

**ORDINANCE NO. 02-2023**

**AN ORDINANCE AMENDING THE TOWN OF SEDGWICK OFFICIAL ZONING ORDINANCE TO CREATE A FAIRGROUNDS ZONE DISTRICT**

**WHEREAS**, in 2002, the Town of Sedgwick Board of Trustees adopted an official zoning ordinance (the “Zoning Ordinance”); and

**WHEREAS**, the Board of Trustees has desires to amend the Zoning Ordinance to add a Fairgrounds Zone District within the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SEDGWICK, COLORADO:**

**Section 1.** Section 1.G of the Zoning Ordinance is amended by the addition of a new subsection 6 to read as follow (words to be added are underlined):

**Section 1 - Title, Authority, Purposes, and General Provisions**

**G. Description of Districts**

6. Fairgrounds District (FG). The fairgrounds zone district is designed to accommodate uses associated with fairs, rodeos, shows and similar events.

**Section 2.** Section 2.A of the Zoning Ordinance is amended by the addition of a new subsection 5 to read as follow (words to be added are underlined):

**Section 2 – District Regulations**

**A. Uses Permitted Unconditionally**

The following uses are permitted unconditionally in the districts in which they are enumerated:

5. Fairgrounds District (FG)
- a. 4-H, FFA or similar organizational events, including but not limited to fairs, meetings, shows and training clinics.
  - b. Rodeos and animal or stock shows and events.
  - c. Agricultural, horticultural and equine education facilities and shows.

**Section 3.** Section 3, subsections C through E of the Zoning Ordinance are amended to read as follows (words to be added are underlined):

**Section 3 - Space Requirements**

### C. Setback Requirements

1. **Front Yard Setbacks.** All sides of a lot which abut a street shall be treated as frontage and front setback requirements shall apply. Nothing herein shall preclude construction of buildings in line with existing structures. All buildings and structures shall be set back a minimum of the following distances from the front property line:

- a. Low Density Residential district, R-LD, and Mobile Home district, RMH: Twenty-five (25) feet
- b. Commercial district, C: Eight (8) feet
- c. Industrial district, I: Twenty-five (25) feet
- d. Fairgrounds District, FG: Eight (8) feet

2. **Side Yard Setbacks.** All buildings shall be set back from the side property line a minimum of the following distances in the following zones:

- a. Low Density Residential district, R-LD: Five (5) feet for residences and residential accessory uses; ten (10) feet for all other uses
- b. Mobile Home district, R-MH: Five (5) feet for mobile homes and accessory uses
- c. Commercial district, C: None
- d. Industrial district, I: Five (5) feet, except that when adjacent to a residential or mobile home district, the setback shall be equal to two (2) times the height of the building, or twenty-five (25) feet, whichever is greater
- e. Fairgrounds District, FG: Five (5) feet, except that when adjacent to a residential or mobile home district, the setback shall be equal to two (2) times the height of the building, or twenty-five (25) feet, whichever is greater.

3. **Rear Yard Setbacks.** All buildings shall be set back from the rear lot line a distance not to exceed the following, except that where a street abuts to the rear, a distance of not less than one-half (1/2) of the front setback requirement may be used:

- a. Low Density Residential, R-LD, and Mobile Home districts, R-MH: Twenty (20) feet; except where an alley abuts, the minimum setback shall be five (5) feet
- b. Commercial district, C: Ten (10) feet; except where alley abuts, five (5) feet
- c. Industrial district, I: Ten (10) feet
- d. Fairgrounds District, FG: Ten (10) feet

D. **Maximum Building Heights.** No building shall hereafter be built or structurally altered to exceed the following heights in the following districts:

1. Low Density Residential, R-LD, and Mobile Home, R-MH, districts  
Thirty-five (35) feet for a dwelling unit
2. Commercial district, C: Fifty (50) feet
3. Industrial district, I: No restriction
4. Fairgrounds District, FG: Fifty (50) feet

**E. Maximum Lot Coverage.** The total area of building coverage including main and accessory buildings shall not exceed the following percentages of area of the lot on which the buildings are located in the following zones:

1. Low Density Residential, R-LD, and Mobile Home, R-MH, districts: Thirty percent (30%)
2. Commercial district, C: Ninety percent (90%)
3. Industrial district, I: Sixty percent (60%)
4. Fairgrounds District, FG: Sixty percent (60%)

**Section 4.** Section 5.E of the Zoning Ordinance is amended by the addition of a new subsection 4 to read as follows (words to be added are underlined):

**E. Signs Subject to Permit.** Upon application to and issuance by the Zoning Administrator of a permit thereof, the following signs, but no other, may be erected and maintained in the enumerated zoning districts

4. Fairgrounds District (FG)
  - a. Structural Types Permitted. Any type listed in Section 5.B 2.
  - b. Number of Signs Permitted. Two (2) for each permitted use.
  - c. Maximum Gross Surface Area. Fifty (50) square feet per use.
  - d. Maximum Height. Thirty (30) feet.
  - e. Required Setback. The same setback that is required for principal structures, but in no case shall a sign project over the public right-of-way.
  - f. Illumination. Indirectly illuminated signs shall be permitted.

**Section 5.** If any section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

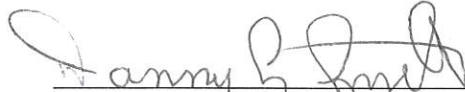
**Section 6.** All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

**Section 7.** The repeal or modification of any provision of the ordinances of the Town of Sedgwick by this Ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for

the purpose of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

INTRODUCED, READ, PASSED AND ADOPTED AND ORDERED PUBLISHED BY  
TITLE ONLY this 9th day of October, 2023.

TOWN OF SEDGWICK, COLORADO

  
\_\_\_\_\_  
Danny Smith, Mayor

ATTEST:

  
\_\_\_\_\_  
Heather Moore, Town Clerk

