

**TOWN COUNCIL  
TOWN OF GYPSUM, STATE OF COLORADO  
ORDINANCE NO. 10 (SERIES 2025)**

**AN ORDINANCE OF THE TOWN OF GYPSUM, COLORADO AMENDING  
PORTIONS OF THE ZONING CODE, TITLE 18, OF THE GYPSUM  
MUNICIPAL CODE, CHAPTER 18.06 TABLE OF USES-NONRESIDENTIAL  
ZONE DISTRICTS**

WHEREAS, the Town of Gypsum, Colorado ("Town"), is a home rule municipality of the State of Colorado, duly organized and existing under Article XX of the Colorado Constitution and the Gypsum Home Rule Charter effective October 21, 1982; and

WHEREAS, 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; and

WHEREAS, pursuant to Article 8.2 of the Charter, the Town Council has the power by ordinance to limit the use of private property without the consent of the owner; and

WHEREAS, the Town Council has, by Ordinance, adopted Title 18 of the Gypsum Municipal Code ("Code") regarding zoning ("Zoning Code"); and

WHEREAS, the town staff discovered a lack of congruency between the Market District and the Commercial Historic District regarding Chapter 18.06 that had previously been adopted by the Town Council with Ordinance No. 06 (Series 2019); and

WHEREAS, the Town Council hereby finds and determines that amending the Zoning Code is appropriate and necessary to the function and operation of the Town.

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

**Section 1. Amendment of Section 18.06.010 - Table of nonresidential uses.**  
Section 18.06.010 is hereby amended to include Pet Animal Facility (18.02.620) and Veterinary Facilities, Small Animal Clinic (18.02.830) in the Commercial Historic district with grant of a Special Use Permit pursuant to Chapter 18.12 of the Code; as demonstrated in Exhibit A.

**Section 2. Public Inspection.** Copies of this Ordinance, the Official Zone Map, 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 22<sup>nd</sup> day of July, 2025, at 7:00 p.m. at the Town of Gypsum Town Hall, 50 Lundgren Boulevard, Gypsum, Colorado.

**Section 5. 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 22<sup>nd</sup> day of July, 2025, at 7:00 p.m., at the Gypsum Town Hall, 50 Lundgren Boulevard, Gypsum, Colorado.

**Section 6. Severability.** If any part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.

INTRODUCED, READ AND ORDERED PUBLISHED BY THE TOWN COUNCIL OF THE TOWN OF GYPSUM, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF GYPSUM ON THE 8TH DAY OF JULY 2025, BY A VOTE OF 4 IN FAVOR AND 0 AGAINST.

INTRODUCED ON SECOND READING, READ, CONSIDERED AT A PUBLIC HEARING AND FINALLY ADOPTED, PASSED AND APPROVED WITH AMENDMENTS, IF ANY, AND ORDERED POSTED AND PUBLISHED, BY THE TOWN COUNCIL OF THE TOWN OF GYPSUM, COLORADO, UPON A MOTION DULY MADE AND PASSED AT ITS MEETING HELD ON THE 22ND DAY OF JULY, 2025, BY A VOTE OF 7 IN FAVOR AND 0 AGAINST.

## EXHIBIT A

### SECTION 18.06.010 Table of Nonresidential Uses

Table of Uses	Permission Codes by Zone Districts						
Table of Nonresidential Uses	P = Permitted Use S = Special Use C = Conditional Use * = Not Allowed						
Uses	CH	IC	CP	MD	LI	HI	ID
Adult Entertainment Establishment (18.02.070)	*	*	*	*	S	*	*
Ambulance Services	*	*	P	*	P	*	P
Amphitheater (18.02.100)	*	*	P	P	P	*	P
Automotive Sales and Repair, Major (18.02.110)	*	*	S	*	P	P	P
Automotive Sales and Repair, Minor (18.02.120)	*	*	P	*	P	*	P
Bar or Tavern (18.02.130)	P	P	P	P	P	*	*
Bed and Breakfast (18.02.140)	P	P	P	P	*	*	*
Bulk Storage of Dangerous Materials (18.02.160)	*	*	*	*	P	P	P
Bulk Storage of Liquefied Petroleum Gas (LPG) (18.02.165)	*	*	S	*	P	P	P
Child Care Center (18.02.170)	P	*	P	P	C	*	C
Church (18.02.175)	P	*	P	P	P	*	*
Commercial Parking Lots (18.02.185)	*	*	*	*	P	*	P
Family Child Care Home (18.02.290)	*	*	*	*	*	*	*
Fire Station	*	*	P	*	P	*	P
Funeral Home (18.02.330)	*	*	P	*	P	*	*
Gas Station (18.02.340)	*	P	P	S	P	*	*
Gravel and Mineral Extraction or Processing	*	*	*	*	*	*	S
Heavy Industrial (18.02.370)	*	*	*	*	S	P	S
Home Occupation (18.02.390)	C	C	C	C	*	*	*
Hospital (18.02.400)	*	*	P	*	P	*	P
Hostel (18.02.410)	S	*	*	*	*	*	*
Intermediate Health Care Facility (18.02.430)	*	*	P	*	P	*	P
Long-term Lodging Establishment (18.02.448)	*	S	S	S	S	*	*
Medical and Dental Offices and Clinics (18.02.480)	P	P	P	P	P	*	*
Medical Marijuana Caregiver Operations	*	*	*	*	*	S	*
Multifamily (18.02.500)	S	P	P	S	*	*	S
Nightclub (18.02.510)	S	S	S	S	S	*	*
Nursing Care Facility (18.02.530)	*	*	P	P	P	*	P
Office (18.02.550)	P	P	P	P	P	*	P
Outside Storage	*	*	*	*	C	C	C
Park (18.02.600)	*	*	S	P	S	*	S
Pet Animal Facility (18.02.620)	S	*	S	S	P	*	P
Playground (18.02.660)	S	S	S	P	*	*	S
Recreation Center (18.02.670)	S	S	P	P	P	*	P
Recreation Facility, Indoor (18.02.680)	S	S	P	P	P	*	P
Recreation Facility, Outdoor (18.02.690)	*	S	P	P	P	*	P
Recreational Vehicle Park (18.02.700)	*	*	*	*	*	*	*
Recycling Facility (18.02.710)	*	*	*	*	S	P	S
Residential Dwelling Unit	S	P	P	P	S	*	S
Restaurant (18.02.720)	P	P	P	P	S	*	S
Retail Establishment (18.02.730)	P	P	P	P	P	*	P

<b>Salvage or Wrecking Yard (18.02.740)</b>	*	*	*	*	S	P	*
<b>Self-Service Storage Facilities (18.02.750)</b>	*	*	*	*	P	*	*
<b>Single-Family Dwelling Unit (18.02.770)</b>	*	*	*	*	*	*	S
<b>Short-term Lodging Establishment (18.02.765)</b>	*	P	P	P	S	*	*
<b>Solar Energy Flush Roof Mounted (18.02.773)</b>	P	P	P	P	P	P	P
<b>Solar Energy Ground Mounted (18.02.774)</b>	*	*	*	*	S	S	*
<b>Truck Stop (18.02.810)</b>	*	S	*	*	S	*	*
<b>Veterinary Facilities, Small Animal Clinic (18.02.830)</b>	S	*	S	S	P	*	*
<b>Veterinary Clinic (18.02.840)</b>	*	*	S	*	P	*	*
<b>Warehouse and Distribution (18.02.850)</b>	*	*	*	*	P	*	*
<b>Wireless Telecommunications Equipment (18.02.860)</b>	*	C	C	C	C	C	C
<b>Wireless Telecommunications Facility (18.02.870)</b>	*	*	S	*	S	S	S

(Amend. Ord. 2010-21)

(Ord. No. 2011-07, 4-25-11; Ord. No. 2013-13, 9-24-13; Ord. No. 2019-06, § 1(Exh. A), 8-13-19; Ord. No. 2020-03, § 1(Exh. A), 2-25-20; Ord. No. 2021-06, § 1(Exh. A), 7-13-21; Ord. No. 2022-06, § 1(Exh. A), 8-9-22; Ord. No. 2023-02, § 1(Exh. A), 2-28-23; Ord. No. 2023-06, § 4(Exh. A), 6-27-23)