

ORDINANCE NO. 1091

AN ORDINANCE AMENDING R-1 and B-1 OF THE *ZONING AND LAND USE CODE* OF THE CITY OF FORT MORGAN, COLORADO.

WHEREAS, the City desires to assist local property owners to better optimize use of their property; and,

WHEREAS, City Staff recommends two changes be made to the *Zoning and Land Use Code* to accommodate this need.

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

Section 3(A), R-1: Residential District (Low Density), of the *Zoning and Land Use Code of the City of Fort Morgan, Colorado* (2006) is hereby amended to read as follows:

A) Uses Permitted

1. Single-family dwellings.
2. Public schools dedicated to Grades K-12, parks, playgrounds and recreational areas.
3. Churches.
4. Hospitals.
5. Public Buildings – provided no repair or storage facilities are maintained.
6. Accessory Buildings.
7. Public Utility Mains and Distribution Lines; Substations and Exchanges.

Section 10, B-1: Business District, of the *Zoning and Land Use Code of the City of Fort Morgan, Colorado* (2006) is hereby amended to read as follows:

A) Uses Permitted

1. Any use permitted in R-1, R-2, R-3 or T Districts.

READ, PASSED ON FIRST READING AND ORDERED PUBLISHED this 15th day of December 2009.

THE CITY COUNCIL OF THE CITY OF FORT
MORGAN, COLORADO

[SEAL]

BY: */s/ Jack L. Darnell*
Mayor

ATTEST:

/s/ Andrea Strand
City Clerk

FINALLY PASSED, APPROVED AND ADOPTED ON FINAL READING AND
ORDERED PUBLISHED this 5th day of January, 2010.

THE CITY COUNCIL OF THE CITY OF FORT
MORGAN, COLORADO

[SEAL]

BY: */s/ Jack L. Darnell*
Mayor

ATTESTED:

/s/ Andrea Strand
City Clerk

STATE OF COLORADO)
COUNTY OF MORGAN)
CITY OF FORT MORGAN)

CERTIFICATE

I, Andrea Strand, the duly appointed, qualified and acting Clerk of the City of Fort Morgan, Colorado, do hereby certify and attest that the foregoing **Ordinance No. 1091** was, as a proposed **Ordinance** duly and legally presented to the City Council of the City of Fort Morgan, Colorado, at a regular meeting on the 15th day of December, 2009. Said **Ordinance**, as proposed, was duly read at length at said regular meeting, and thereafter the same was, on December 18, 2009, published in *The Fort Morgan Times*, 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 5th day of January, 2010. Within five (5) days after its final passage, said **Ordinance** 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.

/s/ Andrea Strand
City Clerk