

ORDINANCE 2007-02

AN ORDINANCE OF THE CITY OF FRUITA, COLORADO, AMENDING SECTION 17.07.050 (F) OF THE FRUITA MUNICIPAL CODE CONCERNING THE MINIMUM SIDE YARD SETBACKS IN THE SCHEDULE OF HEIGHT/BULK/LOCATION REQUIREMENTS FOR THE COMMUNITY RESIDENTIAL, NEW URBANISM ZONE DISTRICT

WHEREAS, the Fruita City Council adopted Ordinance 2004-38 Repealing and Reenacting the Schedule of Height/Bulk/Location Requirement in Zone Districts with the stated intention of amending the maximum lot coverage in the schedule, and

WHEREAS, the Schedule of Height/Bulk/Location Requirement adopted by Ordinance 2004-38 contained an error in the minimum side yard setbacks for the Community Residential, New Urbanism zone district, and

WHEREAS, it is the intent of this Ordinance to correct that error and reinstate the previous setbacks indicated for the Community Residential/New Urbanism Zone District as adopted by Ordinance 2004-19.

BE IT HERBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRUITA COLORADO:

SECTION 1. That Section 17.07.050 (F), Schedule of Height/Bulk/Location Requirements, Subsection on the Community Residential (CR), (New Urbanism) zone district, of the Fruita Municipal Code is hereby amended to read as follows:

ZONE DISTRICT	MIN. LOT AREA	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	* MAX BUILDING HEIGHT	MAX. LOT COVERAGE
Community Residential (CR) (New Urbanism) (see definition below)	1 DU/7,000 sf single family	15'	10' ON ONE SIDE AND 5' ON OTHER SIDE; 3' FOR ACCESSORY STRUCTURES 10' 5'	15'/3'	35'/16'	42% (3%)

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL
THIS 6th DAY OF FEBRUARY, 2007**

ATTEST:

City of Fruita

City Clerk

Dave Karisny, Mayor Pro-tem