

ORDINANCE NO 57, 1979  
BEING AN ORDINANCE AMENDING CERTAIN SECTIONS  
OF CHAPTER 118 OF THE CODE OF THE CITY OF FORT COLLINS  
BEING A PART OF THE ZONING ORDINANCE AND RELATING TO  
NONCONFORMING USES

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS

Section 1 That Section 118-84 (C) of the Code of the City of Fort Collins be, and the same hereby is, amended by the deletion of said section in its entirety and the substitution therefor of the following

"C Change of Use A nonconforming use may be changed to any conforming use Any change of a nonconforming use, other than to a conforming use, shall be submitted to the Planning and Zoning Board which, after review, shall make a recommendation for either approval or denial of the proposed change to the City Council In considering a proposed change, the Planning and Zoning Board shall make a finding as to whether or not the change in use is more compatible with the uses of the surrounding property than the existing nonconforming use For the purpose of review, the following criteria shall be considered

- 1 The nature and purpose of the existing nonconforming use, and
- 2 The difference in quality and character of the proposed use, and
- 3 The difference in the degree of use of the proposed use, including, but not limited to, hours of operation and parking requirements, and
- 4 The reasons for the proposed change, and
- 5 The overall impact of the proposed use on the surrounding property "

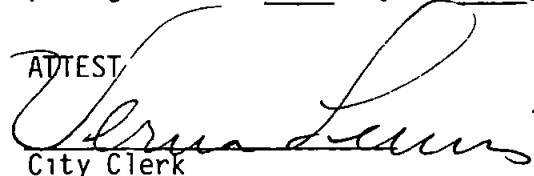
Section 2 That Section 118-84 (D) of the Code of the City of Fort Collins be, and the same hereby is, amended by deleting therefrom the following words and phrases, "two (2) years", and the substitution therefor of the following words and phrases, "one (1) year"

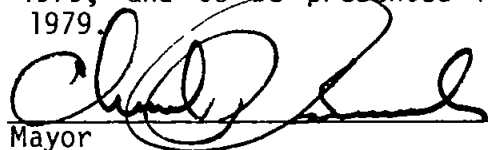
Section 3 That Section 118-84 (F) of the Code of the City of Fort Collins be, and the same hereby is, amended by the deletion of said section in its entirety and the substitution therefor of the following

"F Enlargement of a Building Containing a Nonconforming Use A proposal for the enlargement or extension of a building containing a nonconforming use shall be submitted to the Planning and Zoning Board which, after review, shall make a recommendation of either approval or denial of the proposed enlargement or extension to the City Council In considering a proposed enlargement or extension, the Planning and Zoning Board shall make a finding as to whether or not the enlargement or extension will adversely affect the surrounding property For the purpose of review, the Planning and Zoning Board shall consider the following criteria

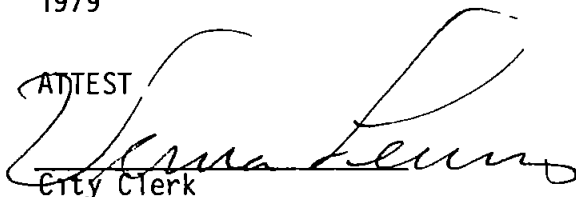
- 1 The nature of the proposed expansion, and
- 2 The size of the proposed expansion, and
- 3 The difference in the degree of use of the nonconforming use as a result of the proposed expansion, and
- 4 The reasons for the proposed expansion, and
- 5 The overall impact of the proposed expansion on the surrounding property "

Introduced, considered favorably on first reading, and ordered published this 15th day of May A D 1979, and to be presented for final passage on the 5th day of June, A D 1979.

ATTEST  
  
City Clerk

  
Mayor

Passed and adopted on final reading this 5th day of June, A D 1979

ATTEST  
  
City Clerk

  
Mayor