

**ORDINANCE 2006-08**

**AN ORDINANCE OF THE CITY OF FRUITA, COLORADO, AMENDING SECTION 17.07.050 (F) OF THE FRUITA MUNICIPAL CODE CONCERNING THE SCHEDULE OF HEIGHT/BULK/LOCATION REQUIREMENTS IN THE LIMITED INDUSTRIAL RESEARCH AND DEVELOPMENT (LIRD) ZONE DISTRICT**

**Be IT HERBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRUTIA COLORADO:**

**Section 1.** That Section 17.07.050 (F), Limited Industrial/Research and Development zone district, of the Fruita Municipal Code, concerning the schedule of height/bulk/location requirements, is herby amended to read as follows:

<b>ZONE DISTRICT</b>	<b>MIN. LOT AREA</b>	<b>MIN. FRONT YARD</b>	<b>MIN. SIDE YARD</b>	<b>MIN. REAR YARD</b>	<b>* MAX BUILDING HEIGHT</b>	<b>MAX. LOT COVER-AGE</b>
Limited Industrial/Research and Development (LIRD)	10,000 sf	<del>40'</del> 20'	20'/10'	20'/10'	<del>35'</del> 50'*	<del>30%</del> 80%***

**\* SEE BUILDING HEIGHT DEFINITION IN CHAPTER 17.03. THE 50-FOOT LIMIT APPLIES TO PRINCIPAL BUILDINGS: OTHER STRUCTURES LIMITED TO 70-FOOT HEIGHT EXCEPT FOR NECESSARY MECHANICAL APPURTENANCES SUCH AS BULKHEADS AND ELEVATORS WHICH MAY EXTEND BEYOND THE 70-FOOT LIMIT**

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL  
THIS 21<sup>st</sup> DAY OF MARCH, 2006**

City of Fruita

ATTEST:

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E. James Adams, Mayor

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Margaret Steelman, City Clerk