

TOWN OF LARKSPUR, COLORADO  
ORDINANCE NO. 3.81

AN ORDINANCE AMENDING ORDINANCE NO. 3.43 TO CORRECT TYPOGRAPHICAL ERRORS AND PERFORM OTHER HOUSEKEEPING ITEMS CONCERNING ZONING

(THIS ORDINANCE REPEALS AND SUPERSEDES SECTIONS 6.2(B), 6.4 AND 12.1, ARTICLE II OF ORDINANCE NO. 3.43, PASSED ON THE 3<sup>RD</sup> DAY OF JUNE, 1987.)

WHEREAS, the Town of Larkspur, as a home rule municipality, is authorized pursuant to Article XX of the Colorado Constitution to adopt zoning and subdivision regulations;

WHEREAS, the Town Council desires to amend Article II of Ordinance No. 3.43 to clarify language and correct typographical errors in certain provisions; and

WHEREAS, the Town Council finds that this Ordinance furthers the public health, safety and welfare of the Town and its residents in that it provides clarity and specificity for property owners, developers, town staff and other users of the Town's Zoning Ordinance.

NOW THEREFORE, be it ordained by the Town Council of the Town of Larkspur, Colorado as follows:

**Section 1.** Section 6.2 (B), Article II of Ordinance 3.43 is hereby amended to read as follows:

B. Any uses permitted by right in the R-1 Low Density Residential District or the R-2 High Density Residential District.

**Section 2.** Section 6.4, Article II of Ordinance 3.43 is hereby amended to read as follows:

6.4 Maximum Units, Area and Yard Setback Requirements:

A.	Maximum Dwelling Units per gross acre	15
B.	Minimum Lot Size	7,000
C.	Minimum Lot Width	60
D.	Minimum setbacks (in feet):	
	Front	25
	Side (Principal Use)	10
	(Accessory Use)	10
	Rear (Principal Use)	20
	(Accessory Use)	10
E.	Building Height (Maximum in feet)	
	(Principal Buildings)	35
	(Accessory Building)	20

**Section 3.** Section 12.1, Article II of Ordinance 3.43 is hereby amended to read as follows:

Those uses identified as uses permitted by special review may be permitted in the designated districts upon approval by the Town Council, following public notice and hearing as described in this Section and subject to such conditions and safeguards as may be imposed by the Town Council which includes but not be limited to the requirements that the proposed use: (1) will be in harmony and compatible with the character of the surrounding areas and neighborhood; (2) will be consistent with the Town of Larkspur Master Plan; (3) will not result in an over-intensive use of land; (4) will not require a level of community facilities and services greater than that which is available; (5) will not result in undue traffic congestion or traffic hazards; (6) will not cause significant air, water, or noise pollution or spillover of light and glare from exterior lighting; (7) will be adequately landscaped, buffered, and screened; and (8) will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the Town. Uses by special review shall be permitted for a duration of time specified by the Town Council or until the land use changes or its terminated, whichever occurs first. Each such use approved by Town Council is subject to review as often as Town Council deems appropriate and reasonable. In addition, Town Council may, for proper cause, revoke a special use.

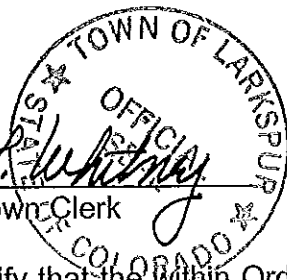
**Section 4. Severability Clause.** The provisions of this Ordinance shall be severable, and invalidity of one provision shall not affect the validity or enforceability of other provisions of this Ordinance. All other ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

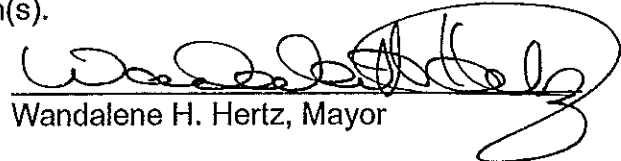
**Section 5. Effective Date.** This Ordinance shall take effect five (5) days after it is posted in accordance with Section 3.20 of the Town Charter.

Introduced as an Ordinance at a Regular Meeting of the Town Council of the Town of Larkspur, Colorado, on the 21st day of March, 2002, and passed by a vote of SIX (6) for, (0) against and (0) abstention(s).

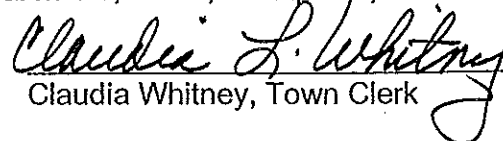
[ATTEST]

  
Claudia Whitney, Town Clerk



  
Wandalene H. Hertz, Mayor

I hereby certify that the within Ordinance No. 3.81 was posted on the bulletin board at the Town Hall of the Town of Larkspur from March 21, 2002, to April 6, 2002 in accordance with Section 3.20 of the Town Charter.

  
Claudia Whitney, Town Clerk