

**ORDINANCE NO. 1091**

**AN ORDINANCE AMENDING R-1 and B-1 OF THE ZONING AND LAND USE CODE OF THE CITY OF FORT MORGAN, COLORADO.**

**WHEREAS**, the City desires to assist local property owners to better optimize use of their property; and,

**WHEREAS**, City Staff recommends two changes be made to the *Zoning and Land Use Code* to accommodate this need.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF FORT MORGAN, COLORADO:**

Section 3(A), R-1: Residential District (Low Density), of the *Zoning and Land Use Code of the City of Fort Morgan, Colorado* (2006) is hereby amended to read as follows:

**A) Uses Permitted**

1. Single-family dwellings.
2. Public schools dedicated to Grades K-12, parks, playgrounds and recreational areas.
3. Churches.
4. Hospitals.
5. Public Buildings – provided no repair or storage facilities are maintained.
6. Accessory Buildings.
7. Public Utility Mains and Distribution Lines; Substations and Exchanges.

Section 10, B-1: Business District, of the *Zoning and Land Use Code of the City of Fort Morgan, Colorado* (2006) is hereby amended to read as follows:

**A) Uses Permitted**

1. Any use permitted in R-1, R-2, R-3 or T Districts.

READ, PASSED ON FIRST READING AND ORDERED PUBLISHED this 15<sup>th</sup> day of December 2009.

THE CITY COUNCIL OF THE CITY OF FORT MORGAN, COLORADO

[SEAL]

BY: /s/ Jack L. Darnell  
Mayor

ATTEST:

/s/ Andrea Strand  
City Clerk

FINALLY PASSED, APPROVED AND ADOPTED ON FINAL READING AND ORDERED PUBLISHED this 5<sup>th</sup> day of January, 2010.

THE CITY COUNCIL OF THE CITY OF FORT MORGAN, COLORADO

[SEAL]

BY: /s/ Jack L. Darnell  
Mayor

ATTESTED:

/s/ Andrea Strand  
City Clerk

STATE OF COLORADO )  
COUNTY OF MORGAN )  
CITY OF FORT MORGAN )

**CERTIFICATE**

I, Andrea Strand, the duly appointed, qualified and acting Clerk of the City of Fort Morgan, Colorado, do hereby certify and attest that the foregoing **Ordinance No. 1091** was, as a proposed **Ordinance** duly and legally presented to the City Council of the City of Fort Morgan, Colorado, at a regular meeting on the 15<sup>th</sup> day of December, 2009. Said **Ordinance**, as proposed, was duly read at length at said regular meeting, and thereafter the same was, on December 18, 2009, published in *The Fort Morgan Times*, daily newspaper of general circulation published and printed in the City of Fort Morgan, Morgan County, Colorado. Said proposed **Ordinance** was again taken up and read a second time, duly and legally passed, approved and adopted at a regular meeting of the

City Council held on the 5<sup>th</sup> day of January, 2010. Within five (5) days after its final passage, said **Ordinance** was published in the *Fort Morgan Times*, a daily newspaper of general circulation published and printed in the City of Fort Morgan, Morgan County, Colorado.

*/s/ Andrea Strand*  
City Clerk