

CITY OF RIFLE, COLORADO
ORDINANCE NO. 23
SERIES OF 2016

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING
TITLE 16 OF THE RIFLE MUNICIPAL CODE REGULATING RESIDENTIAL
ACCESSORY STORAGE STRUCTURES AND FENCES.

WHEREAS, the City of Rifle (“Rifle” or the “City”) is a home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Rifle Home Rule Charter; and

WHEREAS, Chapter 16 of the Rifle Municipal Code regulates land use and development within the City; and

WHEREAS, Section 16-1-220 of the Code defines accessory building; and

WHEREAS, Section 16-3-240 of the Code establishes standards for fences, hedges, and walls; and

WHEREAS, Section 16-3-340 establishes standards for accessory storage buildings; and

WHEREAS, the Rifle City Council desires to amend Sections 16-1-220, 16-3-240, and 16-3-340 of the Code to provide additional options for residents to meet their storage needs, to prevent the negative impacts of storage on neighbors or the community, and to provide clarity to residents.

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. Section 16-1-220 of the Rifle Municipal Code is hereby amended as follows, with double underlined text added and ~~strike through language deleted~~.

Sec. 16-1-220. - Definitions.

For purposes of this Chapter, certain terms are defined as follows:

Building, accessory means a detached subordinate building located on the same lot as the principal building, and the use of which is incidental to the principal building or use of the lot;

~~such building shall not be used for living or sleeping quarters. Storage sheds with less than one hundred twenty (120) square feet of floor space shall not be considered accessory buildings for the purposes of complying with side and rear yard setback requirements, although compliance with Section 16-3-450(f) of this Chapter is required.~~

Section 3. Section 16-3-240 of the Rifle Municipal Code is hereby amended as follows, with double underlined text added and ~~strike through language deleted~~.

Sec. 16-3-240. - Fences, hedges and walls.

All fences, hedges and walls may be permitted in the required yards of any district subject to the following conditions and requirements.

~~(8) No fence located within the front yard setback area shall exceed forty-eight (48) inches in height above the elevation of the curb. The maximum height of a fence in a front yard setback is four feet. For properties with an elevated front yard that causes a four-foot fence to rise higher than four feet above the elevation of the curb, fences of a non-opaque material such as chain link, wire, or other material that preserves views, shall be installed.~~

Section 4. Section 16-3-340 of the Rifle Municipal Code is hereby amended as follows, with double underlined text added and ~~strike through language deleted~~.

Sec. 16-3-340. – Additional requirements for residential districts.

~~(f) No accessory buildings or storage sheds of any size shall be permitted in the front yard setback. On lots where the principal use is a residence, accessory buildings to each residential uses shall be placed no closer than five (5) feet from a rear yard lot line and five (5) feet from a side yard lot line; and in no case shall an accessory building on a permanent foundation be placed over an easement. Accessory detached residential storage structures, including garages, sheds, carports, pole barns and similar structures shall be allowed only as provided in this Section. Aluminum residential siding is not considered ‘metal’ for the purpose of this subsection.~~

- 1) Conex boxes, shipping containers, and similar structures are not permitted.
- 2) Structures less than 200 square feet:
 - a. No building permit required.
 - b. Any façade is permitted.
 - c. Maximum height – 10 feet.
 - d. Front yard setback – 20 feet.
 - e. Side and rear yard setback – none.
- 3) Accessory structures with metal pre-fabricated facades between 200 and 1000 square feet:
 - a. Maximum height – 10 feet.
 - b. Side and rear yard setback – 5 feet.
 - c. The structure shall be in a back yard, defined for this purpose as located behind the principal residential structure and enclosed on the other three sides by other lots.
 - d. Maximum size of the structure shall be determined by a ratio of 50% of the square footage of the house, not counting basements. One-thousand (1,000) square feet shall be the maximum size regardless of house size.
- 4) Pole barns and carports with no walls and a pre-fabricated metal roof, if less than 600 square feet and meeting five-foot side yard setbacks and 20-foot front yard setbacks, may be placed next to the principal residential structure.
- 5) Accessory structures greater than 200 feet with a residential character. Accessory structures may follow the zoning standards for primary residential dwellings, including size, setbacks, and height, if the facades of the structure are consistent with those of a typical residential dwelling. This includes façade materials, windows, non-reflective roofs, and other architectural components. The Planning Director, at his or her discretion, may bring the case to the Planning Commission as a Conditional Use Permit if the residential character is in question due to the size of the proposed structure or if its impacts on neighbors or the community are anticipated.
- 6) Accessory buildings that combine a garage and an accessory residential use shall meet the Accessory Dwelling Unit (ADU) requirements in Section 16-3-60.
- 7) An accessory building on a permanent foundation shall not be placed over an easement.

8) A storage structure shall only be established on a site concurrent with or after the primary residence has been established.

INTRODUCED on October 19, 2016, read by title, passed on first reading, and ordered published as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on November 2, 2016, passed without amendment, approved, and ordered published in full as required by the Charter.

Dated this ___ day of _____, 2016.

CITY OF RIFLE, COLORADO

BY: _____
Mayor

ATTEST:

City Clerk