

CITY OF STEAMBOAT SPRINGS, COLORADO

ORDINANCE NO. 2410

AN ORDINANCE AMENDING CHAPTER 26 OF THE STEAMBOAT SPRINGS REVISED MUNICIPAL CODE BY AMENDING TABLE 26-92, TABLE OF PERMITTED PRINCIPAL USES, SECTION 26-139, PARKING AND LOADING STANDARDS AND SECTION 26-402, DEFINITIONS AND USE CRITERIA TO PERMIT OUTDOOR STORAGE AS A USE WITH CRITERIA IN THE INDUSTRIAL ZONE DISTRICT AND AMEND USE CRITERIA FOR WAREHOUSE WITH OUTDOOR STORAGE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; REPEALING ALL CONFLICTING ORDINANCES; AND SETTING A HEARING DATE.

WHEREAS, the City Council adopted the revised Community Development Code as Ordinance #1802 on July 23, 2001; and

WHEREAS, the City of Steamboat Springs committed to a regular, ongoing review of the Community Development Code so that the provisions contained therein are relevant and applicable to the community at any given point in time; and

WHEREAS, the City Council has recognized the importance of a streamlined and efficient development review process; and

WHEREAS, the Steamboat Springs Area Community Plan Policy CD-4.2.1 supports development that is sensitive to the community's key gateways; and

WHEREAS, the City Council finds it appropriate to allow appropriately screened outdoor storage in the Industrial Zone District in the City of Steamboat Springs; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, COLORADO:

Section 1. Sec. 26-92 Use Classifications shall be amended as follows:

Table 26-92
Table of Permitted Principal Uses

COMMERCIAL USES																					
	OR	RE	RN	RO	RR	MH	MF	G-1	G-2	CO	CY	CN	CC	CS	I	T2-NE	T3-NG1	T3-NG2	T4-NC	T5-TC	SD
Outdoor storage										C	C		C	C	€ CR						CR

NOTE: Remainder of Use Chart unchanged.

Section 2. Sec.26-139: Parking and Loading Standards shall be amended as follows:

- a. *Surfacing.* Every required parking area, including parking spaces, loading spaces and driveway areas, shall be paved with asphalt, concrete or similar permanent surfacing so as to provide a durable and dust free surface, and shall be so graded and drained as to dispose of all surface water accumulated within the area. Parking areas provided for two-family and mobile home dwellings shall be subject to the paving requirement. ~~Material and equipment storage yards that are accessible to the public or not accessible to the public are required to be paved.~~

NOTE: Remainder of section unchanged.

Section 3. Sec. 26-402: Definition and Use Criteria shall be amended as follows:

Outdoor storage area. A lot or a portion of a lot used for the unenclosed storage of goods, vehicles, equipment and/or materials for more than twenty-four (24) consecutive hours.

- (1) Use criteria in the TND-SD and I zone districts.
 - a. The commercial or industrial land shall not have frontage that is either directly adjacent to, or are separated only by open space from US Highway 40 and Elk River Road.
 - b. Outdoor storage materials must be resistant to damage or deterioration from exposure to the outside environment.
 - c. Outdoor storage shall not be permitted within any applicable

setback, public right-of-way or in landscaped areas.

- d. Outdoor storage shall not be permitted to impede any vehicular or pedestrian building entrances or access ways.
- e. The height of outdoor storage materials shall be no greater than fifteen (15) feet.
- f. All outdoor storage materials must be fully screened. Screening may be provided by existing buildings, opaque fencing, landscaped berming or landscaping of sufficient height to screen the outdoor storage materials. No chain link fencing with slats or environ screens are permitted.
- g. All outdoor storage areas shall be on all-weather surfaces, as defined in the Public Works Standards.
- h. There shall be a paved apron connecting between any all-weather surface and the edge of the public street.
- i. All outdoor storage areas shall comply with City Drainage Criteria.
- j. All outdoor storage areas shall comply with applicable City Engineering Standards including but not limited to access and grading.
- k. Shall not be located immediately adjacent to property zoned OR, RE, RN, RO, MF, and MH. (City-owned OR lands and open space that has been designated in a commercial or industrial subdivision shall not be included in this classification and for the purposes of this definition, a public right-of-way shall not separate property. Example: if a property proposing this use is located across a street from a RE zoned property, this criterion would be applicable.)

Warehouse with outdoor storage. A commercial or industrial building and land used primarily for the storage of goods and materials, and/or vehicles, with ancillary outdoor storage materials normally associated with and incidental to the warehouse use.

(1) *Use criteria.*

- a. ~~The commercial or industrial land shall not have frontage~~

that is either directly adjacent to, or are separated only by open space from Elk River Road or US Highway 40. In the event the commercial or industrial land is located adjacent to or separated only by open space from Elk River Road or US Highway 40, a building must be located between the street frontage and the outdoor storage.

- b. Outdoor storage materials must be those that are associated with the primary warehouse use.
- c. Outdoor storage materials must be resistant to damage or deterioration from exposure to the outside environment.
- d. Outdoor storage shall not be permitted within any applicable setback, public right-of-way or in landscaped areas.
- e. Outdoor storage shall not be permitted to impede any vehicular or pedestrian building entrances or accessways.
- f. The height of outdoor storage materials shall be no greater than fifteen (15) feet or the plate height of the building located closest to the outdoor storage area, whichever is less.
- g. ~~Outdoor storage square footage shall be limited to the square footage of the warehouse use, or the maximum lot coverage requirement of the industrial zone district, whichever is less. (Examples: If the lot size is ten thousand (10,000) square feet, with a maximum lot coverage of .30, the maximum lot coverage would be three thousand (3,000) square feet. If there is an existing building on the lot that is two thousand (2,000) square feet, the maximum area of outdoor storage would be one thousand (1,000) square feet. If the lot size is ten thousand (10,000) square feet, with a maximum lot coverage of .30, the maximum lot coverage would be three thousand (3,000) square feet. If there is an existing building on the lot that is five hundred (500) square feet, the maximum area of outdoor storage would be five hundred (500) square feet.)~~
- h. All outdoor storage materials must be fully screened. Screening may be provided by existing buildings, opaque fencing, landscaped berming or landscaping of sufficient height to screen the outdoor storage materials. No chain link

fencing with slats or environ screens are permitted. The director shall have the ability to approve or disapprove of any proposed screening method.

- i. All outdoor storage areas shall be on all-weather surfaces, as defined in the Public Works Standards.
- j. There shall be a paved apron connecting between any all-weather surface and the edge of the public street.
- k. All outdoor storage areas shall comply with City Drainage Criteria.
- l. All outdoor storage areas shall comply with applicable City Engineering Standards including but not limited to access and grading.
- m. Shall not be located immediately adjacent to property zoned OR, RE, RN, RO, MF, and MH. (City-owned OR lands and open space that has been designated in a commercial or industrial subdivision shall not be included in this classification and for the purposes of this definition, a public right-of-way shall not separate property. Example: if a property proposing this use is located across a street from a RE zoned property, this criterion would be applicable.)

NOTE: Remainder of section unchanged.

Section 4. All ordinances heretofore passed and adopted by the City Council of the City of Steamboat Springs, Colorado, are hereby repealed to the extent that said ordinances, or parts, thereof, are in conflict herewith.

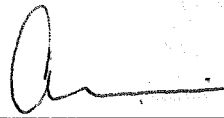
Section 5. If any section, subsection, clause, phrase or provision of this Ordinance is, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

Section 6. The City Council hereby finds, determines and declares that this Ordinance is necessary for the immediate preservation of the public peace, health and safety.

Section 7. This Ordinance shall take effect immediately upon the expiration of five (5) days from and after its publication following final passage, as provided in Section 7.6 (h) of the Steamboat Springs Home Rule Charter.

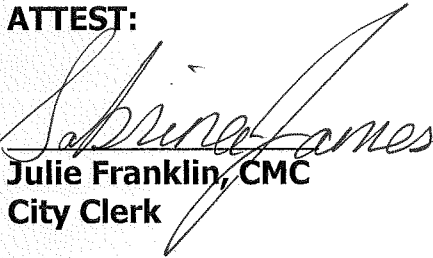
Section 8. A public hearing on this ordinance shall be held on November 8, 2011, at 5:00 P.M. in the Citizens Hall meeting room, Centennial Hall, Steamboat Springs, Colorado.

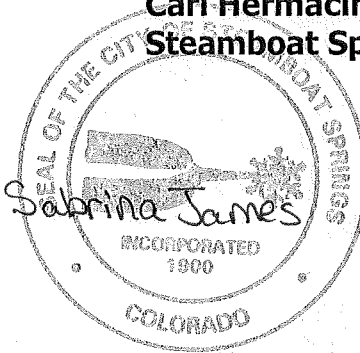
INTRODUCED, READ, AND ORDERED PUBLISHED, as provided by law, by the City Council of the City of Steamboat Springs, at its regular meeting held on the 18th day of October, 2011.



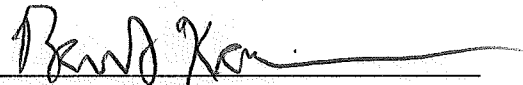
**Cari Hermacinski, President
Steamboat Springs City Council**

ATTEST:


P.P. **Julie Franklin, CMC
City Clerk**

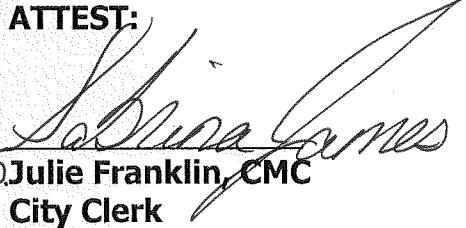


FINALLY READ, PASSED AND APPROVED this 8th day of November, 2011.



**Bart Kounovsky, President
Steamboat Springs City Council**

ATTEST:


P.P. **Julie Franklin, CMC
City Clerk**

