

ORDINANCE NO. 1214

**AN ORDINANCE AMENDING CHAPTER 20 ARTICLE 6 OF THE CITY OF FORT
MORGAN MUNICIPAL CODE CONCERNING HEIGHT RESTRICTIONS**

WHEREAS, the City of Fort Morgan adopted regulations for height limitations in various zoning districts including Urban Agriculture, wherein structure height is limited to 40 feet as reflected in Section 20-6-50 of the Fort Morgan Municipal Code; and

WHEREAS, the Fort Morgan Municipal Code Section 20-4-90 provides for the allowed uses for zoning districts within the City, including the Urban Agriculture zone; and,

WHEREAS, upon review of the allowed uses for Urban Agriculture reflected in Section 20-4-90 in context with the height limitations contained in Section 20-6-50, it appears there is conflict in the allowed uses and the typical height for such uses; and

WHEREAS, updates to the Fort Morgan Municipal Code are needed to harmonize the conflicting sections of the code.

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

Section 1: Chapter 20 Article 4 Section 90 of the Fort Morgan Municipal Code is hereby amended as follows:

Sec. 21-14-10. - Purpose and applicability.

Section 2: Chapter 20 Article 6 Section 50 of the Fort Morgan Municipal Code, is hereby amended as follows:

Sec. 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' \pm	35'	35'	35'	40'	35'	35'	60'	60'	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'	—	—	—	—

* (1) Mobile homes shall set back a minimum of 20 feet from the property line of the mobile home park abutting upon a public thoroughfare, street, road or highway, and at least 15 feet from other park boundary lines.

(2) The front setback of mobile homes, exclusive of towing hitch, shall be a minimum of 15 feet from the curb on corner lots fronting upon interior streets or drives. Upon lots other than corner lots, the front setback, exclusive of towing hitch, shall be a minimum of 10 feet from the curb on such interior streets or drives.

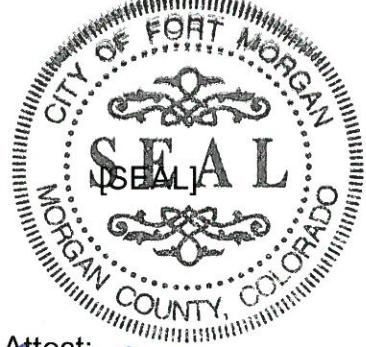
(3) Side and rear spacing of mobile homes shall provide for a minimum distance of 20 feet between units and additions to such units that are enclosed on 3 or more sides. Unenclosed decks and carports that are open on at least 2 sides shall maintain a minimum of 10 feet of separation between the deck or carport and any neighboring unit.

(4) There shall be a minimum of 18 feet setback from any service or mobile home park permanent building.

** The minimum front yard setback in the B-1 zoning district shall be the average of the adjoining lots.

+ The maximum structure height for Farming, Ranching and Crop Production; Grain Drying and Feed Manufacturing uses such as silos, grain elevators, and similar uses shall not exceed 125 feet.

**INTRODUCED, READ, ADOPTED ON FIRST READING AND ORDERED
PUBLISHED** on the 17th day of April, 2018.



Attest:



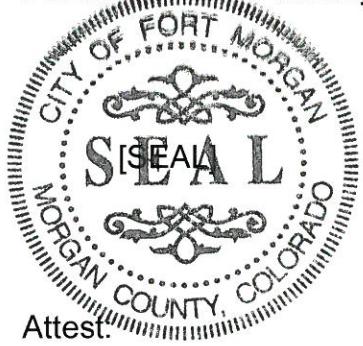
John Brennan
City Clerk

THE CITY COUNCIL OF THE CITY OF FORT
MORGAN, COLORADO



By: Ronald Shaver
Mayor

PASSED, APPROVED AND ADOPTED ON FINAL READING AND ORDERED
PUBLISHED this 1st day of May, 2018.



Attest:



John Brennan
City Clerk

THE CITY COUNCIL OF THE CITY OF
FORT MORGAN, COLORADO



By: Ronald Shaver
Mayor

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. 1214** was, as a proposed Ordinance, duly and legally presented to the City Council of the City of Fort Morgan, Colorado, on the 17th day of April, 2018. Said ordinance, as proposed, was duly read at length at said meeting, and thereafter the same was, on the 20th day of April, 2018, 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 1st day of May, 2018. Within five (5) days after its final passage, said **Ordinance No. 1214** 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.


John Brennan
City Clerk