

ORDINANCE 5-2014

**AN ORDINANCE AMENDING THE WELLINGTON MUNICIPAL CODE CONCERNING
LIMITATIONS ON PERMITTED USES IN THE INDUSTRIAL AND LIGHT
INDUSTRIAL ZONE DISTRICT**

WHEREAS, the Town Board of Wellington, Colorado has adopted Chapter 16 of the Municipal Code regulating and restricting the location and use of buildings, structures and land for residence, business, trade, industry or other purposes; and

WHEREAS, for all the zoning districts the code includes uses which are permitted, not permitted, or permitted as a conditional use; and

WHEREAS, both the Light Industrial (LI) and Industrial (I) districts have limitations which do not allow manufacturing outside of a completely enclosed structure; and

WHEREAS, most existing and proposed industrial businesses in Wellington involve steel fabrication with final products

WHEREAS, the Planning Commission at the regular meeting of March 3, 2014 by motion recommended manufacturing/fabrication outside of a completely enclosed structure be allowed within the Light Industrial district as a conditional use; and

WHEREAS, the Planning Commission at the regular meeting of March 3, 2014 by motion recommended the restriction on manufacturing/fabrication outside of a completely enclosed structure in the Industrial district be eliminated.

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Wellington, that:

SECTION 1: Section 16-5-13 (b)(10) is amended to read as follows:

(10) Light industrial uses; provided all manufacturing, fabrication and similar uses shall be carried on entirely within a completely enclosed structure..

SECTION 2: Section 16-5-130 (c) is amended to read as follows:

(c) Limitations. Any use in this District shall conform to the following requirements:

(1) Dust, fumes, odors, smoke, vapor and noise shall be confined to the site and be controlled in accordance with the state air pollution laws.

(2) Outdoor storage, equipment and refuse areas shall be concealed from view from abutting rights-of-way and from adjoining residential districts.

(3) Travel and parking portions of the lot shall be surfaced with asphalt, concrete, compressed gravel or equivalent maintainable surfacing with erosion control.

(4) Light fixtures in parking areas shall be hooded and mounted not more than twenty-five (25) feet above the ground level and oriented in such a manner so as not to shine into residential areas. Lighting shall conform to the requirements in Section 16-3-450 of this Code.

SECTION 3: Section 16-5-130(d)(32) is added to the Wellington Municipal Code to read as follows:

(32) Light industrial uses with manufacturing, fabrication and similar uses carried on outside of a completely enclosed structure.

SECTION 4: Section 16-5-150 (c) is amended to read as follows:

(c) Limitations. Any use in this District shall conform to the following requirements:

(1) Dust, fumes, odors, smoke, vapor and noise shall be confined to the site and be controlled in accordance with the state air pollution laws.

(2) Outdoor storage, equipment and refuse areas shall be concealed from view from abutting rights-of-way and from adjoining residential districts.

(3) Travel and parking portions of the lot shall be surfaced with asphalt, concrete, compressed gravel or equivalent maintainable surfacing with erosion control.

(4) Light fixtures in parking areas shall be hooded and mounted not more than twenty-five (25) feet above the ground level and oriented in such a manner so as not to shine into residential areas. Lighting shall conform to the requirements in Section 16-3-450 of this Code.

SECTION 5. Repealer: All ordinances, resolutions and motions of the Board of Trustees of the Town of Wellington, or parts thereof, in conflict with the provisions of this ordinance are, to the extent of such conflict, hereby superceded and repealed; provided that such repeal shall not repeal the repealer clauses of such ordinance, resolution or motion, nor revive any ordinance, resolution or motion thereby.

SECTION 6. Validity. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the ordinance. The Board of Trustees hereby declares that it would have passed this ordinance, including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases might be declared invalid.

SECTION 7. Certification. The Town Clerk shall certify to the passage of this ordinance and make not fewer than three copies of the adopted ordinance available for inspection by the public during regular business hours.

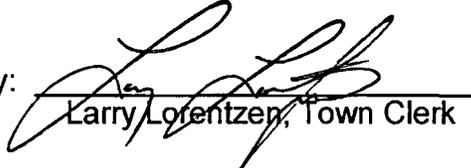
PASSED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO, AND ORDERED PUBLISHED THIS 11TH DAY OF MARCH, 2014, AND ORDERED TO BECOME EFFECTIVE 30 DAYS FROM THE DATE OF PUBLICATION.

TOWN OF WELLINGTON

By: 

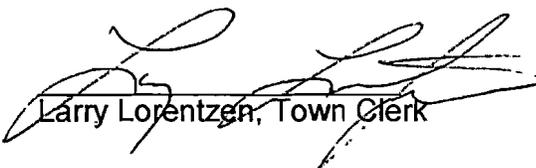
Travis Vieira, Mayor

ATTEST:

By: 

Larry Lorentzen, Town Clerk

PUBLISHED BY TITLE THE 17th DAY OF March, 2014, IN "THE COLORADOAN".


Larry Lorentzen, Town Clerk