

**ORDINANCE
445**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR CERTAIN
PROPERTIES WITHIN THE TOWN OF BAYFIELD TO TOWN CENTER (TC)**

BE IT ORDAINED BY THE BOARD OF TRUSTEES FOR THE TOWN OF BAYFIELD,
COLORADO, THAT:

Section 1. Findings of Fact.

- A. The Town desires to amend the official zoning map for the Harter property within the Town of Bayfield, Colorado, which property is more particularly described as Lots 16 and 17, Block 9, Coulson's Subdivision of Blocks numbered 4 and 9 of Bay's Addition to the Town of Bayfield. Together with the abandoned 20 feet in width alley lying northerly of and adjacent to the northerly boundary of subject property as said alley was abandoned by Ordinance No. 188 Recorded June 18, 1987 under Reception #549291, from a zoning classification of Single Family Residence (R-10) to a zoning classification of Town Center (TC).
- B. Public notice requirements have been met in accordance with Section 3-2 of the Town of Bayfield Land Use Code.
- C. The proposed zoning map amendment is considered consistent with the Town of Bayfield's Comprehensive Plan. The Comprehensive Plan includes a future land use map that identifies the Harter property and the surrounding area as a Mixed-Use zone. This zoning designation allows for greater density and more varied uses than the current R-10 single family residential zoning district that makes up the majority of Bayfield's downtown area. The town center zoning district is similar to a mixed-use zone, with the added benefit of it requiring new development to be consistent with the unique characteristics of the old town center. Although the Harter property would represent the first parcel to be rezoned to Town Center along West North Street, and risks the appearance of spot zoning, the intention of the rezone aligns with the recommendations of the Town's comprehensive plan. This rezone would allow for a higher density of development at the Town's center, and could also permit new housing options or businesses to develop in the future. Higher density housing is also more affordable than comparable structures on larger lots. The Town Center zoning district allows for economic development opportunities that in time would bolster the Town's tax base and help achieve many of the goals outlined in the Comprehensive Plan:

Section 2. Lots 16 and 17, Block 9, Coulson’s Subdivision of Blocks numbered 4 and 9 of Bay’s Addition to the Town of Bayfield is hereby rezoned to Town Center (TC).

Section 3. The Zoning Ordinance and Official Zoning Map are hereby amended to conform with the zoning change for the Property.

Section 4. Severability. If any section, paragraph clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or enforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 5. The Board of Trustees hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Board of Trustees further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

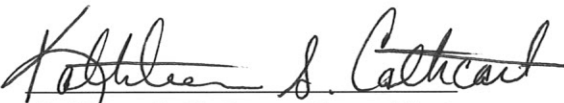
Section 6. The Ordinance shall become effective thirty (30) days after publication.

Passed and adopted this 4th day of August, 2020.

Attest:

Mayor: 

Ashleigh Tarkington


Kathleen S. Cathcart, Town Clerk