

TOWN OF LA JARA, COLORADO

ORDINANCE NO. 1992 - 2

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF LA JARA, COLORADO, 1978, AND REPEALING ANY AND ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, on the the 10th day of October 1978, the Board of Trustees of the Town of La Jara adopted Ordinance No. 1978-3, and by which the Zoning Ordinance of The Town of La Jara, Colorado, 1978, as promulgated by the La Jara Planning Commission, in cooperation with the San Luis Valley Council of Governments, was thereby adopted and enacted by reference as allowed and provided by Colorado Law, and

WHEREAS, the Board of Trustees finds and determines that, in the interest of promoting and encouraging innovation and development or renewal of permitted land uses, while at the same time promoting coordinated and sound development, it is necessary and proper to amend said Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LA JARA, COLORADO, AS FOLLOWS:

Section 1: AMENDMENT. Subparagraph (B) of Section 2-106 Commercial Business District (CB) is amended by adding a new Subparagraph (8) thereto so that said new Subparagraph (8) will read as follows:

"(8) Residential uses for a single-family residential unit consisting of either a mobile home, modular home, or conventionally-constructed single-family residential unit, provided, however, that Lot Size, Setback Requirements, and Height of Buildings requirements otherwise applicable to the requirements of the Commercial Business District (CB) are met. For purposes of this subparagraph (8), a coventionally-constructed single-family unit shall mean such a unit constructed on site from the foundation thereof up to and including its completion.

Section 2. RETENTION. All of the terms and provisions of Zoning Ordinance of The Town of La Jara, Colorado, 1978, not otherwise amended by any ordinance of the Board of Trustees of the Town of La Jara with respect thereto subsequent to the initial adoption of said Zoning Ordinance, or by this ordinance, shall remain in full force and effect without deletion or amendment thereto.

Section 3. SAVINGS CLAUSE. If any part, section, or subsection of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining sections of this ordinance. The Board of Trustees hereby declares that it would have passes this ordinance in each part, section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that anyone or more parts, sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 4. PUBLICATIONS. The Town Clerk shall certify to the passage of this ordinance, cause notice of its contents and passage to be published as provided by law, and shall cause copies of this ordinance to be attached to each copy of the previously adopted Zoning Ordinance of The Town of La Jara, Colorado, 1978.

Section 5. EMERGENCY CLAUSE. The Board of Trustees hereby finds, determines, and declares that this ordinance is necessary for the immediate preservation of the public peace, health, and safety, and whereas, in the opinion of the Board of Trustees an

emergency exists, this ordinance shall take effect and be in force upon its adoption and publication as provided by law.

INTRODUCED, READ, ADOPTED, AND ENACTED AND ORDERED PUBLISHED BY THE BOARD OF TRUSTEES OF THE TOWN OF LA JARA, COLORADO, THE 21st DAY OF OCTOBER 1992.

TOWN OF LA JARA, COLORADO

By: LeRoy Velasquez  
LeRoy Velasquez, Mayor

(TOWN SEAL)

ATTEST:

Helen J. Hutchins  
Helen J. Hutchins,  
La Jara Town Clerk.

Date of Publication: \_\_\_\_\_.