

ORDINANCE NO. 3.48

AN ORDINANCE AMENDING ORDINANCE NO. 3.43  
AND REPEALING ORDINANCE NO. 3.46  
(This Ordinance hereby repeals and supercedes  
Ordinance 3.46 passed and adopted on the 18th day of  
November, 1987 and also repeals and supercedes  
Sections 2.13, 2.42 and 2.79, Article III,  
Section 2 of Ordinance No. 3.43 passed  
and adopted on 3rd day of June, 1987)

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

1. Section 2.13, Article III, Section 2 of Ordinance No.  
3.43 is deleted in its entirety and the following is substituted  
in its stead:

2.13 Building: Any permanent structure, having a roof, built for  
the shelter or enclosure of human beings, animals, or  
property of any kind, and excluding advertising signboards  
and fences. All buildings shall be placed upon permanent  
foundations which shall be constructed of poured concrete or  
concrete blocks.

2. Ordinance No. 3.46 is hereby repealed in its entirety  
and Section 2.42, Article III, Section 2 of Ordinance No. 3.43 is  
deleted in its entirety and the following is substituted in its  
stead:

2.42 Dwelling: A building or portion thereof used exclusively  
for residential occupancy, including one-family dwellings,  
two-family dwellings and multiple-family dwellings, but not  
including clubs, hospitals, nursing homes, boarding schools,  
mobile homes, hotels, motels, tents, seasonal vacation  
cabins or other structures designed or used primarily for  
temporary occupancy. Dwelling includes manufactured  
housing, provided that such housing is not less than twenty-  
four (24) feet wide, thirty-six (36) feet long, is installed  
on a permanent foundation, has brick, wood, or cosmetically  
equivalent exterior siding, a pitched roof, is certified  
pursuant to the "National Manufactured Housing Construction  
and Safety Standards Act of 1974", as amended, meets or  
exceeds, on an equivalent performance engineering basis,  
standards established by the Uniform Building Code, Uniform  
Fire Code, Uniform Plumbing Code, Uniform Mechanical Code,  
National Electrical Code, and such other building codes as  
may be in effect within the Town of Larkspur, Colorado. All  
dwellings shall be placed upon permanent foundations which  
shall be constructed of poured concrete or concrete blocks.

3. Section 2.79, Article III, Section 2 of Ordinance No.  
3.43 is deleted in its entirety and the following is substituted  
in its stead:

2.79 Mobile Home: A portable structure used or designed to be  
used for living or sleeping purposes, transportable on its  
own wheels and requiring only minor work after arrival on  
its site to become suitable for occupancy. Any factory  
manufactured housing not meeting all of the definitions of a  
dwelling, as defined by this Ordinance shall be deemed a  
mobile home. A mobile home is not a dwelling as defined in

this Ordinance. All mobile homes shall be installed on engineered permanent foundations, which shall be constructed of poured concrete or concrete blocks.

Introduced as an ordinance at a regular meeting of the Town Council of the Town of Larkspur, Colorado, on the 9th day of March, 1988, and passed by a vote of 6 for and 0 against, and ordered published.

Ma. Deublood  
Mayor

ATTEST:

Carrie Deublood  
Town Clerk

Publication Date: \_\_\_\_\_

I hereby certify that the within Ordinance No. 3.48 was published on the \_\_\_\_\_ day of \_\_\_\_\_, 1988, in the Douglas County News-Press, the newspaper of general circulation published in the County of Douglas, State of Colorado; and I further certify that the within Ordinance No. 3.48 was posted on the bulletin board at the Town Hall of the Town of Larkspur from \_\_\_\_\_, 1988 to \_\_\_\_\_, 1988.

\_\_\_\_\_  
Town Clerk