

Filed For Record 7-23-97 at 9:47AM Barbara Castillo, Recorder

C-3 - GENERAL AND HIGHWAY SERVICING DISTRICT

ORDINANCE NO. 97-7

AN ORDINANCE AMENDING THE RATON-COLFAX COUNTY EXTRATERRITORIAL ZONING ORDINANCE NO. 81-1 REGARDING THE C-3 (GENERAL AND HIGHWAY SERVICING DISTRICT).

WHEREAS, the Raton-Colfax County Extraterritorial Zoning Commission has made a recommendation to the Authority and has formulated revisions to the Extraterritorial Zoning Ordinance that such revisions be made; and

WHEREAS, after hearing, the Raton-Colfax County Extraterritorial Zoning Authority has duly considered such proposed change, and by affirmative vote accepted the same.

NOW, THEREFORE BE IT ORDAINED BY THE RATON-COLFAX COUNTY EXTRATERRITORIAL ZONING AUTHORITY:

Article V, Section 10. C-3 - General and Highway Servicing District, shall read as follows:

This district is designed for the major roads leading in and out of Raton. The primary purpose of the district is to provide for retailing of goods and services to passing motorists and local residences. Since the commercial areas in this district are subject to public view, which is a matter of important concern to the whole city, provisions should be made to provide for an appropriate appearance.

10.A. Permitted uses and structures

- 1. Any commercial or light industrial use except those specifically prohibited.**

Prohibited Uses:

- 1. Those uses permitted under the heavy industrial districts.**
- 2. Animal hospitals, veterinary clinics, animal shelters and kennels whereas the animals are kept outside of the building.**
- 3. Display, storage or sale of material from scrap or salvage operations.**
- 4. Automobile wrecking, storage of wrecked automobiles, salvage operations and similar type of uses.**

10.B Special Exceptions are not allowed in the C-3 Zoning District.

10.B1 Permitted accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.

10.C Dimensional requirements.

10.C1 Lot Area. No minimum size lot is required. Off-street parking and setback requirements and buffer yards will determine the size of building allowed and or use permitted on the lot.

11.C2 Lot Width. Minimum required lot width shall be sixty (60) feet. Refer also to exceptions, Article XIII, Section 1 and to Article VII, Section 5.

11.C3 **Yard Requirements.**

Front Yard:

Structure: Twenty-five (25) feet.

Signs: Ten (10) feet.

A minimum of 2% of the gross lot area on the front of the property shall be landscaped. See Article XIII, Section 3 for Landscape Buffer Requirements.

Side Yard:

Minimum required width of side yard shall be fifteen (15) feet.

Rear Yard:

Minimum required depth of rear yard shall be twenty-five (25) feet.

11.C4 **Lot Coverage.** As determined by off-street parking and setback requirements and buffer yards.

11.C5 **Building Height.** No building shall exceed thirty-five (35) feet in height except for flagpoles, antennas, chimneys and similar accessories to buildings which are exempted from this height limitation.

11.D **Off-street parking and unloading.** Off-street parking and unloading shall be provided in accordance with the requirements in Article VIII.

11.E **Buildings on one lot.** Notwithstanding Article I, Section 5.F of the Extraterritorial Zoning Ordinance. Multiple buildings are permitted on each lot provided yard and parking requirements are sufficient for each separate building.

PASSED, ADOPTED, SIGNED AND APPROVED THIS 27th **day of** June, 1997.

Raton-Colfax County Extraterritorial Zoning Authority

Joe M. Gallegos
Joe M. Gallegos
Kenneth Sorensen

ATTEST:

Barbara Costilla
Colfax County Clerk

