

ORDINANCE

16-07
Series of 2016

TITLE: AN ORDINANCE AMENDING ARTICLE 4 OF CHAPTER 16 OF THE HUDSON MUNICIPAL CODE TO ADD A NEW SECTION 16-49, C-O, COMMERCIAL OFFICE ZONING DISTRICT

BE IT ORDAINED BY THE COUNCIL FOR THE TOWN OF HUDSON, COLORADO, THAT:

Section 1. Article 4 of Chapter 16 of the Hudson Municipal Code is hereby amended by the addition of a new Section 16-49 to read as follows:

Sec. 16-49. Commercial Office district (C-O).

(a) Purpose. The Commercial – Office (C-O) District is intended to provide for administrative and professional services and limited personal services. C-O properties should be designed to mitigate any nuisance or incompatibility with surrounding land uses and should include the integration of pedestrian access. Land within this classification is generally located adjacent to residential areas on major traffic arterial roadways.

(b) Design Criteria.

- (1) The entire office development, including building, landscaping and parking shall be designed, used and maintained in such manner as to be compatible with and enhance surrounding development;
- (2) All businesses shall operate completely within enclosed buildings.

(c) Uses by right.

- (1) Accounting, Auditing and Bookkeeping Services
- (2) Advertising Agencies
- (3) Barber Shops
- (4) Beauty Shops
- (5) Computer Maintenance and Repair
- (6) Home Health Care Services
- (7) Insurance Agents, Brokers and Services

- (8) Legal Services
- (9) Offices and Clinics of Dentists
- (10) Offices and Clinics of Doctors of Medicine
- (11) Photographic Studios
- (12) Retail sales that are operated entirely within office buildings and which are compatible with and incidental to the primary permitted office use. Retail sales may not occupy more than ten (10) percent of the floor area of office buildings.
- (13) Real Estate Agents and Managers
- (14) Security Brokers and Dealers
- (15) Tax Return Preparation Services
- (16) Title Abstract Offices
- (17) Other such similar uses as listed in paragraphs (1) through (15) above which are determined by the planning commission to be not more detrimental uses in said district than the uses by right hereinafter enumerated.

(d) Accessory uses. None Permitted.

(e) Uses by Special Review (USR). The following buildings, structures and uses may be constructed, occupied or maintained in this district upon approval of a permit in accordance with the requirements and procedures set forth in section 16-63 of this chapter.

- (1) Oil and gas production facilities, reviewed pursuant to article 11 of this chapter.
- (2) Freestanding microwave, radio, television or other CMRS facility, reviewed pursuant to article 10 of this chapter.

(f) Temporary uses. Temporary uses shall be allowed as follows, subject to the provisions of section 16-65.5 of this chapter:

- (g) Maximum building height - thirty (30) feet in height.
- (h) Lot minimum requirements.

- (1) Minimum area of lot – twelve thousand five hundred (12,500) square feet.
- (2) Minimum width of lot – fifty (50) feet.

- (3) Front setback – twenty-five (25) feet.
- (3) Side setback - shall be ten (10) feet, or fifteen (15) feet if abutting a residential district.
- (4) Rear setback – fifteen (15) feet.
- (d) Parking
 - (1) See Section 16-142 of this chapter

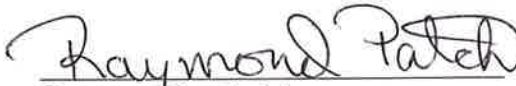
Section 2. Safety Clause. The Town Council hereby finds, determines, and declares that this ordinance is promulgated under the general police power of the Town of Hudson, that it is promulgated for the health, safety, and welfare of the public, and that this ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Council further determines that the ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 3. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED, READ IN FULL, AND ADOPTED this 7th day of September, 2016.

TOWN OF HUDSON, COLORADO


Raymond Patch, Mayor

ATTEST:


Rebecca Utecht, Town Clerk

PASSED ON SECOND AND FINAL READING this 21st day of September, 2016, and ordered to be published by title only, with a complete copy available for public inspection and acquisition in the office of the Town Clerk.



TOWN OF HUDSON, COLORADO

Raymond Patch
Raymond Patch, Mayor

ATTEST:

Rebecca Utecht
Rebecca Utecht, Town Clerk

APPROVED AS TO FORM

Corey Hoffmann
Corey Hoffmann, Town Attorney