

**TOWN OF LAKE CITY
BOARD OF TRUSTEES
ORDINANCE NO. 2026-11**

AN ORDINANCE AMENDING SECTION 23-11 (c), SECTION 23-14 (d), AND SECTION 23-15 (d) OF THE LAKE CITY MUNICIPAL CODE TO UPDATE AND CLARIFY PERFORMANCE STANDARDS FOR THE MHR, CBD, AND GBD ZONING DISTRICTS

WHEREAS, the Town of Lake City has adopted zoning and land use regulations to promote the orderly development of property within the Town and to protect the public health, safety, and welfare of residents, businesses, property owners, and visitors; and

WHEREAS, Section 23-11 (c) of the Lake City Municipal Code establishes performance standards applicable to uses and development within the Mobile Home Residential District, and the Board of Trustees desires to amend such standards to provide clearer, more consistent, and more administrable requirements; and

WHEREAS, Section 23-14 (d) of the Lake City Municipal Code establishes performance standards governing the manner in which property may be used within the Central Business District, and the Board of Trustees desires to update such provisions to improve consistency, clarity, and compatibility among similar uses within the Town; and

WHEREAS, Section 23-15 (d) of the Lake City Municipal Code establishes performance standards governing the manner in which property may be used within the General Business District, and the Board of Trustees desires to update such provisions to improve consistency, clarity, and compatibility among similar uses within the Town; and

WHEREAS, the Board of Trustees finds and determines that amending the performance standards within Sections 23-11 (c), 23-14(d), and 23-15(d) of the Lake City Municipal Code is necessary and appropriate to better address current business conditions, evolving community needs, and the practical use of property within the Town while continuing to protect the public health, safety, and welfare of the community.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY AS FOLLOWS:

Section 1. Section 23-11. (c) of the Lake City Municipal Code is hereby amended by the numerical addition of the **bold underlined** language to read in its entirety as follows:

Section 23-11. – “MHR” Mobile Home Residential District

(c) Performance Standards.

(4) Travel homes located within a travel home park may not be occupied for more than 30 weeks in a calendar year.

Section 2. Section 23-14. (d)(2) of the Lake City Municipal Code is hereby amended by the removal of the strikethrough language and the addition of the **bold underlined** language to read in its entirety as follows:

Section 23-14. – “CBD” Central Business District.

(d) Performance Standards.

(2) Screening in the form of a hedge, wall, or fence at least six feet high shall be required for all exterior storage of equipment, inventory or goods, except items displayed for sale; **or for rent.**

Section 3. Section 23-15. (d)(2) of the Lake City Municipal Code is hereby amended by the removal of the strikethrough language and the addition of the **bold underlined** language to read in its entirety as follows:

Section 23-15. – “GBD” General Business District.

(d) Performance Standards.

(2) Screening in the form of a hedge, wall, or fence at least six feet high shall be required for all exterior storage of equipment, inventory or goods, except items displayed for sale; **or for rent.**

Section 4. Validity. If any part 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 Board of Trustees hereby declares that it would have approved this ordinance and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 5. Repeal. Existing ordinances or parts of ordinances covering the same matters as embraced in this ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed, except that this repeal shall not affect or prevent collection of any fees assessed pursuant to the provisions of any ordinance hereby repealed prior to the taking effect of this ordinance.

**INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF
THE BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY,
COLORADO AND SIGNED THIS __ DAY OF AUGUST, 2026.**

Votes Approving: _____

Votes Opposed: _____

Absent: _____

Abstained: _____

ATTEST:

**BOARD OF TRUSTEES OF THE
TOWN OF LAKE CITY, COLORADO**

Christina Bowman
Town Clerk

By: _____

Dave Roberts
Mayor

