND ADOPTING AN OFFICIAL ZONING MAP FOR THE TOWN OF COAL CREEK, COLORADO.

BE IT ORDAINED BY THE TOWN TRUSTES OF THE TOWN OF COAL CREEK, COLORADO, THAT ORDINANCE NO. 3-SERIES 1998 AND ANY RELATED RESOLUTIONS AND/OR AMENDMENTS PERTAINING TO LAND USE, ZONING, AND SUBDIVISION REGULATIONS ARE HEREBY REPEALED AND RE-ENACTED AS FOLLOWS:

SECTION 1: The following ordinance is adopted as the land use, zoning, and subdivision regulations for the Town of Coal Creek, Colorado:

1. GENERAL PROVISIONS

1.1 TITLE

An ordinance and maps establishing zoning districts in Coal Creek, Colorado, regulating the use of buildings, structures and land for trade, residence, and other purposes.

1.2 SHORT TITLE

For the purpose of brevity, this ordinance shall hereafter be referred to as the Coal Creek Zoning Regulations and Maps.

1.3 Purpose

These regulations are designed and enacted for the purpose of promoting the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of the Town of Coal Creek, Colorado.

1.4 AUTHORITY

The Coal Creek Zoning and Regulations and Maps are authorized by Title 30, Article 28, Part 1, of the Colorado Revised Statues, and are hereby declared to be on accordance with all provisions of these statues.

2. ESTABLISHMENT OF ZONING DISTRICTS

2.1 ZONING DISTRICTS

- A-1 Agricultural District
- R-E Residential Estates District
- R-E-2 Residential Estates District, with Common Open Space
- R-1 Residential District, Single Family
- R-2 Residential District, Two Family and Multi-Family
- MH Manufactured Home Park District
- MFH Manufactured Housing Development District
- DB Downtown Business District
- BLI Business/Light Industrial district
- P-E Public Established District
- H Hazard Overlay District
- PUD Planned Unit Development (PUD) Overlay District

3. EFFECTS OF DISTRICTING

3.1 APPLICATION:

The provisions of these regulations are hereby declared to be in effect upon all land within the boundaries of each and every district herein established.

3.2 ZONING MAPS:

Uses not specifically permitted are prohibited.

3.3 ZONING MAP:

The location of the zoning districts hereby established are shown on the accompanying map, as subsequently amended, and hereby made, along with explanatory matter thereon, a part of this ordinance. The official map shall be filed at the office of the Town Clerk, and shall be kept current at all times. All amendments to the map made in conformity with this ordinance, shall be recorded on the map showing general location, effective date and nature of change. Each map amendment shall become an amendment to this ordinance; it shall be dated; shall contain a legal description of the area to be changed, as well as the nature of the change. No change shall be made to the official zoning maps, except in the manner heretofore set forth.

SECTION 2: Upon approval and adoption by the Town of Coal Creek, Colorado, a certified copy of this ordinance and of the official zoning map shall be filed, if required by law, in the office of the County Clerk and Recorder of Fremont County, Colorado.

SECTION 3: This ordinance shall become of full force and effect as of the date of its adoption as is provided by law.

INTRODUCED, READ, AND APPROVED on first reading the 7th day of August, 2012, and ordered published as provided by law.

APPROVED, AND ADOPTED after the second reading this _____ day of _____ , 2012.

BY: _____

Connie Higgs, Mayor

ATTEST: _____

Connie Gjelsness, Town Clerk