ORDINANCE NO. 3
SERIES 2019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
GUNNISON, COLORADO, AMENDING SECTIONS: 2, TABLE 2-5,
nonresidential zone district dimensional standards
and 3.7, accommodations, retail, service — commercial
use standards, of the city of Gunnison land
Development Code

WHEREAS, through the Gunnison Vibrancy Initiative a report was
created and adopted by City Council in March 2018 as part of their Strategic Plan,
that included an implementation section and Action Plan of items to be pursued
within the next five years; and

WHEREAS, the Gunnison Valley Initiative Report identifies multiple
recommendations for amendments to the Land Development Code; and

WHEREAS, as part of City Council’s Strategic Plan priority regarding
Livable and Affordable Housing, a Land Development Code Diagnosis was
completed by Alex Joyce of Cascadia Partners to identify development and
housing barriers to the City policies; and

WHEREAS, the Land Development Code Diagnosis included
recommendations for amendments to the City’s Land Development Code; and

WHEREAS, the Community Development Director of the City of
Gunnison has filed an application with the City of Gunnison, Colorado, seeking
approval of a text amendment to Sections: 2, Table 2-5 Non-Residential Zone
District Dimensional Standards and 3.7 Accommodations, Retail, Service —
Commercial Use Standards within the Land Development Code; and

WHEREAS, the Planning and Zoning Commission of the City of
Gunnison, Colorado, held a public hearing on said application pursuant to notice
published in accordance with the Land Development Code of the City of
Gunnison, Colorado, on February 27, 2019; and

WHEREAS, Section 10.5 of the City of Gunnison Land Development
Code states that approval of a text amendment to the Land Development Code
may only occur if the application meets all the Review Standards for Text
Amendment; and

WHEREAS, the Planning and Zoning Commission considered the
amendments to the Land Development Code following a public hearing held on
February 27, 2019, and recommends approval of the same. Therefore, staff
requests Council approve the amendments in the form incorporated herein; and

WHEREAS, the City Council of the City of Gunnison, Colorado, held a
public hearing on the Text Amendment application to the Land Development
Code on March 26, 2019;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF GUNNISON, COLORADO, THAT:

Section 1. City of Gunnison Land Development Code, Sections: 2, Table
2-5 Non-Residential Zone District Dimensional Standards and 3.7
Accommodations, Retail, Service — Commercial Use Standards, is hereby
adopted in the form incorporated herein.
<table>
<thead>
<tr>
<th>STANDARD</th>
<th>B-1</th>
<th>C</th>
<th>CBD</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DENSITY</strong></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Max. density (units/acre)</td>
<td>40</td>
<td>70</td>
<td>NA</td>
<td>14</td>
</tr>
<tr>
<td><strong>LOT</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Minimum lot size (sq. ft.)</td>
<td>3,125</td>
<td>4,000</td>
<td>--</td>
<td>3,125</td>
</tr>
<tr>
<td>Minimum lot frontage (ft.)</td>
<td>25</td>
<td>25</td>
<td>--</td>
<td>25</td>
</tr>
<tr>
<td>Maximum lot coverage: (%) structures / parking and access</td>
<td>75</td>
<td>90</td>
<td>100</td>
<td>90</td>
</tr>
<tr>
<td>Minimum landscape area (%)</td>
<td>25</td>
<td>10</td>
<td>--</td>
<td>10</td>
</tr>
<tr>
<td><strong>BUILDING</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Maximum building height (ft.)</td>
<td>35 up to 50 feet (with standards §3.7 A1.)</td>
<td>50</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Minimum building width (ft.)</td>
<td>20</td>
<td>--</td>
<td>--</td>
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</tr>
<tr>
<td>Minimum floor area: Multi-family (sq. ft.)</td>
<td>480</td>
<td>300 efficiency</td>
<td>--</td>
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</tr>
<tr>
<td>Minimum floor area: Multi-family (sq. ft.)</td>
<td>480 multi-family</td>
<td>--</td>
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</tr>
<tr>
<td>Minimum floor area: Second story residence (sq. ft.)</td>
<td>300</td>
<td>300</td>
<td>300</td>
<td>300 min 700 max</td>
</tr>
<tr>
<td>Minimum area (sq. ft.)</td>
<td>32</td>
<td>32</td>
<td>32</td>
<td>--</td>
</tr>
<tr>
<td><strong>BUILDING SETBACKS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum from side lot line (ft.)</td>
<td>0(^1)</td>
<td>5(^1)</td>
<td>no req.</td>
<td>5(^1)</td>
</tr>
<tr>
<td>Minimum from rear lot line (ft.) principal building</td>
<td>5(^1)</td>
<td>5(^1)</td>
<td>no req.</td>
<td>5(^1)</td>
</tr>
<tr>
<td>Minimum from rear lot line (ft.) accessory building</td>
<td>5(^1)</td>
<td>5(^1)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Setback from front lot line (ft.)</td>
<td>15(^4)*Max</td>
<td>15(^4)*Max (50% of frontage)</td>
<td>no req.(^4)</td>
<td>0(^2)</td>
</tr>
</tbody>
</table>

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§3.7 ACCOMMODATIONS, RETAIL, SERVICE - COMMERICAL USE STANDARDS
The standards of this Section shall apply to all permitted Conditional Uses, as set forth in the Principal Use Table (§2.4).

A. All Conditional Uses within the B-1 zone district and Buildings above 35 Feet. All Conditional Uses and buildings above 35 feet within the B-1 zone district shall comply with the following standards:

1. **Applicability.** The standards in this section apply to new development and exterior alterations to existing buildings.

2. **Design Standards.**

   a. The design should consider all sides of a building. Where a building wall faces a residential zone district, the building face shall include façade considerations and architectural detailing.

   b. The orientation of the building’s primary façade, including its primary functional entrance, shall face a street and include a minimum transparency of 40% on the ground floor.

   c. The building mass and design above 35 feet in height shall not be visible from a street frontage or an adjoining residential
zone district property and no more than 50% of the building footprint may be utilized.

d. Buildings with a height greater than 35 feet shall be setback a minimum of 40 feet on side and/or rear lot lines from any residential zone district property line.

e. Lighting shall promote dark skies and be designed to minimize light pollution into residential areas.

f. Use vertical and horizontal articulation techniques to establish a sense of scale in the design of a larger building such as:

Wall Offsets: Step Backs, Base, Middle, Wall Projections: Variations in Cap Design; Material

g. Solar Access. Structures shall be designed and constructed so as to not cast a shadow on adjacent residential zone districts at noon MST on December 21st.

h. If four or more off-street parking spaces are provided, visual screening from adjacent residential uses shall be required.

Section 2. Severability. If any section, sentence, clause, phrase, word or other provision of this ordinance is for any reason held to be unconstitutional or otherwise invalid, such holding shall not affect the validity of the remaining sections, sentences, clauses, phrases, words or other provisions of this ordinance, or the validity of this ordinance as an entirety, it being the legislative intent that this ordinance shall stand notwithstanding the invalidity of any section, sentence, clause, phrase, word or other provision.

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED this 26th day of March, 2019 on first reading, and introduced, read, passed and adopted on second and final reading this 9th day of April, 2019.

Jim Gelwicks, Mayor

ATTEST:

Erica Boucher, City Clerk

Published by title in the Gunnison Country Times newspaper April 4, 2019.