

TOWN OF LARKSPUR  
ORDINANCE NO. 3.10

AN ORDINANCE AMENDING TOWN OF LARKSPUR ZONING ORDINANCE NO.  
3.01 TO REGULATE NONCONFORMING USES.

BE IT ORDAINED by the Board of Trustees of the Town of Larkspur,  
Colorado, as follows:

Article 1, General Provisions, Section 1.6, Application, is  
hereby amended to add Subsection (e), which shall be as follows:

(e) Non-conforming uses - Except as provided in this section, the  
lawful use of any buildings or land existing at the time of this  
ordinance, or of any amendments to this ordinance, may be  
continued even though such use does not conform to the requirements  
of this ordinance, subject to the following limitations.

UNSAFE BUILDINGS - Any non-conforming building or portion thereof  
declared unsafe by the Town Building Inspector may be strengthened  
or restored to a safe condition.

REPAIRS AND MAINTAINENCE - Ordinary repairs and maintainence of a  
non-conforming building shall not be deemed as extension of such  
non-conforming building and shall be permitted.

RESTORATION - A non-conforming building which has been damaged by  
fire or other causes may be restored to it original condition  
provided such work is commenced within 180 days of such calamity,  
and provided such building is no more than 50% destroyed.

ABANDONMENT - Whenever a non-conforming use has been discontinued  
for a period of 180 days, such use shall not therefore be re-  
established, and any future use shall be in conformance with the  
provisions of this ordinance.

EXTENSIONS - A non-conforming use shall not be extended, but the  
extension of a conforming use to any portion of a non-conforming  
building shall not be deemed the extension of such non-conforming  
use.

DISPLACEMENT - No non-conforming use shall be altered, extended  
or restored so as to displace any conforming use.

COMPLETION - Any building or structure for which a building permit  
has been issued prior to the date of enactment of this ordinance

may be completed and used in accordance with the plans, specifications, and permits on which said building permit was granted, if construction is commenced within 60 days after the issuance of said permit and diligently prosecuted to completion.

Introduced as an Ordinance at a regular meeting of the Board of Trustees of the Town of Larkspur, Colorado, on the 22nd day of April, 1981, and passed by a vote of 4 for, and 2 against, and ordered published.

  
MAYOR

ATTEST:

  
TOWN CLERK