

**TOWN OF FRASER
ORDINANCE NO. 503
Series 2023**

**AN ORDINANCE ADOPTING A REVISED OFFICIAL ZONING DISTRICT MAP THAT
REZONES A SIGNIFICANT AREA IN THE TOWN OF FRASER**

WHEREAS, the Town has initiated a legislative rezoning of a significant area in the Town of Fraser, County of Grand, State of Colorado, in accordance with § 19-2-170(e) of the Fraser Land Development Code; and

WHEREAS, the Town has published notice of the rezoning in accordance with § 19-2-170(e)(3) of the Fraser Land Development Code; and

WHEREAS, the Fraser Planning Commission considered the request at a regular meeting and recommended the Board of Trustees approve the request, and the Board of Trustees has duly considered the Commission's recommendation; and

WHEREAS, the Board of Trustees held a public hearing on the proposed rezoning and has provided notice of the public hearing as required by § 19-2-170(e)(3) of the Fraser Land Development Code; and

WHEREAS, no protests were received by the Town pursuant to C.R.S. § 31-23-305 or § 19-2-170(d) of the Fraser Land Development Code; and

WHEREAS, the Board of Trustees approved Ordinance No. 501 on September 20, 2023, which amended the Fraser Municipal Code to remove the Riverwalk Mixed Use Overlay district and add the Riverwalk district; and

WHEREAS, rezoning the area that is currently zoned Business (B) with Riverwalk Mixed Use Overlay (RMU) to the new Riverwalk (RW) district is consistent with the Town's Comprehensive Plan and Downtown Fraser Strategic Plan.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF FRASER, COLORADO, THAT:

PART 1: REZONING. The Board of Trustees hereby adopts the revised Official Zoning District Map of the Town of Fraser, Colorado, in the form attached hereto as **Exhibit A**, with such additional technical corrections as approved by the Town Administrator and Town Planner for boundary clarity, format, numbering, and internal consistency.

PART 2: REPEAL. Any and all existing ordinances or parts of ordinances of the Town of Fraser covering the same matters as embraced in this Ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed; provided, however, that such repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby

repealed prior to the taking effect of this Ordinance.

PART 3: SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town of Fraser hereby declares that it would have adopted this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases thereof be declared invalid or unconstitutional.

PART 4: EFFECTIVE DATE. This Ordinance shall take effect thirty (30) days after passage, adoption and publication thereof as provided by law.

PART 5: PUBLICATION. This Ordinance shall be published by title only.

READ, PASSED, ADOPTED AND ORDERED PUBLISHED BY THE BOARD OF TRUSTEES AND SIGNED THIS _____ DAY OF _____, 2023.

Votes in favor: _____
Votes opposed: _____
Votes abstained: _____

BOARD OF TRUSTEES OF THE
TOWN OF FRASER, COLORADO

BY: _____
Philip Vandernail, Mayor

(S E A L)

ATTEST: _____
Antoinette McVeigh, Town Clerk

Published in the *Middle Park Times* on _____.

Town of Fraser, CO OFFICIAL ZONING MAP

Effective May 1, 2018

- VVO: Victoria Village Overlay District
- B: Business
- RW: Riverwalk District
- T: Trade Industry District
- RD: Rural Density District
- LDSF: Low Density Single-Family Residential
- MDSF: Medium Density Single-Family Residential
- LDMF: Low Density Multi-Family Residential
- MDMF: Medium Density Multi-Family Residential
- HDMF: High Density Multi-Family Residential
- OS: Open Space
- PD: Planned Development District

For Zoning Definitions see the Fraser Municipal Code: <http://www.colocode.com/fraserpdf.html>

Map Disclaimer: This map is intended for graphical purposes only. The Town does not assume liability for any inaccuracies herein contained.

