

ORDINANCE NO. 2014-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLORADO CITY, TEXAS, AMENDING ORDINANCE NO. 2010-07, ZONING ORDINANCE; AUTHORIZING AMENDMENT OF THE CITY ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING FOR SEVERABILITY OF THE PROVISIONS OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, under the laws of the State of Texas, authority is conferred upon the City of Colorado City to enact a zoning ordinance and to provide for its administration, enforcement, and amendment;

WHEREAS, the City Council of the City of Colorado City did on April 13, 2010 by Ordinance No. 2010-07 adopt the Zoning Ordinance of the City for the health, safety, morals, and general welfare of the City;

WHEREAS, the City Council, pursuant to the provisions of the State Statutes, has appointed a Planning and Zoning Commission to recommend the boundaries of the various original districts and appropriate regulations to be enforced therein, as well as to make recommendations for amendment of the Zoning Ordinance;

WHEREAS, the Planning and Zoning Commission has given reasonable consideration to the amendments to the Zoning Ordinance contained herein, has held public hearings thereon, and has submitted its final report to the City Council;

WHEREAS, the City Council has given due public notice of hearings relating to the amendments to the Zoning Ordinance contained herein, and has held such public hearings as may be required;

WHEREAS, the City Council has determined that the downtown core of the City has historic and cultural significance and that it is the intent of the City to encourage the revitalization of the downtown area by establishing the Mixed Use District (MX1); and

WHEREAS, the City Council has established the Multiple Use District (MX2), to promote further economic development and vitality in areas near the interstate highway and other connecting highway corridors and to make better use of land and existing structures in those areas;

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

SECTION 1: Amendment

The City Council of the City of Colorado City declares that Ordinance No. 2010-07, Zoning Ordinance, is hereby amended as follows:

Amendment 1. Article I, Sec. 2-Definitions shall be amended by adding the following provision and renumbering the subsequent definitions in Section 2:

2-58 Mixed-Use Building: A building that contains at least one space devoted to allow nonresidential uses and at least one devoted to allow residential uses.

Amendment 2. Article I, Sec. 3-Zoning Districts shall be amended by adding two additional zoning districts to read as follows:

SEC. 3. ZONING DISTRICTS: The City of Colorado City, Mitchell County, Texas, is hereby divided into ten (10) zoning districts, as follows:

	<u>ABBREVIATED DESIGNATION</u>	<u>ZONING DISTRICT NAME</u>
Open Districts	AO	Agricultural Open Space District
Residential Districts	R1	Single Family Residence District
	R2	Multiple-Family Residence District
	R3	Mobile/Modular Home District
Commercial Districts	C1	Local/Restricted Business District
	C2	General Business District
Industrial Districts	LI	Light Industrial District
	HI	Heavy Industrial District
Mixed Use Districts	MX1	Mixed Use Residence/Business District
Multiple Use Districts	MX2	Multiple Use Multi Family and most C2 uses.

Amendment 3. Article I, Sec. 3-Zoning Districts shall be further amended by adding definitions for the newly-created zoning districts to read as follows:

2-10. Mixed-Use Building: A building that contains at least one space devoted to allow nonresidential uses and at least one devoted to allow residential uses.

Amendment 4. Article I, Sec. 4-Zoning District Map shall be amended to read as follows:

SEC. 4. ZONING DISTRICT MAP: The location and boundaries of the districts within the City shall be shown upon the official Zoning Map, as adopted by the City Council and as shall be amended from time to time by action of the City Council. The original of the Zoning District Map shall be filed in the office of the City Secretary. Said Zoning Map, together with all notations, references and other information shown thereon and all amendments thereto, shall be as much a part of the Zoning Ordinance as if fully set forth and described herein.

Amendment 5. The City Council hereby authorizes the amendment of the Zoning District Map to change the zoning designation for the Main Street designated area described as all of Blocks 19, 20, 21, 22, 23, 24, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41 and 42 of the Original Town of Colorado City to Mixed Use District (MX1) and a designated area described as all of Blocks 2 and 3 of the Stinson Addition to the City of Colorado City to Multiple Use District (MX2). A revised Zoning District Map shall be prepared and adopted reflecting these changes.

Amendment 6. Article II, Sec. 1, 1-2 Permitted Uses shall amended to read as follows:

1-2. PERMITTED USES	PARKING	AO	R1	R2	R3	MX1	MX2	C1	C2	LI	HI
		-RESIDENTIAL-									
Apartments (See Multi-Family Dwellings)							X				
Boardinghouse, Lodginghouse or Rooming House, B&B	2/3 Rooms & 1/Employee	S	S	X		X	X	X	X		
Condominiums (See Multi-Family Dwellings)						X					
Duplexes	3/2 Dwelling Units			X		X	X				
Mob./Mft. Homes (Single Units)	2/Unit	S			X						
Mobile Home Parks	2/Unit	S			X						
Modular Homes	2/Unit	X	S	S	X		X				
Multi-Family Dwellings	3/2 Dwelling Units			X		X	X	S			
Single Family Detached Dwellings	2/Unit	X	X	X		X	X				
Townhouses, Patio Homes	2/Unit		S	X		X	X				

-ACCESSORY AND INCIDENTAL USES-											
Accessory Building (Residential)		X	X	X	X		X	X	X		
Animal Lot (Private)		X								S	S
Carport (Residential)		X	X	X	X	X	X	X	X		
Fences, Walls, Hedges		X	X	X	X	X	X	X	X	X	X
Field Office or Temporary Construction Office	1/Employee	S	S	S	S	S	S	S	S	S	S
Garage (Detached, Residential)		X	X	X	X	X	X	X	X		
Home Occupation		S	S	S	S	S		S	S		
Storage (Commercial)					S	X	X	X	X	X	X
Storage (Industrial)					S	S				X	X
Swimming Pool (Private)		X	X	X	S	X		S	S	S	S
Tennis Court (Private)		X	X	X	S	X		S	S	S	S
-CULTURAL AND RECREATIONAL USES-											
Amusement Facility (Temporary)	1/200 SF Lot Area	S				X		S	S	S	S
Amusement Park	1/200 SF Lot Area	S							X	S	S
Aquariums	1/400 SF Lot Area						X	X			
Arenas and Field Houses	1/8 Seating Capacity	S							X	S	S
Art Galleries	1/800 SF Floor Area					X	X	X	X		
Ballfields and Ballparks	1/8 Seating Capacity	S	S	S	S				S	S	S

1-2. PERMITTED USES	PARKING	AO	R1	R2	R3	MX1	MX2	C1	C2	LI	HI
-CULTURAL AND RECREATIONAL USES (Cont'd)-											
Boat Rentals	1/400 SF Floor Area								X	X	X
Bowling Lane	1/200 SF Floor Area					X		X	X	X	X
Camping and Picnicking Area	1/Table	X								X	X
Civil, Social, and Fraternal Organizations	1/200 SF Floor Area	S			S	X	X	X	X	X	X
Drag Strip or Commercial Racing	1/8 Seating Capacity	S								S	S
Drive-In Movies	1/Speaker	S				X			X	S	S
Fairgrounds		X							X	X	X

Forces Reserve Center											
Nursing/Retirement Home	1/6 Beds	S		S		X		X	X		
Optical Shop and Laboratory	1/200 SF Floor Area					X	X	X	X	S	
Police Station			X	X	X	X		X	X	X	X
Sanitary Landfill		S								S	S
Social Service Organization Facility	1.25/Employee					X	X	X	X		
Special Education Center	1/200 SF Floor Area	S		S		X	X	X	X		
-EDUCATIONAL AND RELIGIOUS USES-											
Art, Music, and Dancing Schools	1/300 SF Floor Area					X	X	X	X		
Business School	1/Classroom & 1/4 Students					X	X	X	X	S	
Cemeteries, Crematoriums, and Mausoleums		S								S	S
Church or Place of Worship	1/3 Seating Capacity	S	S	S	S	X	X	S	S	S	S
Commercial Trade School	1/Classroom & 1/4 Students					X	X	X	X	X	X
Kindergarten or Day Nursery	1.25/Employee	S	S	S	S	X	X	X	X		
Public, Private or Denominational School	1/Classroom & 1/4 Students	S	S	S	S	X	X	X	X		
Youth Organizations and Centers (YMCA, YWCA)	1/300 SF Floor Area	S		S	S	X	X	X	X		
-SERVICES-											
Accounting and Bookkeeping Services	1/300 SF Floor Area					X	X	X	X	X	X
Advertising Services	1/Employee					X	X	X	X	X	X
Automobile Rental and Leasing Services	1/Employee +3					X	X	X	X	X	X
Automobile Repair Services	1/400 SF Floor Area					X		X	X	X	X

1-2. PERMITTED USES	PARKING	AO	R1	R2	R3	MX1	MX2	C1	C2	LI	HI
-SERVICES (Cont'd)-											
Automobile Wash (Self Service)	1/Employee							X	X	X	X
Banking Services/Savings & Loan	1/Employee & 1/500 SF Floor Area					X	X	X	X		

Beauty and Barber Services	2/Employee					X	X	X	X	X	X
Blueprinting and Photocopying Services	1/Employee +2					X	X	X	X	X	X
Building Construction Office	1/Employee & 1/1,000 SF Floor Area					X	X	S	X	X	X
Business Associations	1/Employee & 1/500 SF Floor Area					X	X	X	X	X	X
Carpentry Services	1/Employee +2					X		S	X	X	X
Catering Services	1/Employee +2					X	X	X	X	X	X
Coating, Engraving, and Allied Services	1/Employee									X	X
Concrete Products	1/Employee +2									X	X
Consumer Services	1/Employee & 1/500 SF Floor Area					X	X	X	X	X	X
Credit Unions	1/2 Employees & 1/500 SF Floor Area					X	X	X	X	X	X
Delivery Services	1/Employee & 1/Truck					X	X	X	X	X	X
Drilling Contractors and Rig Repair Services	1/Employee +2									S	X
Electrical and Appliance Repair Services	1/Employee +2					X	X	X	X	X	X
Employment Services	2/Employee					X	X	X	X	X	X
Engineering, Architectural, and Planning Services	1/400 SF Floor Area					X	X	X	X	X	X
Exterminating and Fumigating Services	1/2 Employees					S	X	S	X	X	X
Farm Products Warehousing and Storage, Excluding Stockyards	2/3 Employees						S		S	X	X
Feedlots, Commercial		S								S	S
Financing and Loan Services	1/2 Employees & 1/500 SF Floor Area					X	X	X	X	X	X
Food Lockers	3/2 Employees						X		X	X	X
Freight Hauling Services	1/Employee & 1/Truck									X	X
Health Club and Fitness Services	1/200 SF Floor Area	S		S		X	X	X	X		

1-2. PERMITTED USES	PARKING	AO	R1	R2	R3	MX1	MX2	C1	C2	LI	HI
House Wrecking and Demolition	1/Employee									X	X
Insurance Agents and Service	1/400 SF Floor Area					X	X	X	X	X	X
Interior Design Services	1/400 SF Floor Area					X	X	X	X	X	X
Janitorial and Maintenance Contracting	1/2 Employees						X	S	X	X	X
Kennel	1/500 SF Floor Area	S							X	X	S
Labor Unions	1/5 Members					X	X	X	X	X	X
Laundering and Dry Cleaning Services	2/3 Employees					X	X	X	X	X	X
Legal Services	1/300 SF Floor Area					X	X	X	X	X	X
Machine Shops and Welding Services	1/Employee +2						S		S	X	X
Masonry, Stonework, and Tile Setting Services	1/Employee +2						S		S	X	X
Moving, Warehousing, and Storage Services	2/3 Employees					S	X	X	X	X	X
Office Equipment and Business Machines, Sales or Rental	1/Employee +2					X	X	X	X		
Oil Field Services	1/Employee +3					S	S	S	S	X	X
Outdoor Advertising (Billboards)		S				S	S	S	S	S	S
Painting or Remodeling Services	1/Employee +2					S	X	S	X	X	X
Photoengraving and Commercial Printing Services	1/Employee +2					X	X	X	X	X	X
Photographic Services	1/200 SF Floor Area					X	X	X	X	X	X
Pipe Cleaning and Testing	1/Employee +2									S	X
Plumbing, Heating, and Air Conditioning Services	1/Employee +2					S	X	S	X	X	X
Protective and Security Services	1/Employee +2					X	X	X	X	X	X
Real Estate Agents and Services	1/400 SF Floor Area					X	X	X	X	X	X
Roofing and Sheet Metal Services	1/Employee						S		S	X	X
Shoe Repair Services	1/Employee					X	X	X	X		
Stenographic Services	1/400 SF Floor Area					X	X	X	X	X	
Stockyards, Livestock Auctions, and Hauling		S									S

Services												
Storage Facilities (Commercial)	1/Employee					S	X	X	X	X	X	X
Title Abstractors and Appraisers	1/400 SF Floor Area					X	X	X	X	X	X	X
Tool and Equipment Rental Services	1/Employee +3					S	X	S	X	X	X	X
Travel Services	2/Employee					X	X	X	X	X	X	X
Truck Rental Services	1/Employee +3					S	X	S	X	X	X	X

1-2. PERMITTED USES	PARKING	AO	R1	R2	R3	MX1	MX2	C1	C2	LI	HI
-SERVICES (Cont'd)-											
Upholstering and Furniture Repair Services	1/Employee +2					X	X	X	X	X	X
Water Well Drilling Services	1/Employee +2						X		X	X	X
Wrecker and Towing Services	1/Employee						X		X	X	X
Watch, Clock, and Jewelry Repair Services	1/Employee +2					X	X	X	X	S	
-RETAIL TRADE-											
Adult Oriented Business	1/400 SF Floor Area										S
Antique Store	1/500 SF Floor Area					X	X	X	X		
Appliances (Household)	1/400 SF Floor Area					X	X	X	X		
Automobile and Small Truck (1 Ton) Sales and Services	1/400 SF Floor Area					X	X	X	X	X	S
Automobile Parts and Supplies	1/400 SF Floor Area					X	X	X	X	X	X
Bakery Products	1/200 SF Floor Area					X	X	X	X		
Bait Store	1/Employee +2						X		X	X	X
Bicycle Sales and Service	1/300 SF Floor Area					X	X	X	X		
Book Store	1/400 SF Floor Area					X	X	X	X		
Bottled Gas	1/Employee +2						X	X	X	X	X
Cameras and	1/200 SF					X	X	X	X		

Photographic Supplies	Floor Area										
China, Glass, and Metalware	1/300 SF Floor Area					X	X	X	X		
Coin Shop	1/500 SF Floor Area					X	X	X	X		
Dairy Products	1/200 SF Floor Area					X	X	X	X		
Department Store	1/300 SF Floor Area					X	X	X	X		
Dry Goods and Apparel	1/300 SF Floor Area					X	X	X	X		
Drug Store/Pharmacy	1/400 SF Floor Area					X	X	X	X	X	S
Electrical Supplies	1/300 SF Floor Area					X	X	X	X	X	S
Farm and Garden Supplies	1/600 SF Floor Area					X	X	X	X	X	X
Farm Equipment	1/600 SF Floor Area								X	X	X

1-2. PERMITTED USES	PARKING	AO	R1	R2	R3	MX1	MX2	C1	C2	LI	HI
		-RETAIL TRADE (Cont'd)-									
Floor Coverings	1/400 SF Floor Area					X	X	X	X	S	
Fruits and Vegetables	1/300 SF Floor Area					X	X	X	S		
Fruits and Vegetables (Temporary)		S				X	X	S	S		
Fuel Oil	1/Employee +2						X		X	X	X
Furniture and Home Furnishings	1/300 SF Floor Area					X	X	X	X		
Fur Apparel	1/300 SF Floor Area					X	X	X	X		
Gasoline Service Station	1/Pump & 1/Service Stall					X	X	X	X	X	X
Gifts, Novelties, and Souvenirs	1/400 SF Floor Area					X	X	X	X		
Grocery, Convenience	1/200 SF Floor Area					X	X	X	X	X	X
Grocery, Supermarket	1/200 SF Floor Area					X	X	X	X	X	X
Hardware	1/300 SF Floor Area					X	X	X	X	X	X
Heating and Plumbing Equipment	1/1,000 SF Floor Area					S	X	S	X	X	X
Hobby and Craft Supply Store	1/400 SF Floor Area					X	X	X	X		
Hotel, Motel	1/400 SF Floor Area					X	X	X	X		
Jewelry Store	1/400 SF					X	X	X	X		

	Floor Area											
Junk Yard, Salvage Yard, and Auto Wrecking Yard	1/2 Employees & 1/5,000 SF Floor Area										S	S
Liquor and/or Private Club (On Premises Consumption)	1/200 SF Floor Area	S				X	X	S	S	S	S	
Lumber and Building Materials	1/500 SF Floor Area					X	S	S	X	X	X	
Marine Craft Accessories	2/Employee								X	X	X	
Meat, Fish, and Poultry	1/200 SF Floor Area					X	X	X	X			
Mobile/Modular Home/RV Sales	2/Employee								X	S	S	
Monument Sales	1/Employee + 1							X	X	X	X	
Motorcycle Sales and Service	1/300 SF Floor Area					X	X	X	X	X		
Music Supplies and/or Record Store	1/400 SF Floor Area					X	X	X	X	X		
Newspapers and Magazines	1/400 SF Floor Area					X	X	X	X	X	X	
Office Supplies and Stationery	1/400 SF Floor Area					X	X	X	X			

1-2. PERMITTED USES	PARKING	AO	R1	R2	R3	MX1	MX2	C1	C2	LI	HI
	-RETAIL TRADE (Cont'd)-										
Optical Goods	1/200 SF Floor Area					X	X	X	X	S	
Paint, Glass, and Wallpaper	1/400 SF Floor Area					X	X	X	X	X	
Pawn Shop	1/500 SF Floor Area					X	X	X	X	S	
Pet Shop	1/400 SF Floor Area					X	X	X	X		
Plant Material (Nursery)	1/400 SF Floor Area					S	X	S	X	X	
Radio and Television	1/400 SF Floor Area					X	X	X	X		
Restaurants	1/2 Employees & 1/4 Seats					X	X	X	X	X	X
Shoes	1/300 SF Floor Area					X	X	X	X		
Shopping Centers	1/250 SF Gross Leaseable Space					X	X	X	X		
Sporting Goods and Athletic Equipment	1/400 SF Floor Area					X	X	X	X	S	
Tailoring (Custom)	1/300 SF Floor Area					X	X	X	X		
Tobacco Products	1/Employee					X	X	X	X	X	X

Truck Sales and Service	2/Employee & 1/600 SF Floor Area					X		X	X	X	X
Variety Store	1/300 SF Floor Area					X	X	X	X		
		-WHOLESALE TRADE-									
Ammunition and Explosives	1/Employee +2								S	S	S
Automobiles and Other Motor Vehicles	1/1,000 SF Floor Area								S	X	X
Automotive and Motor Vehicle Equipment	3/2 Employees						X		X	X	X
Candy and Related Products	1/Employee						X		S	X	
Commercial and Industrial Machinery, Equipment, and Supplies	1/Employee									X	X
Dairy Products	1/Employee						X			X	X
Drugs and Sundries	1/Employee						X		S	X	
Dry Goods	1/Employee						X		S	X	
Electrical Equipment, Wiring, Etc.	1/Employee +3						X			X	X
Electrical Appliances	1/Employee +2						X		S	X	
Farm Machinery and Equipment	1/Employee +2									X	X

1-2. PERMITTED USES	PARKING	AO	R1	R2	R3	MX1	MX2	C1	C2	LI	HI
		-WHOLESALE TRADE (Cont'd)-									
Farm Products (Raw Materials)	1/Employee									X	X
Furniture and Home Furnishings	1/Employee						X		S	X	
Groceries	1/Employee						X		S	X	X
Hardware, Plumbing, and Heating Equipment	1/Employee +2						X		S	X	X
Lumber and Building Materials	3/2 Employees								S	X	X
Meat Products	1/Employee								S	X	X
Medical and Dental Supplies	1/Employee					S	X	S	X	X	X
Oil Field Chemicals	1/Employee +2										S
Oil Field Equipment	1/Employee +3								S	X	X
Paint, Varnish, and Related Products	1/Employee									X	X

Paper and Paper Products	1/Employee +3									X	X
Petroleum Bulk Stations and Terminals	1/Employee									X	X
Produce	1/Employee								S	X	X
Scrap and Waste Material	1/Employee									S	X
Tobacco Products	1/Employee					S		S	X	X	X
Vending Machines and Merchandise	1/500 SF Floor Area							S	X	X	X
		-TRANSPORTATION, COMMUNICATIONS, AND UTILITIES-									
Aircraft Storage and Equipment Maintenance	1/Employee +2	S								S	X
Airport Terminal		S								S	X
Automobile Parking Lot						X	X	X	X	X	X
Bus Garage/Terminal	1/Employee					X		X	X	X	X
Electric Generation Plant	1/Employee	S								X	X
Electric Substation		S	S	S	S	S		S	X	X	X
Electric Transmission Right-of-Way		X	X	X	X	X	X	X	X	X	X
Gas Line Regulating or Compression Station		S	S	S	S	S		S	X	X	X
Gas Production Plant	1/Employee	S								S	S
Motor Freight Garage	1/Employee									X	X
Motor Freight Terminal	1/2 Employees									X	X
Moving and Storage Company (Other than Household Goods)	1/2 Employees								S	X	X
Petroleum Pipeline Right-of-Way										X	X
Public Yard and Shop of Local, State or Federal Agency	1/Employee	S				S		S	X	X	X
Radio Studio	1/Employee	S				X		X	X	X	X
Radio Transmitting Tower	1/Employee	S				S		S	S	X	X
Railroad Right-of-Way		S				X		X	X	X	X
Sewage Lift Station		S	S	S	S	X	X	X	X	X	X

1-2. PERMITTED USES	PARKING	AO	R1	R2	R3	MX1	MX2	C1	C2	LI	HI
		-TRANSPORTATION, COMMUNICATIONS, AND UTILITIES (Cont'd)-									
Sewage Treatment Plant	1/Employee	S								X	X
Taxicab Terminal	1/Taxi					X		X	X		
Telegraph Office	1/Employee +2					X		X	X	X	X
Television Broadcasting Studio	2/Employee	S				X	X	X	X	X	X
Television Transmission Right-of-Way		X	X	X	X	X	X	X	X	X	X
Television Transmitting Tower		S				S	S	S	S	X	X
Utility Line		X	X	X	X	X	X	X	X	X	X
Utility Shops, Storage Yards, And Buildings	1/Employee								X	X	X
Water Pressure Control Station		S	S	S	S	S	X	X	X	X	X
Water Storage		X	X	X	X	X	X	X	X	X	X
Water Treatment Plant	1/Employee	S								X	X
		-RESOURCE PRODUCTION AND EXTRACTION-									
Caliche Pit and Storage Area		S								S	S
Cotton Ginning/Compressing Farms	1/Employee	S								S	X
Fish Hatchery	2/Employee	X									
Fish Hatchery	2/Employee	S									
Flammable Liquid and Gas Storage	1/Employee										S
Grain Storage Elevator	1/Employee	S								X	X
Mining		S								S	S
Petroleum and Gas Well		S							S	S	S
Petroleum and Natural Gas Refinery	1/Employee										X
Petroleum Collecting and Storage Facilities	1/Employee	S								S	X
Plant Material Production (for Retail or Wholesale)	1/400 SF Floor Area	X							S	X	X
Poultry Hatchery	1/Employee	S									
Sand and Gravel		S								S	S

Extraction or Storage												
		-MANUFACTURING-										
Abrasives, Asbestos, and Miscellaneous Mineral Products	1/Employee Max. Shift											X
Aircraft and Accessories	1/Employee Max. Shift											X
Ammunition	1/Employee Max. Shift										X	X
Appliances (Household)	1/Employee Max. Shift										X	X

1-2. PERMITTED USES	PARKING	AO	R1	R2	R3	MX1	MX2	C1	C2	LI	HI
		-MANUFACTURING (Cont'd)-									
Asphalt Felts and Coatings	1/Employee Max. Shift										X
Bakery Products (Wholesale Distribution)	1/Employee Max. Shift					S	X	S	S	X	X
Boat Building and Repair	1/Employee Max. Shift										X
Books (Publishing and Printing)	1/Employee Max. Shift					X	X	X	X	X	X
Bookbinding	1/Employee Max. Shift					X	X	X	X	X	X
Bottling and Canning Soft Drinks	1/Employee Max. Shift								X	X	X
Bricks and Structural Clay Tile	1/Employee Max. Shift										X
Brooms and Brushes	1/Employee Max. Shift									X	X
Canning and Preserving Food Products	1/Employee Max. Shift									X	X
Canvas Products	1/Employee Max. Shift									S	X
Carbon Black	1/Employee Max. Shift										X
Cement (Hydraulic)	1/Employee Max. Shift										X
Ceramics	1/Employee Max. Shift										X
Chemicals	1/Employee Max. Shift										X

Clay Refractors	1/Employee Max. Shift											X
Coffee and Related Products	1/Employee Max. Shift						X				X	X
Concrete Products	1/Employee Max. Shift											X
Confectionary and Related Products (Wholesale Distribution)	1/Employee Max. Shift					S	X	S	S		X	X
Cosmetics, Perfumes, and Toilet Preparations	1/Employee Max. Shift											X
Cotton Ginning and Compressing Facilities	1/Employee Max. Shift											X
Cottonseed Oil Milling Facilities	1/Employee Max. Shift											X
Cut Stone and Stone Products	1/Employee Max. Shift											X
Dairy Products	1/Employee Max. Shift								S		X	X
Dental Equipment and Supplies	1/Employee Max. Shift										X	X

1-2. PERMITTED USES	PARKING	AO	R1	R2	R3	MX1	MX2	C1	C2	LI	HI
-MANUFACTURING (Cont'd)-											
Drugs and Sundries	1/Employee Max. Shift									X	X
Dry Goods and Apparel Accessories	1/Employee Max. Shift									S	X
Electric Lighting and Wiring Equipment	1/Employee Max. Shift									X	X
Electrical Supplies and Equipment	1/Employee Max. Shift									X	X
Electric Transmission and Distribution Equipment	1/Employee Max. Shift										X
Electrometallurgical Products	1/Employee Max. Shift										X
Electronic Components and Accessories	1/Employee Max. Shift									X	X
Electrotyping and Stenotyping	1/Employee Max. Shift									X	X
Engineering, Scientific, and Research Equipment	1/Employee Max. Shift									S	X
Engines and	1/Employee										X

Turbines	Max. Shift											
Explosives	1/Employee Max. Shift											X
Fabrication and Assembly Process	1/Employee Max. Shift					S		S	X	X	X	
Farm Machinery and Equipment	1/Employee Max. Shift											X
Fats and Oils	1/Employee Max. Shift											X
Felt Goods	1/Employee Max. Shift											X
Floor Coverings and Carpets	1/Employee Max. Shift											X
Food Preparations and Extracts	1/Employee Max. Shift											X
Food Products	1/Employee Max. Shift											X
Fur Dressing and Dyeing	1/Employee Max. Shift											X
Fur Goods	1/Employee Max. Shift										X	X
Furniture and Home Furnishings	1/Employee Max. Shift											X
Glass and Glass Products	1/Employee Max. Shift											X
Glue and Gelatin	1/Employee Max. Shift											X
Grain Mill Products	1/Employee Max. Shift											X

1-2. PERMITTED USES	PARKING	AO	R1	R2	R3	MX1	MX2	C1	C2	LI	HI
		-MANUFACTURING (Cont'd)-									
Gum and Wood Chemical	1/Employee Max. Shift										X
Guns and Related Products	1/Employee Max. Shift										X
Gypsum and Gypsum Products	1/Employee Max. Shift										X
Hardware, Cutlery, and Hand Tools	1/Employee Max. Shift										X
Hats, Caps, and Millinery	1/Employee Max. Shift									X	X
Heating and Air Conditioning Supplies and Equipment	1/Employee Max. Shift										X
Ice	1/Employee Max. Shift					X	X	X	X	X	X
Ink	1/Employee										X

	Max. Shift										
Jewelry	1/Employee Max. Shift					X	X				X
Kitchen Goods	1/Employee Max. Shift									X	X
Knit Goods	1/Employee Max. Shift									X	X
Lace Goods	1/Employee Max. Shift									X	X
Lamp Shades	1/Employee Max. Shift									X	X
Lapidary Work	1/Employee Max. Shift						X				X
Leather and Leather Products	1/Employee Max. Shift										X
Lubricating Oils and Greases	1/Employee Max. Shift										X
Machinery and Equipment (Industrial)	1/Employee Max. Shift										X
Matches	1/Employee Max. Shift										S
Measuring and Controlling Equipment	1/Employee Max. Shift						X			S	X
Meat Packing	1/Employee Max. Shift										X
Medical Supplies and Equipment	1/Employee Max. Shift						X			S	X
Metal Cans	1/Employee Max. Shift										X
Metal Smelting and Processing	1/Employee Max. Shift										X
Metal Fabrication	1/Employee Max. Shift									S	X

1-2. PERMITTED USES	PARKING	AO	R1	R2	R3	MX1	MX2	C1	C2	LI	HI
		-MANUFACTURING (Cont'd)-									
Metal Working Machinery, Equipment, and Products	1/Employee Max. Shift										X
Millwork	1/Employee Max. Shift									X	X
Mobile/Modular Homes	1/Employee Max. Shift										X
Monuments and Tombstones	1/Employee Max. Shift										X
Mortician Goods	1/Employee									S	X

	Max. Shift											
Motor Vehicles, Equipment, and Accessories	1/Employee Max. Shift											X
Motorcycles, Bicycles, and Parts	1/Employee Max. Shift											X
Musical Instruments and Parts	1/Employee Max. Shift									X		X
Newspapers (Publishing and Printing)	1/Employee Max. Shift					X	X	X	X	X		X
Office Machines	1/Employee Max. Shift											X
Office Supplies and Furniture	1/Employee Max. Shift									X		X
Oil Well Equipment and Supplies	1/Employee Max. Shift											X
Ophthalmic and Optical Goods	1/Employee Max. Shift									S		X
Padding and Upholstery Filling	1/Employee Max. Shift											X
Paint and Varnish	1/Employee Max. Shift											X
Paper and Paper Products	1/Employee Max. Shift									X		X
Paper Coating and Glazing	1/Employee Max. Shift											X
Paving Mixtures	1/Employee Max. Shift											X
Periodicals (Publishing and Printing)	1/Employee Max. Shift							X	X	X		X
Petroleum and Natural Gas Refining	1/Employee Max. Shift											X
Petroleum Products	1/Employee Max. Shift											X
Photographic Equipment and Supplies	1/Employee Max. Shift									S		X
Plastic Products	1/Employee Max. Shift									X		X
Plumbing Supplies and Equipment	1/Employee Max. Shift											X

1-2. PERMITTED USES	PARKING	AO	R1	R2	R3	MX1	MX2	C1	C2	LI	HI
		-MANUFACTURING (Cont'd)-									
Porcelain and Porcelain Products	1/Employee Max. Shift										X
Pottery	1/Employee					X	X	X			X

	Max. Shift										
Prefabricated Structures and Components	1/Employee Max. Shift									S	X
Pulp Goods	1/Employee Max. Shift										X
Radio and Television Equipment	1/Employee Max. Shift									S	X
Railroad Equipment	1/Employee Max. Shift										X
Rubber Goods	1/Employee Max. Shift										X
Scrap and Waste Material Processing	1/Employee Max. Shift										X
Signs and Advertising Displays	1/Employee Max. Shift						X		X	X	X
Silverware and Plated Ware	1/Employee Max. Shift										X
Soap, Detergents, Cleaners, and Polishes	1/Employee Max. Shift										X
Sporting and Athletic Goods	1/Employee Max. Shift									X	X
Synthetic Materials	1/Employee Max. Shift									S	X
Tanks and Tank Components	1/Employee Max. Shift										X
Textiles and Textile Products	1/Employee Max. Shift										X
Tobacco Products	1/Employee Max. Shift									X	X
Tortillas (Wholesale Distribution)	1/Employee Max. Shift					S	X	S	X	X	X
Toys and Novelty Products	1/Employee Max. Shift									X	X
Trailers (Camping, Travel, and Livestock)	1/Employee Max. Shift										X
Venetian Blinds	1/Employee Max. Shift									X	X
Vitreous China Products	1/Employee Max. Shift										X
Wallpaper	1/Employee Max. Shift										X
Watches, Clocks, and Related Parts	1/Employee Max. Shift									X	X
Wire and Wire Products	1/Employee Max. Shift										X

1-2. PERMITTED USES	PARKING	AO	R1	R2	R3	MX1	MX2	C1	C2	LI	H I
-MANUFACTURING (Cont'd)-											
Wood Products	1/Employee Max. Shift					S	S	S	S	X	X
Yarns and Threads	1/Employee Max. Shift									S	X
-OTHER, MISCELLANEOUS, AND NOTES-											

Amendment 7. Article II, Sec. 2-Height and Area Requirements shall be amended to read as follows:

SEC. 2. HEIGHT AND AREA REQUIREMENTS: Height and area requirements for each zoning district classification are depicted in the following chart:

HEIGHT & AREA REQUIREMENTS DISTRICT	MAXIMUM HEIGHT		MINIMUM LOT			YARDS			
	STORIES	FEET	AREA	WIDTH	DEPTH	FRONT	REAR	SIDE	TOTAL SIDES
AO	-	45	87,120	200	200	25	40	5	12
R1	-	30	5,000	40	100	25	*	5 (1)	12 (1)
R2	3	40	1,600/Unit	40	100	25	*	5 (1)	12 (1)
R3	1	20	4,000	40	100	15	*	4	8
MX1	3	45	-	-	-	-	-	-	-
MX2	3	45	-	-	-	-	5	5	10
C1 (Residences Same as MF)	3	40 (2)	-	-	-	25	(3)	(4)	-
C2 (Residences Same as MF)	10	125 (5)	-	-	-	25	(3)	(4)	-
LI	8	100 (6)	-	-	-	-	(3)	(4)	-
HI	8	100 (6)	-	-	-	-	(3)	(4)	-

* = 20% of Lot Depth

- (1) Interior yard requirements may be waived in the case of townhouse developments; Interior side yard requirements may be waived for patio homes provided there is at least ten (10) feet between the structures.
- (2) A building may be erected to a height of eight (8) stories or one hundred (100) feet if set back from all required yard lines a distance of one (1) foot for each two (2) feet of additional height above forty-five (45) feet.

- (3) No rear yard required except that a rear yard of not less than fifteen (15) feet in depth shall be provided upon that portion of a lot abutting upon a residential district.
- (4) No side yard shall be required except that a side yard of not less than six (6) feet in width shall be provided on the side of a lot adjoining a residential district.
- (5) Buildings may exceed ten (10) stories or one hundred twenty-five (125) feet if set back one (1) foot for every two (2) feet of height above one hundred twenty-five (125) feet, but in no case shall the height of the building exceed the total of the street width on which it faces plus the depth of the front yard.
- (6) Whenever a building in a “LI” or “HI” District adjoins or abuts a residential district, such building shall not exceed three stories or forty-five (45) feet in height unless it is set back one (1) foot from the required side and rear yard lines for each foot of additional height above forty-five (45) feet.

Amendment 8. Article II, Sec. 4-Sign Regulations, 4-4-Sign Standards shall be amended to read as follows:

4-1. Sign Standards: Sign standards for each zoning district classification are depicted in the following chart:

SIGN	PERMITTED ZONING DISTRICTS	MAXIMUM AREA	MAXIMUM HEIGHT	SETBACK
ONSITE: Instructional, Private	All	8 SF	10 Ft.	10 Ft. (All prop. lines)
Nameplate	All	2 SF	Same as fence	Inside property lines
Identification	All	20 SF	10 Ft.	10 Ft. (All prop. lines)
Business	AO, MX1, MX2, C1, C2, LI, HI	200 SF	35 Ft.	10 Ft. (All prop. lines)
OFFSITE: Advertising/Billboards	AO, MX1, MX2, C1, C2, LI, HI (Specific Use Permit)	300 SF/Panel-C1 (Max. 2 panels) 700 SF/Panel- All other (Max. 4 panels)	50 Ft.	10 Ft. (Edge of pvmt.)
TEMPORARY: Special	All	2 SF-R1, R2, R3 40 SF-All other	10 Ft.	Inside property lines
Real Estate	All	30 SF	10 Ft.	10 Ft. (All prop. lines)
Construction	All	64 SF	10 Ft.	10 Ft. (All prop. lines)

SECTION 2: Conflict

In the event any provision passed and approved herein shall be discovered to be in conflict with any other provision of the Zoning Ordinance of the City, the provision contained herein shall apply until such time as further action is taken to by the Council to reconcile such conflict.

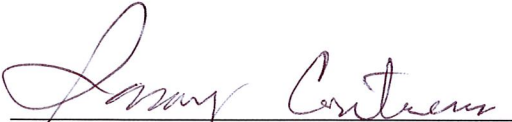
SECTION 3: Severability Clause

It is hereby declared to be the intention of the City Council of the City of Colorado City that any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Council without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

SECTION 4: Effective Date

This Ordinance shall be in the full force and effect as of the date of its passage.

PASSED AND APPROVED this the 15th day of July, 2014 and entered on the minutes on the _____ day of _____, 2014.



Sammy Contreas, Mayor Pro Tem

ATTEST:



Donna Madrid, City Secretary