

TOWN OF LARKSPUR
ORDINANCE NO. 3.33

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LARKSPUR,
COLORADO, as follows:

ARTICLE I
GENERAL PROVISIONS

1.1 Purpose

This Ordinance is adopted for promoting the health, safety, convenience, order, prosperity and general welfare of the present and future inhabitants of Larkspur, Colorado, by the amendment of the Town of Larkspur Zoning Ordinance No. 3.01, which classified land uses and regulated the land utilization to protect land values, protect and enhance the environment of the Town, and provide for the best uses of lands within the Town of Larkspur.

1.2 Statutory Authority

This Ordinance is authorized by Colorado Revised Statutes 1973, 31-23-301 et seq, as amended, and is hereby declared to be in accordance with the provisions thereof.

ARTICLE II
AMENDMENT TO ZONING ORDINANCE NO. 3.01

2.1 Definitions

Section 1.3 of Ordinance 3.01 definition is hereby amended as follows:

Dwelling, one-family. A detached building designed exclusively for occupancy by one family. It shall include manufactured housing, provided such housing is partially or entirely manufactured in a factory; is not less than 24 feet in width and 36 feet in length; is installed on an engineered permanent foundation; has brick, wood, or cosmetically equivalent exterior siding and a pitched roof; and is certified pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974."

Mobile Home. Any factory manufactured housing not meeting all of the definitions of a dwelling, one-family shall be considered a mobile home. All mobile homes shall be installed on an engineered permanent foundation.

ARTICLE III

OTHER PORTIONS OF ZONING ORDINANCE NO. 3.01 UNCHANGED

3.1 All other parts of the Town of Larkspur Zoning Ordinance 3.01, except as amended directly above, shall remain in full force and effect.


ARTICLE IV

SEVERABILITY

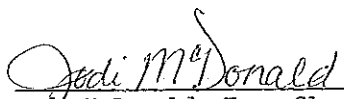
Should any portion of this Ordinance be determined to be unenforceable by a Court of competent jurisdiction, that portion shall be determined to be severable and the balance of the ordinance shall remain in full force and effect.

This ordinance hereby repeals and supersedes Section 1.3 of Ordinance 3.01, passed on the 13th day of February, 1980.

ADOPTED at a regular meeting of the Town Council of the Town of Larkspur, Colorado, on the 5th day of December, 1984. Passed by a vote of 6 for and 0 against and ordered published.


Anna Trueblood, Mayor
Town of Larkspur

ATTEST:


Judi McDonald, Town Clerk
Town of Larkspur

Publication Date: December 13, 1984

I hereby certify that the within Ordinance No. 3.33 was published on the 13 day of December, 1984, in the Douglas County News Press, a newspaper of general circulation published in the County of Douglas and State of Colorado.

