



Town of  
Gypsum  
EST. 1911

50 Lundgren Boulevard | PO Box 130 | Gypsum, CO | 81637

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PROOF OF PUBLICATION STATE OF COLORADO))  
COUNTY OF EAGLE)

I, Becky Close, Town Clerk for the Town of Gypsum, do solemnly swear and affirm that I published in full a true and correct copy of TOWN OF GYPSUM, COLORADO Ordinance No. 07 (Series 2022) An Update to the Town of Gypsum Zoning Map (Second Reading) on the Town of Gypsum's web site, [www.townofgypsum.com](http://www.townofgypsum.com), on the 5th day of August 2022. Witness my hand and seal this 5th day of August 2022.

Becky Close Town Clerk

Ordinance Effective Date: August 14, 2022



**TOWN COUNCIL  
TOWN OF GYPSUM, STATE OF COLORADO  
ORDINANCE NO. 07 (SERIES 2022)**

**AN ORDINANCE OF THE TOWN OF GYPSUM, COLORADO TO AMEND  
TOWN ZONING MAP OF GYPSUM COLORADO**

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 the official zoning district map (“Zoning Map”); and

WHEREAS, Chapter 18.04 of the Gypsum Municipal Code outlines the general conditions and intentions of zoning districts within the Town and Chapter 18.06 outlines the uses that may occur with the various zoning districts; and

WHEREAS, the Zoning Map of the Town was adopted pursuant to Section 18.030.010, G.M.C. and pursuant to Sections 18.03.030, 18.15.010, and 18.15.030, G.M.C., comprehensive revisions of the Zoning Map may be made by ordinance of the Town Council following review and recommendation by the planning and zoning commission and following the proposed Zoning Map being available for public inspection in the town hall during regular business hours for 15 days prior to the public hearing on such revisions; and

WHEREAS, the Town Council has undertaken amendments to the Zoning Map regarding the market district zone district to better protect the public health, safety, and welfare and to implement the *2017 This is Gypsum Master Plan* and other adopted plans; and

WHEREAS, the Planning and the Zoning Commission held a public meeting on the proposed changes to the Zoning Map on July 6, 2022; and

WHEREAS, the Town Council held a public meeting on the proposed changes to the Zoning Map, including first and second readings of this Ordinance and the required public hearing on August 9, 2022;

WHEREAS, the proposed revisions to the Zoning Map have been available for public inspection at the town hall from July 6, 2022, until the public hearing before the Town Council on August 9, 2022, which time period is greater than 15 days; and

WHEREAS, the Town Council hereby finds that it is in the public interest and serves to improve the Town to adopt changes to the Zoning Map, as set forth herein.

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

**Section 1. Amendment of the Zoning Map of the Gypsum Colorado.** The Zoning Map of the Town of Gypsum, Colorado is hereby amended, as more particularly set forth on "Exhibit A", as attached hereto and incorporated herein by this reference. The properties of 600 Red Table Drive, 620 Red Table Drive, 660 Red Table Drive, 680 Red Table Drive, and 700 Red Table Drive have been rezoned to Market District.

**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 9th day of August, 2022 at 7:00 p.m. at the Town of 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 -9th day of August, 2022, at 7:00 p.m., at the Gypsum Town Hall, 50 Lundgren Boulevard, Gypsum, Colorado.

**Section 5. 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 26TH DAY OF JULY 2022 BY A VOTE OF 4 IN FAVOR AND 0 AGAINST.

TOWN OF GYPSUM

By: \_\_\_\_\_

Stephen Carver, Mayor

Mayor Pro Tem,

Tom Edwards

Attest: \_\_\_\_\_

Becky Close, Town Clerk

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 9TH DAY OF AUGUST 2022 BY A VOTE OF 6 IN FAVOR AND 0 AGAINST.

TOWN OF GYPSUM

By: \_\_\_\_\_

Stephen Carver, Mayor

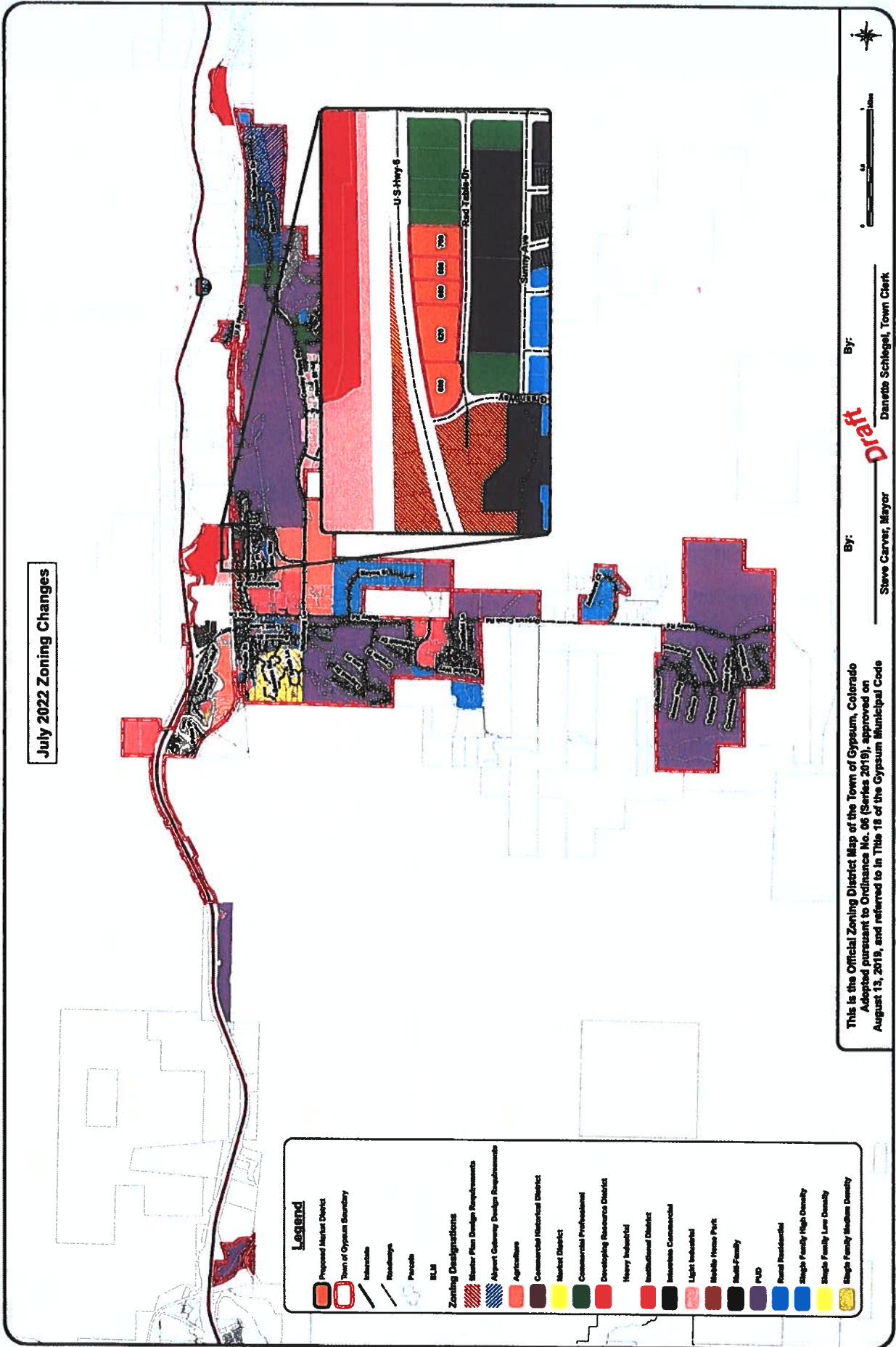
Attest: \_\_\_\_\_

Becky Close, Town Clerk



**EXHIBIT A**  
**Depiction of Zoning Update**

July 2022 Zoning Changes



**Legend**

- Proposed Market District
- Town of Gypsum Boundary
- Interstate
- Roadways
- Private
- ELLI
- Zoning Designations**
- Master Plan Design Requirements
- Airport Gateway Design Requirements
- Agriculture
- Commercial (Historical District)
- Market District
- Commercial Professional
- Developing Resource District
- Heavy Industrial
- Institutional District
- Intensive Commercial
- Light Industrial
- Mobile Home Park
- Multi-Family
- PUD
- Rural Residential
- Single Family High Density
- Single Family Low Density
- Single Family Medium Density

This is the Official Zoning District Map of the Town of Gypsum, Colorado  
 Adopted pursuant to Ordinance No. 06 (Series 2019), approved on  
 August 13, 2019, and referred to in Title 18 of the Gypsum Municipal Code

By: Steve Carver, Mayor  
 By: Danette Schlegel, Town Clerk

**Draft**

