

TOWN OF LARKSPUR  
ORDINANCE NO. 3.11

AN ORDINANCE AMENDING TOWN OF  
LARKSPUR ZONING ORDINANCE NO. 3.01  
TO CREATE B-E (BUSINESS EXISTING)  
ZONING DISTRICT

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

Article 1, Section 1.4, Districts, is hereby amended as  
follows:

1.4 Districts

For the purpose of implementing the provisions of this  
Ordinance, there is hereby established the following zoning  
districts: R-1 (L) (low density residential district); R-1 (H) (high  
density residential district); R-2 (two-family residential district);  
MF (multifamily residential district); B (business district);  
C (commercial district); I (industrial district); and PUD (planned  
unit development district); and B-E (business existing district).  
All uses not specifically authorized in any other zone, specifically  
including, but not limited to, mobile home parks, mobile home sub-  
divisions, and industrial uses other than those permitted in the I  
(industrial district) may be permitted in the PUD (planned unit  
development district).

Article 2, is hereby amended to add Section, 2.9, as follows:

2.9 Business - Existing District

- (a) Permitted Uses: Places for the conduct of any  
business or service activity, including, but not  
limited to the following:  
Public or parochial schools, churches, parks,  
playgrounds, community centers, fire stations,  
public utility transmission and distribution lines,  
water wells and reservoirs, hotels, motels, hospitals  
nursing homes, and extended care facilities, membership  
clubs, medical and dental clinics and offices, profes-  
sional offices, governmental offices, mortuaries,

retail stores, transportation terminals, financial institutions, personal service businesses, indoor recreational facilities, indoor theaters, restaurants, and lounges, dry cleaning establishments, laundries, parking lots and parking garages, child care (day) centers, post offices, single family residences, any use permitted in the MF (multifamily district), and any use permitted in the C (commercial district), including, but not limited to auto body repair shops. Provided that all such uses are conducted in an enclosed area with outdoor storage areas enclosed by a solid fence at least six feet in height.

(b) Maximum Building Coverage - 75%

(c) Maximum Height of Buildings or Structures - 35 feet

(d) Minimum Setbacks:

Front yard - 10 feet

Rear yard - 10 feet

(e) Minimum Off-Street Parking:

Single family residence - 2 spaces for each residence

MF zoned uses - 2 spaces for each dwelling unit

Professional or business offices - 1 space for each 250 square feet of total floor area

Restaurants, drive-in restaurants, and lounges - 1 space for each 50 square feet of total public floor area

Motels and hotels - 1 space for each guest room or dwelling unit

Mortuaries - 1 space for every five persons for which seating is provided in the main auditorium

Commercial Recreational Facilities - 1 space for each 50 square feet of the total indoor public floor area

Public Buildings - 1 space for every 250 square

feet of total floor area

All other uses, excepting parking lots

and parking garages - 1 space for

every 250 square feet of total floor

area

Introduced as an Ordinance at a regular meeting of the

Board of Trustees of the Town of Larkspur, Colorado, on the

10<sup>th</sup> day of June, 1981, and passed by a vote of  
5 for, and 2 against, and ordered published.

*Chris Paulson, Mayor*  
MAYOR

Attest:

*Dean Sprigg*  
TOWN CLERK