

ORDINANCE 2- 2013

AN ORDINANCE AMENDING THE WELLINGTON MUNICIPAL CODE CONCERNING SITE PLAN REQUIREMENTS FOR EXTERIOR MODIFICATIONS TO BUILDINGS IN THE C-2 DOWNTOWN COMMERCIAL DISTRICT TO SHOW COMPLIANCE WITH ARCHITECTURAL GUIDELINES

WHEREAS, New buildings and exterior modifications of existing buildings on Cleveland Avenue within the C-2 Downtown Commercial District are required to comply with the Cleveland Avenue Architectural Guidelines; and

WHEREAS, currently exterior modifications within the Downtown Commercial District which require a building permit but are not required to go before the Planning Commission are reviewed only by staff for compliance with the adopted Cleveland Avenue Architectural Guidelines; and

WHEREAS, the Planning Commission has recommended the Municipal Code be modified to require all exterior modifications requiring a building permit in the Downtown Commercial District be required to submit an application for site plan approval to allow the Planning Commission to review the project in light of the Architectural Guidelines.

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

SECTION 1: Section 16-3-46 (a) of the Wellington Municipal Code is amended to read as follows:

Sec. 16-3-460. Commercial and Industrial Architecture

(a) Elevation and site plans. A Site Plan application as required by Chapter 17, Article 5, of this Code, including front, back and side dimensioned elevation drawings shall be submitted with any application for a land use change requiring review by the Planning Commission. For projects not requiring Planning Commission review, a site plan and elevations shall be submitted at the time of filing any building permit application. The site plan shall show the size and location of any existing or proposed buildings, the location of the lot in relation to abutting streets and other details such as parking areas, access points, landscaped areas, building areas, setbacks from lot lines, building heights, floor areas, densities, utility locations and easements. Elevations shall indicate materials to be installed on all building surfaces.

SECTION 2: Section 17-5-10 of the Wellington Municipal Code is amended to read as follows:

Sec. 17-5-10. Purpose.

The site plan shall be submitted in order to apply for a building permit for all permitted principle uses of multi-family, commercial and industrial developments. The site plan shows how the lot will be developed so that the Town can make sure that the site design will be in compliance with all Town regulations. A site plan shall also be submitted in order to apply for a building permit for any exterior modifications to an existing building within the C-2, Downtown Commercial District to show compliance with

the Cleveland Avenue Architectural Standards. When a development requires approval as a conditional use, the site plan approval process shall be processed concurrently with the conditional use application.

SECTION 3: 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 4. 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 5. Certification. The Town Clerk shall certify to the passage of this Ordinance and make not fewer than three (3) 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 26TH DAY OF MARCH, 2013 AND ORDERED TO BECOME EFFECTIVE 30 DAYS FROM THE DATE OF PUBLICATION.

TOWN OF WELLINGTON

By: 

Travis Vieira, Mayor

ATTEST:

By: 

Larry Lorentzen, Town Administrator/Clerk

PUBLISHED BY TITLE IN "THE COLORADOAN" ON THE _____ DAY OF _____, 2013.

Larry Lorentzen, Town Administrator/Clerk