

ORDINANCE No 133 , 1981  
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

Section 1 That Section 118-11 (Definitions) of the Code of the City of Fort Collins be, and the same hereby is, amended by the deletion of the definition of "Building Fascia" and the addition of a new definition to read as follows

"B Building Frontage - That side of a building which faces and is parallel to or most nearly parallel to a public or private street The length of the frontage is determined by measuring along the outside walls of the building and including eaves which are at least eight feet above grade and are an integral part of the roof or building wall There can be only one (1) building frontage for each street upon which a building faces "

Section 2 That Section 118-11 (Definitions) of the Code of the City of Fort Collins be, and the same hereby is, amended to read as follows

"Street - A public thoroughfare, of a width in conformance with City specifications, which affords the principal means of access to abutting property"

Section 3 That Section 118-20(B) (Zoning Board of Appeals, Duties and Powers) of the Code of the City of Fort Collins be, and the same hereby is, amended to read as follows

"B To authorize, upon appeal in specific cases, variances from the terms of this chapter where, by reason of exceptional narrowness, shallowness or slope of a specific piece of property at the time of the enactment of this chapter, or by reason of exceptional topographic conditions or other extraordinary and exceptional situations or conditions of such piece of property, the strict application of any regulation enacted herein would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of such property, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of this chapter, provided that no variance shall authorize any use in a zoning district other than a use specifically permitted in such zoning district "

Section 4 That Section 118-81(C) (Home Occupations) of the Code of the City of Fort Collins be, and the same hereby is, amended by the addition thereto of the following subsection to read as follows

"(11) A home occupation shall be permitted only after the owner has obtained a home occupation license from the City. The fee for such a license shall be ten (10) dollars "

Section 5 That Section 118-81(D)(2)(b)[1] (Screening and Landscaping) of the Code of the City of Fort Collins be, and the same hereby is, amended to read as follows

"(1) Any such vehicular use area shall be screened from any directly contiguous lot with a residential use or zoned for residential use by a solid wooden fence or solid wall six (6) feet in height. A landscaped visual barrier six (6) feet in height may be used to provide the necessary screening in lieu of a solid wooden fence or solid wall if it is of sufficient opacity to block at least seventy-five percent (75%) of the light from motor vehicle headlights "

Section 6 That Section 118-82(B) (Supplementary Yard Regulations) of the Code of the City of Fort Collins be, and the same hereby is, amended by deleting therefrom subsection (1) and renumbering the remaining subsections accordingly

Section 7 That Section 118-93(B)(1) (Limitations for Non-Residential Districts and Uses) of the Code of the City of Fort Collins be, and the same hereby is, amended to read as follows

"(1) For the first two hundred (200) feet in building frontage length, the maximum sign area permitted shall be equal to two (2) square feet of sign area for each lineal foot of building frontage length "

Section 8 That Section 118-93(B)(2) (Limitations for Non-Residential Districts and Uses) of the Code of the City of Fort Collins be, and the same hereby is, amended to read as follows

"(2) For that portion of a building frontage which exceeds two hundred (200) feet in length, the maximum sign area permitted shall be equal to one (1) square foot of sign area for each lineal foot of building frontage length over such two hundred (200) feet. The sign area permitted hereunder shall be in addition to the sign area permitted under subsection B(1) "

Section 9 That Section 118-93(B)(3) (Limitations for Non-Residential Districts and Uses) of the Code of the City of Fort Collins be, and the same hereby is, amended to read as follows

"(3) When either the signs on a group of properties planned as a unit under the unit development provision of this chapter or the signs on a single property are limited to individually outlined letters or script mounted on a building frontage (signs without backing) and/or one (1) ground sign per street frontage, the permitted square footage of signs allowed in Subsection B(1) and (2) above may be increased to two and one-half (2 1/2) square feet and one and one-half (1-1/2) square feet respectively "

Section 10 That Section 118-93(B)(5) (Limitations for Non-Residential Districts and Uses) of the Code of the City of Fort Collins be, and the same hereby is, amended to read as follows

"(5) For the purpose of this subsection, the sign allowance shall be calculated on the basis of the length of the one (1) building frontage which is most nearly parallel to the street it faces. In the event a building does not have frontage on a dedicated public street, the owner of the building may designate the one (1) building frontage which shall be used for the purpose of calculating the sign allowance. In the event the only building frontage which fronts on a dedicated street is a wall containing no signs, the property owner may, at his option, designate another building frontage on said building on the basis of which the total sign allowance shall be calculated, provided that no more than twenty-five percent (25%) of the total sign allowance permitted under this Article may be placed on frontage other than the building fascia which was the basis for the sign allowance calculation. In all other cases, the sign allowance for a building may be distributed in any manner among its frontages except that no one frontage may contain more sign area than one hundred fifty percent (150%) of the sign area provided for by Subsections 118-93(1) through (4) inclusive "

Section 11 That Section 118-95(C)(5) (Freestanding and Ground Sign Requirements) of the Code of the City of Fort Collins be, and the same hereby is, amended to read as follows

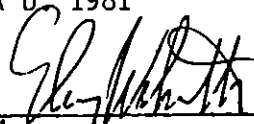
"(5) Single-faced freestanding and ground signs shall be set back from the street right-of-way line according to the provisions of this section. When any such sign is placed on property that has only one street frontage, the required setback shall be measured from the street right-of-way line to which the sign face is most nearly parallel. When any such sign is placed on property located at the intersection of two (2) dedicated public streets, the required setback shall be measured from the street right-of-way line at the street to which the sign face is most nearly perpendicular "

Section 12 That Section 118-97 (General Regulations) of the Code of the City of Fort Collins be, and the same hereby is, amended by deleting therefrom Section (G) and relettering the remaining sections accordingly

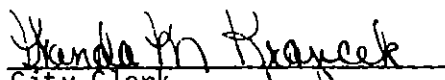
Section 13 That Section 118-11 (Definitions) of the Code of the City of Fort Collins be, and the same hereby is, amended to read as follows

"Child care center - a facility by whatever name known, which is maintained for the whole or part of a day for the care of seven (7) or more children under the age of sixteen (16) years and not related to the owner, operator or manager thereof, whether such facility is operated with or without compensation for such care and with or without stated educational purposes. The term includes, but is not limited to, the facilities commonly known as a day-care center, day nurseries, nursery school, preschools, play groups, day camps, summer camps, centers for mentally retarded children and those facilities which give twenty-four-hour care for dependent and neglected children, but specifically excludes any family-care home as defined in this chapter. Also included are those facilities for children under the age of six (6) years, with stated educational purposes operated in conjunction with the public, private or parochial college or a private or parochial school, except that the term shall not apply to a kindergarten maintained in connection with a public, private or parochial elementary school system of at least six (6) grades. "Kindergarten" means any facility providing an educational program for children only for the year preceding their entrance to the first grade, whether such facility is called a kindergarten, nursery school, preschool or any other name "

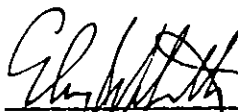
Introduced, considered favorably on first reading and ordered published this 6th day of October, A D 1981, and to be presented for final passage on the 3rd day of November, A D 1981

  
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Mayor

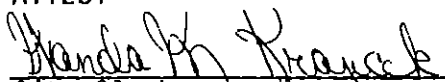
ATTEST

  
\_\_\_\_\_  
City Clerk

Passed and adopted on final reading this 3rd day of November,  
A D 1981

  
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Mayor

ATTEST

  
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City Clerk