

TOWN OF GYPSUM, COLORADO

**ORDINANCE NO. 07
SERIES 2025**

**AN ORDINANCE OF THE TOWN OF GYPSUM, COLORADO AMENDING
TITLE 18 OF THE GYPSUM MUNICIPAL CODE WITH RESPECT TO
RESTRICTIONS IN THE COMMERCIAL HISTORICAL ZONE DISTRICT**

A. The Town of Gypsum ("Town") is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town's Home Rule Charter effective October 21, 1982 (the "Charter").

B. Pursuant to Article 1.3 of the Charter, the Town has all power of local self-government and home rule and all power possible for a home rule municipality to have under the Constitution and laws of the State of Colorado.

C. Section 18.04.010(6)(b), affecting the commercial historical zone district, currently states: "Residential uses cannot exceed 75 percent of the total commercial area of the structure."

D. The Council desires to revise the commercial historical zone district to increase the percentage of residential uses to better align with the intent of the "This Is Gypsum Master Plan" adopted June 7, 2017, (the "Comprehensive Plan").

E. Updating the residential component of the commercial historic zone district will foster the growth, development and maintenance of an orderly, efficient and viable community.

NOW, THEREFORE, be it ordained by the Town Council of the Town of Gypsum, Colorado that:

Section 1. Amendment of Section 18.04.010(6)(b) of the Code. Section 18.04.010(6)(b) of the Code is hereby amended as follows to delete the stricken-through text:

"(b) Residential uses cannot exceed 75 percent of the total ~~commercial~~-area of the structure."

Section 2. Public Inspection. Copies of this Ordinance and the Gypsum Municipal Code are available for public inspection at the office of the Gypsum Town Clerk.

Section 3. Public Hearing. A public hearing on this Ordinance shall be held on the 27th day of May 2025, at 7:00 p.m. at the Gypsum Town Hall, 50 Lundgren Boulevard, Gypsum, Colorado.

Section 4. Effective Date. This Ordinance shall become effective as a permanent Ordinance five (5) days after publication, following final adoption after a public hearing held on the 27th day of May, 2025, at 7:00 p.m. at the Gypsum Town Hall, 50 Lundgren Boulevard, Gypsum, Colorado.

Section 5. Severability. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.