

ORDINANCE NO. 16-\_\_\_\_\_

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 7.05 ACRES LOCATED SOUTHWEST OF THE INTERSECTION OF NORTH ACADEMY BOULEVARD AND MAIZELAND ROAD FROM PBC/CR (PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD) TO PBC/CR (PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 7.05 acres located southwest of the intersection of North Academy Boulevard and Maizeland Road as described in Exhibit A, which is attached hereto and made a part hereof by reference, from PBC/CR (Planned Business Center with Conditions of Record) to PBC/CR (Planned Business Center with Conditions of Record), pursuant to the Zoning Ordinance of the City of Colorado Springs, subject to the following Conditions of Record:

1. The maximum height of all buildings, facades and other architectural features will be 35 feet and not more than two stories; and
2. Buildings adjacent to Sussex Lane will provide architectural elements of residential character; and
3. The following uses will not be permitted:
  - a. Taverns
  - b. Nightclubs
  - c. Pool/Billiard Parlors
  - d. Video Arcades
  - e. Liquor Outlets

- f. Liquor Stores
- g. Private Club or Lodge Serving Liquor or Allowing Gambling
- h. Fish, Fowl, or Seafood Store not in conjunction with a restaurant;  
provided that a specialty grocery store selling the items listed shall  
be permitted
- i. Movie Theatre
- j. Chemical Abuse Rehabilitation Center
- k. Pre-school or Day Care Center
- l. Automobile Sales or Repair
- m. Tire Stores
- n. Car Washes
- o. Ambulance Service
- p. Day Old and/or Used Clothing Stores
- q. Adult Uses as Defined in City Code Chapter 7 of the Zoning Code  
2001, as amended
- r. Laundromat/Dry Cleaning Business
- s. Family Counseling/Abortion Clinics
- t. Any marijuana related uses, medicinal or recreational, including  
but not limited to the sale, grow, manufacturing or consumption of  
marijuana
- u. Tattoo shops

Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

**Finally passed:** \_\_\_\_\_

\_\_\_\_\_  
Council President

ATTEST:

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Sarah B. Johnson, City Clerk