ORDINANCE NO. 4
SERIES OF 2017

AN ORDINANCE OF THE BOARD OF TRUSTEES
OF THE TOWN OF CARBONDALE, COLORADO
APPROVING AND ADOPTING A REVISED ZONING DISTRICT MAP OF THE
TOWN OF CARBONDALE

WHEREAS, pursuant to the Town of Carbondale Home Rule Charter ("Charter"), the
Carbondale Municipal Code ("Code"), and C.R.S. § 31-23-302, the Board of Trustees ("Board")
of the Town of Carbondale, Colorado ("Town") possesses the authority to divide the
municipality into zoning districts; and

WHEREAS, pursuant to this authority, the Board has previously established such
districts upon a map entitled "Zoning District Map of the Town of Carbondale" in connection
with the adoption of Title 18 of the Code pursuant to Ordinance No. 16, Series of 1993;
and

WHEREAS, in May 2016, pursuant to Ordinance No. 4, Series of 2016, the Board
repealed prior Title 18 of the Carbondale Municipal Code and replaced the same with a new
Unified Development Code ("UDC") that is now codified as Chapter 17 of the Carbondale
Municipal Code, which revised zoning code provides in Section 3.1.2 for the Town to continue
to adopt and periodically revise a Zoning District Map of the Town of Carbondale; and

WHEREAS, the Board has adopted over the years various amendments to this map in
accordance with the procedures required by state law and the Code; and

WHEREAS, the Board finds it necessary and desirable to collect all previous Zoning
District Map amendments in one location and to memorialize the current zoning of the Town in a
revised, officially adopted Zoning District Map; and

WHEREAS, pursuant to the Home Rule Charter, C.R.S. §§ 31-23-304 and 31-23-305,
and the UDC, and after notice of the same was provided in accordance with law, the Planning
Commission conducted a public hearing on the amended Zoning District Map on January 12,
2017, and thereafter voted to recommend approval of said map to the Board; and

WHEREAS, pursuant to the Home Rule Charter, C.R.S. §§ 31-23-304 and 31-23-305,
and the UDC, and after notice of the same was provided in accordance with law, the Board
conducted a public hearing on the amended Zoning District Map on February 28, 2017, and
thereafter finds that it is appropriate to adopt the amended Zoning District Map, as further set
forth herein.

NOW THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of
Carbondale, Colorado, as follows:
Section 1. The revised Zoning District Map of the Town of Carbondale, Colorado dated February 28, 2017, a copy of which is attached hereto and incorporated herein by this reference, is hereby approved and adopted pursuant to Section 3.1.2 of Chapter 17 of the Code.

Section 2. The revised Zoning District Map approved and adopted pursuant to this Ordinance is a representation of ordinances and actions taken by the Town of Carbondale. It may or may not accurately identify the zoning of any particular parcel of land. In order to confirm the zoning classification of any particular parcel of property, and/or whether any vested land use entitlements exist for that property, it is necessary to refer to the ordinances and any other site-specific approvals or agreements that relate to that property, including but not limited to any pertinent zoning ordinances, Planning and Zoning Commission resolutions, special or conditional use approvals, development agreements, site plans, or other site-specific land use approvals or agreements that may exist for that parcel.

Section 3. Should any one or more sections or provisions of this Ordinance or of the Code provisions enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or of such Code provision, the intention being that the various sections and provisions are severable.

INTRODUCED, READ AND PASSED this 28th day of February, 2017.

THE TOWN OF CARBONDALE

By:  

Dan Richardson, Mayor

ATTEST:

Cathy Derby, Town Clerk

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