

**TOWN COUNCIL  
TOWN OF GYPSUM, STATE OF COLORADO  
ORDINANCE NO. 6 (SERIES 2021)**

**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 missing sections of 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.** Section 18.06.010 is hereby amended to include Hostel in the Interstate Commercial district as Not Permitted \_\_\_\_\_ and Intermediate Health Care Facility in the Market District as Not Permitted; 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 13th day of July, 2021 at 7:00 p.m. at the Town of Gypsum Town Hall, 50 Lundgren Boulevard, Gypsum, Colorado.

**EXHIBIT A**  
**SECTION 18.06.010**

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	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)	*	*	*	*	*	*	*
Hospital (18.02.400)	*	*	P	*	P	*	P
Hostel (18.02.410)	S	*	*	*	*	*	*
Hotel/Motel/Lodging Establishment (18.02.420)	*	P	P	P	S	*	*
Intermediate Health Care Facility (18.02.430)	*	*	P	*	P	*	P
Medical and Dental Offices and Clinics (18.02.480)	P	P	P	P	P	*	*
Medical Marijuana Caregiver Operations	*	*	*	*	*	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	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
Salvage or Wrecking Yard (18.02.740)	*	*	*	*	S	P	*
Self-Service Storage Facilities (18.02.750)	*	*	*	*	P	*	*
Truck Stop (18.02.810)	*	S	*	*	S	*	*
Veterinary Facilities, Small Animal Clinic (18.02.830)	*	*	S	S	P	*	*
Veterinary Clinic (18.02.840)	*	*	S	*	P	*	*
Warehouse and Distribution (18.02.850)	*	*	*	*	P	*	*
Wireless Telecommunications Equipment (18.02.860)	*	C	C	C	C	C	C
Wireless Telecommunications Facility (18.02.870)	*	*	S	*	S	S	S


**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 13th day of July, 2021, 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 22ND DAY OF JUNE 2021, BY A VOTE OF 7 IN FAVOR AND 0 AGAINST.

TOWN OF GYPSUM


By:   
Stephen Carver, Mayor

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 13TH DAY OF JULY, 2021, BY A VOTE OF 7 IN FAVOR AND 0 AGAINST.

TOWN OF GYPSUM

By:   
Stephen Carver, Mayor

Attest: 



Becky Close, Town Clerk