

**TOWN OF TIMNATH**

**ORDINANCE NO. 22 - SERIES 2008**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO, AMENDING CHAPTER 16, ARTICLE 3 OF THE TIMNATH TOWN CODE**

**WHEREAS**, the Town Council ("Council") of the Town of Timnath, Colorado ("Town") desires to amend Article 3, of Chapter 16 of the Timnath Municipal Code ("Code") to provide for a change in the principal uses allowed in the "B" zoning district, and

**WHEREAS**, Section 16.3.4.I. currently limits residential development to all housing types except single-family residential and associated accessory dwellings, and

**WHEREAS**, the Council believes that to maintain and enhance the historic character of the original downtown should include single-family residential and accessory dwellings in Business ("B") zoning, and

**WHEREAS**, the Council wishes to amend Section 16.3.4.I.2.a. to include single-family residential and accessory dwelling uses.

THE COUNCIL OF THE TOWN OF TIMNATH, COLORADO, ORDAINS:

**Section 1.** Chapter 16, Article 3, Section 16.3.4.I.2.a. of the Timnath Municipal Code ("Code") is hereby deleted in its entirety and amended to read as follows:

- a. All principal uses permitted in the R-4 residential district and accessory dwellings.

**Section 2. Severability.** If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or parts be declared unconstitutional or invalid.

**Section 3. Repealer.** All ordinances or resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

**Section 4. Effective Date.** This Ordinance shall take effect upon adoption at second reading, as provided by Section 3.5.5 of the Charter.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING, SET FOR PUBLIC HEARING AND SECOND READING AT 7:00 P.M. ON FEBRUARY 6, 2008, AT THE TOWN HALL, 4100 MAIN STREET, TIMNATH, COLORADO AND ORDERED PUBLISHED BY TITLE THIS 16th OF JANUARY, 2008.

RECEPTION#: 20080070314, 11/12/2008 at  
11:05:42 AM,  
1 OF 2, R \$11.00 TD Pgs: 0  
Scott Doyle, Larimer County, CO

**Please Return to:**  
Town of Timnath  
4800 Goodman Street  
Timnath, CO 80547

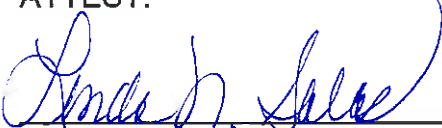
2

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON THE 6TH DAY OF FEBRUARY, 2008.

TOWN OF TIMNATH, COLORADO

  
\_\_\_\_\_  
Donna Benson, Mayor

ATTEST:

  
\_\_\_\_\_  
Linda N. Salas, Town Clerk