

CITY OF RIFLE, COLORADO
ORDINANCE NO. 8
SERIES OF 2024

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, REZONING THE RIFLE BUSINESS PARK PLANNED UNIT DEVELOPMENT BY AMENDING THE RIFLE BUSINESS PARK PLANNED UNIT DEVELOPMENT GUIDE.

WHEREAS, by Ordinance No. 24, Series of 1997, the City Council of the City of Rifle approved the Rifle Business Park Planned Unit Development Guide (“PUD Guide”) that outlined the City of Rifle’s zoning and land use restrictions that are applicable to lots within the Rifle Business Park; and

WHEREAS, Ordinance No. 24, Series of 1997 was recorded as Reception No. 516811 and the PUD Guide was recorded as Reception No. 516813 in the Office of the Garfield County Clerk and Recorder; and

WHEREAS, by Ordinance No. 14, Series of 2000, recorded as Reception No. 561777 in the Office of the Garfield County Clerk and Recorder, amended the PUD Guide to reflect changed circumstances; and

WHEREAS, the City Council finds and determines that it is in the best interests of the citizens of Rifle to amend the PUD Guide to include “Prepared Food Mobile Vendor” as an allowed use within the permitted list of uses; and

WHEREAS, over 51% of the Rifle Business Park owners approved an amendment to the PUD Guide to allow Prepared Food Mobile Vendor as an allowed use.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Rifle Business Park Planned Unit Development Guide, in Paragraph 1, “SCHEDULE OF USES ALLOWED”, is hereby amended as follows, with underlined text added:

1. SCHEDULE OF USES ALLOWED

- ✓ Assembly (fabrication, manufacturing, and assembly of components – all activities must be contained within an enclosed building or behind a solid opaque fence or appropriately designed wall; provided, however, such fence or wall shall be not less than six feet (6’) in height)
- ✓ Bakery
- ✓ Biomedical and biotechnology laboratories, processing and manufacture.
- ✓ Bottling / breweries, retail sales associated with brewery production and operation, restaurants and lounges with liquor license, after appropriate City liquor hearings.
- ✓ Business services (copying, printing, delivery, packaging, mailing, secretarial, clerical,

etc.)

- ✓ Cabinet making
- ✓ Carpentry, plumbing and electrical shops
- ✓ Ceramics (design, fabrication and production)
- ✓ Cold storage
- ✓ Commercial laundry or dry cleaning plan
- ✓ Crop production, orchards, flower production (retail sales a secondary use e.g. nursery)
- ✓ Day Care (Conditional Use)
- ✓ Educational facility (business, industrial and technical only – conditional use if over thirty students)
- ✓ Electronic technology including research and development, assembly, testing, etc. (EMF emissions regulated by FAA and aviation easement due to the proximity of the Garfield County Airport).
- ✓ Equipment leasing of all types (outside storage of equipment is regulated in Section 10)
- ✓ Fire station
- ✓ Food service / caterers (not restaurant)
- ✓ Furniture repair / refinishing and upholstery
- ✓ General retail sales
- ✓ Instrumentation
- ✓ Manufacturing and processing, assembly, fabrication, service, repair, packaging or preparation of articles or merchandise – all activities must be contained within an enclosed building or behind a solid opaque fence or appropriately designed wall; provided, however, such fence or wall shall be not less than six feet (6') in height
- ✓ Motor freight shipping center
- ✓ Offices for the conduct of a business or profession
- ✓ Printing
- ✓ Prepared Food Mobile Vendor
- ✓ Professional Offices
- ✓ Recreational facility
- ✓ Research facilities, testing laboratories
- ✓ Residential housing units associated and attached to a Permitted Use, subject to the following:
 - Only on second or higher floor of the building containing the Permitted Use;
 - No more than 50% of the total square footage of the building or 4 units, whichever is less;
 - Each unit may not exceed 800 square feet; and

- No more than 2 persons per unit;
- ✓ Service and repair of appliances, computers, electronic equipment, etc.
- ✓ Showrooms (secondary to manufacture or service only)
- ✓ Software development
- ✓ Studio for creation or manufacture of arts and crafts
- ✓ Telecommunications facilities (EMF emission regulated by FAA and aviation easement due to proximity of Garfield County Airport).
- ✓ Warehouses limited in size to 15,000 sq. ft. (permitted only if accompanied by on-premises employees in conjunction with handling, packaging, or transfer of goods – no self storage)
- ✓ Wholesale establishments

INTRODUCED, on March 6, 2024, read in full, passed on first reading, and ordered published by title as required by the City Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on March 20, 2024, approved without amendments, and ordered published in full as required by the Charter.

Dated this ___ day of _____, 2024.

CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

City Clerk