

## ORDINANCE NO. 1197

**AN ORDINANCE AMENDING PORTIONS OF CHAPTER 20 OF THE FORT MORGAN  
MUNICIPAL CODE CONCERNING THE LAND USE AND SIGN CODES**

**WHEREAS**, the City of Fort Morgan maintains a land use code for the orderly development of property within the City of Fort Morgan which consists of various zoning regulations, setback requirements, and also the sign code; and,

**WHEREAS**, the land use code requires updating from time to time to ensure that the emerging issues are addressed and errors in the code are remedied; and,

**WHEREAS**, an error in the code pertaining to the sites where hotels and motels may locate needs to be updated; and,

**WHEREAS**, an issue in the Maximum Structure Heights for buildings in B-1 and B-2 zoning districts needs to be updated; and,

**WHEREAS**, portions of the Sign Code need to be updated to provide clear standards and address issues unique to the City of Fort Morgan.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF FORT  
MORGAN.

**Section 1:** The Fort Morgan Municipal Code Chapter 20, Article 4 Section 90 Table 4-1 is hereby updated to include the addition of a Hotel and Motel line item in the Services section as reflected:

**Section 2:** The Fort Morgan Municipal Code Chapter 20, Article 6 Section 50 concerning the maximum building heights for uses in B-2 is hereby amended as follows:

**Section 20-6-50. Zoning District Standards Table.**

Zoning District	UA	ER-1	R-1	R-2	R-3	R-4	T	B-1	B-2	BP	I
Minimum Lot Area	5 ac.	3 ac.	7,000 s.f.	5,000 s.f.	5,000 s.f.	4,000 s.f.	5,000 s.f.	—	—	0.5 ac.	1 ac.
Minimum Lot Width	150'	100'	70'	50'	50'	40'	50'	—	—	—	—
Minimum Floor Area	1,000 s.f.	1,500 s.f.	900 s.f.	700 s.f.	400 s.f.	—	—	—	—	—	—
Maximum Structure Height	40'	35'	35'	35'	40'	35'	35'	60'	40' <u>60'</u>	50'	75'
Minimum Front Yard Setback	50'	30'	25'	25'	20'	*	25'	**	25'	25'	25'
Minimum Side Yard Setback											
Principal Structure	25'	20'	5'	5'	5'	*	5'	—	5'	15'	15'
Accessory Structure	20'	20'	5'	5'	5'	*	—	—	—	—	—
Minimum Rear Yard Setback											
Principal Structure	25'	20'	25'	25'	20'	*	10'	10'	10'	15'	10'
Accessory Structure	20'	20'	3'	'3	'3	*	10'	—	—	—	—

**Section 3:** The Fort Morgan Municipal Code Chapter 20, Article 9 Section 90 table 20-9-90B is hereby amended concerning the total square footage allowed in the B1 designation for cabinet wall signs or dimensional wall signs as follows:

Cabinet Wall Signs or Dimensional Wall Signs (Primary)				
Max. #	1 per street-facing building elevation	1 per street-facing building elevation	Single-family, Duplex and Townhome Residential Uses: Not Allowed  Multifamily and Nonresidential Uses: 1 per street-facing building elevation	Not Allowed

Max. Sign Area	1 square foot per 2 linear feet of street-facing building elevation, up to 80 square feet	1 square foot per 2 linear feet of street-facing building elevation, up to <u>60</u> <u>80</u> square feet	1 square foot per 2 linear feet of street-facing building elevation, up to 32 square feet	N/A
Other Standards	Must be spaced at least 3 feet from primary fin sign on the same building elevation	Must be spaced at least 3 feet from primary fin sign on the same building elevation	Not allowed if primary fin sign is also present on the same building elevation	N/A

**Section 4.** The Fort Morgan Municipal Code Chapter 20, Article 10 Section 20 is hereby amended to include additional definitions and amend a previous definition as reflected:

*Hotel* means an establishment that provides temporary lodging in guest rooms and in which meals, entertainment and various personal services for the public may or may not be provided.

*Frontage* means the length of a front, side, or rear property line that abuts a street right-of-way. When applied to portions of this Chapter concerning Sign Regulations, the term Frontage also includes easements or shared drives that provide public access to a property.

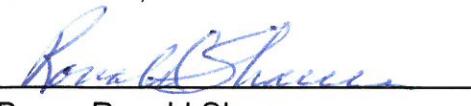
*Motel* means a hotel which usually is arranged in such a manner that individual guest rooms are directly accessible from an automobile parking area.

*Street-facing* shall have the same meaning as Frontage.

**INTRODUCED, READ, ADOPTED ON FIRST READING AND ORDERED PUBLISHED** on the 7th day of November, 2017.



THE CITY COUNCIL OF THE CITY OF FORT MORGAN, COLORADO

  
 By: Ronald Shaver  
 Mayor

Attest:

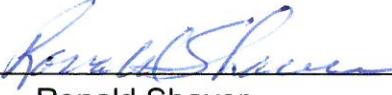


John Brennan  
City Clerk

PASSED, APPROVED AND ADOPTED ON FINAL READING AND ORDERED  
PUBLISHED on the 21<sup>st</sup> day of November, 2017.



THE CITY COUNCIL OF THE CITY OF  
FORT MORGAN, COLORADO



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By: Ronald Shaver  
Mayor

Attest:

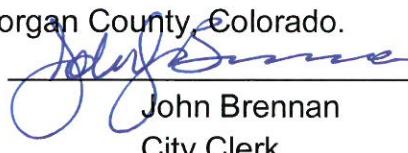


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John Brennan  
City Clerk

STATE OF COLORADO )  
COUNTY OF MORGAN ) ss.      CERTIFICATE  
CITY OF FORT MORGAN )

I, John Brennan, the duly appointed, qualified Clerk of the City of Fort Morgan, Colorado, do hereby certify that the foregoing **Ordinance No. 1197** was, as a proposed Ordinance, duly and legally presented to the City Council of the City of Fort Morgan, Colorado, on the 7th day of November, 2017. Said ordinance, as proposed, was duly read at length at said meeting, and thereafter the same was, on the 10th day of November, 2017, published in *The Fort Morgan Times*, a daily newspaper of general circulation published and printed in the City of Fort Morgan, Morgan County, Colorado. Said proposed ordinance was again taken up and read a second time, duly and legally, passed, approved and adopted at a regular meeting of the City Council held on the 21<sup>st</sup> day of November, 2017. Within five (5) days after its final passage, said **Ordinance No. 1197** was published in *The Fort Morgan Times*, a daily newspaper of general circulation published and printed in the City of Fort Morgan, Morgan County, Colorado.



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John Brennan  
City Clerk