

**CITY OF WHEAT RIDGE, COLORADO
 INTRODUCED BY COUNCIL MEMBER DAVIS
 COUNCIL BILL NO. 16
 ORDINANCE NO. 1675
 Series 2019**

TITLE: AN ORDINANCE AMENDING SECTION 26-205 OF THE WHEAT RIDGE CODE OF LAWS CONCERNING THE REGULATION OF MINOR ACCESSORY STRUCTURES IN THE RESIDENTIAL-ONE ZONE DISTRICT (CASE NO. ZOA-19-04)

WHEREAS, the City Council of the City of Wheat Ridge is authorized by the Home Rule Charter and the Colorado Constitution and statutes to enact and enforce ordinances for the preservation of the public health, safety and welfare; and

WHEREAS, in the exercise of that authority, the City Council of the City of Wheat Ridge has previously enacted Chapter 26 of the Wheat Ridge Code of Laws (the Code) pertaining to zoning, land use, and development; and

WHEREAS, the City Council has identified a need to modify regulations pertaining to minor accessory structures in the Residential-One (R-1) zone district associated therewith; and

WHEREAS, the City Council finds that this amendment does not diminish the quality or character of its residential neighborhoods.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WHEAT RIDGE, COLORADO:

Section 1. Code Section 26-205 (Residential-One District (R-1)) of the Code is amended as follows in their appropriate locations:

B. *Development standards:*

		Maximum Height	Maximum Building Coverage	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard Setback (a)	Minimum Side Yard Setback (b)	Minimum Rear Yard Setback (b)
...								
Accessory Buildings (d)	Major	15'	1,000 sf	N/A	N/A	30' (e)	15'	15'
	Minor	10'	400-sf 200 SF	N/A	N/A	30' (e)	45' 5'	45' 5'

Section 2. Safety Clause. The City Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the City of Wheat Ridge, 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 City

Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 3. Severability, Conflicting Ordinances Repealed. If any section, subsection or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 4. Effective Date. This Ordinance shall take effect fifteen (15) days after final publication, as provided by Section 5.11 of the Charter.

INTRODUCED, READ, AND ADOPTED on first reading by a vote of 7 to 0 on this 14th day of October, 2019, ordered published with Public Hearing and consideration on final passage set for Monday, October 28, 2019 at 7:00 p.m., in the Council Chambers, 7500 West 29th Avenue, Wheat Ridge, Colorado.


READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of 6 to 0, this 28th day of October 2019.

SIGNED by the Mayor on this 28th day of October 2019.




Bud Starker, Mayor

ATTEST:



Janelle Shaver, City Clerk

Approved as to form


Gerald E. Dahl, City Attorney

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