

**ORDINANCE 2005-30**

**AN ORDINANCE OF THE CITY OF FRUITA, COLORADO, AMENDING SECTION 17.09.050 OF THE FRUITA MUNICIPAL CODE, CONCERNING STANDARDS AND CRITERIA FOR THE TRANSFER OF DEVELOPMENT RIGHTS/CREDITS.**

**BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRUITA, COLORADO:**

**Section 1.** That Subsection 17.09.050(B) of the Fruita Municipal Code, concerning standards and criteria for the transfer of development rights/credits in a Receiving Area, is hereby amended to read as follows:

- B. For all parcels to be developed in a Receiving Area with underlying Rural Residential (RR) zoning or a Rural Residential land use designation on the Fruita Community Plan 2020 Map:
1. The base density is a minimum of three (3) acres per dwelling unit (without City wastewater collection service) and minimum of two (2) acres per dwelling unit (with City wastewater collection service).
  2. The base density and any bonus density combined shall not exceed a maximum of four (4) dwelling units per one (1) acre (with City wastewater collection service) in the area bounded by 18 ½ Road on the West, 19 Road on the East, L Road on the North and U.S. Highway 6 & 50 on the South. Use of a bonus density in the Rural Residential (RR) Zone District may only occur in developments served by the City's wastewater system.
  3. The base density and any bonus density combined shall not exceed a maximum of one (1) dwelling unit per half (½) acre (with City wastewater collection service) in all other areas designated as Rural Residential on the Fruita Community Plan 2020 Map.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL  
THIS 6<sup>TH</sup> DAY OF SEPTEMBER, 2005.**

CITY OF FRUITA, COLORADO

By: \_\_\_\_\_

E. James Adams, Mayor

ATTEST:

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Margaret Steelman, City Clerk

Published:  
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