

ORDINANCE NO. 58

AN ORDINANCE ADOPTING, BY REFERENCE, THE OFFICIAL ZONING ORDINANCE OF SEDGWICK, COLORADO KNOWN AS THE "ZONING ORDINANCE OF SEDGWICK, COLORADO", WHICH ORDINANCE WAS ADOPTED FEBRUARY 2, 1976, THE TITLE OF WHICH READS AS FOLLOWS: "AN ORDINANCE ESTABLISHING ZONING DISTRICTS COMPRISING ALL THE INCORPORATED AREA WITHIN THE TOWN OF SEDGWICK, COLORADO, ADOPTING MAPS OF SAID AREA AND ZONING DISTRICTS THEREIN; REGULATING THE LOCATION, HEIGHT, BULK, AND SIZE OF BUILDINGS AND OTHER STRUCTURES, THE PERCENTAGE OF A LOT WHICH MAY BE OCCUPIED, THE SIZE OF LOTS, COURTS, AND OTHER OPEN SPACE, THE DENSITY AND DISTRIBUTION OF POPULATION, AND THE LOCATION AND USE OF LAND FOR AGRICULTURE, INDUSTRY, RECREATION, OR OTHER PURPOSES; DEFINING, CERTAIN TERMS USED HEREIN; PRESCRIBING METHODS FOR GRANTING VARIANCES, AND FOR AMENDMENT, ENFORCEMENT, INTERPRETATION, SEPARABILITY, AND REPEALS; AND PRESCRIBING PENALTIES FOR THE VIOLATION OF ITS PROVISIONS." AND PRESCRIBING PENALTIES FOR THE VIOLATION OF THE PROVISIONS OF SAID ORDINANCE HEREIN BEING ADOPTED BY REFERENCE.

PREAMBLE:

WHEREAS, an Ordinance entitled the "Zoning Ordinance of Sedgwick, Colorado", was duly introduced, read and passed, adopted and accepted by the said Board of Trustees of said town at a regular meeting held on February 2, 1976, and

WHEREAS, a first reading of this adopting ordinance, and of the said "Zoning Ordinance of Sedgwick, Colorado" to be adopted hereby was duly had on the 6th day of September, 1976, and

WHEREAS, after the said first reading of this adopting ordinance and of the ordinance to be adopted thereby, the said board scheduled a public hearing thereon, notice of which was duly published as provided by law, and

WHEREAS, the said hearing was duly held on the 4th day of October, 1976, as provided by law, at which hearing no opposition was offered to the passage and enactment of this adopting ordinance or the "Zoning Ordinance of Sedgwick, Colorado" to be adopted thereby by reference, and

WHEREAS, after said hearing, at a regular meeting duly held on the 4th day of October, 1976, a second reading of this adopting ordinance and of the said "Zoning Ordinance of Sedgwick, Colorado" to be adopted thereby was duly had;

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF SEDGWICK, COLORADO:

That the "Zoning Ordinance of Sedgwick, Colorado" adopted by said Board on February 2, 1976, be and the same is hereby adopted by reference and the following clauses are hereby specifically enacted:

Section 1 - NOTIFICATIONS, VIOLATIONS AND PENALTIES.

(A) Whenever the zoning administrator shall find a violation of any of the provisions of this ordinance hereby adopted, he shall notify the person responsible for the violation in writing and shall order the necessary corrections within a period of from not less than 30 to no more than 60 days.

(B) Failure to comply with the provisions of this adopted ordinance, unless a variance has been authorized by the board of adjustment, shall constitute a misdemeanor and upon conviction, is punishable by a fine of not less than \$10.00 nor more than \$100.00, or imprisonment for a period of not more than 30 days or both. Each day that such a violation continues to exist shall be considered as a separate offense.

Section 2 - COMPLAINTS. Any person aggrieved by a violation or apparent violation of the provisions of this ordinance may file a written complaint with the zoning administrator, who shall immediately investigate such complaint and take such legal action to have those responsible for the violation penalized and the violation removed, if such violation is found to exist.

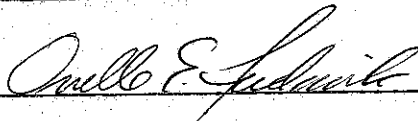
Section 3 - ZONING MAP. The town of Sedgwick, Colorado "zoning map" dated February 2, 1976, referred to on page 3, Paragraph 1-08 of the Official Zoning Ordinance hereby adopted is specifically adopted by this ordinance by reference.

Section 4 - CONFLICTING ORDINANCES - REPEALED. All other ordinances, resolutions, motions or actions previously taken, or portion thereof, in conflict herewith, are hereby repealed and rescinded.

Section 5 - SEVERABILITY. If any provision of this ordinance, or the application thereof, to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are declared to be severable.

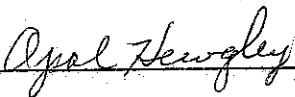
Section 6 - EMERGENCY CLAUSES. The Board of Trustees finds and determines that the passage of this ordinance is necessary for the immediate preservation of the public health and safety of the inhabitants of the Town of Sedgwick, Colorado, and determines that it shall take effect in five days after its publication.

Read, passed, adopted and approved by the Board of Trustees of said Town, and approved by the mayor at a regular meeting held on the 4th day of October, 1976.



Mayor

ATTEST:



Town Clerk

(SEAL)