

ORDINANCE NO 43, 1981  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
AMENDING CERTAIN SECTIONS OF CHAPTER 118 OF THE CODE  
OF THE CITY OF FORT COLLINS BEING A PART OF THE ZONING  
ORDINANCE RELATING TO CONVERSIONS IN THE R-H ZONE AND  
NON-CONFORMING USES

WHEREAS, the Charter of the City of Fort Collins provides that the City Council, by ordinance approved by at least five (5) Councilmembers, may expand the authority of the Planning and Zoning Board to include final action on all planning items except zonings, rezonings, and annexations, provided that such action shall be subject to the right of appeal to City Council, and

WHEREAS, the Council desires to so expand the authority of the Planning and Zoning Board

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows

Section 1 That Section 118-44 (I) (Conversions from Residential to Non-Residential Uses) of the Code of the City of Fort Collins be, and the same hereby is, amended to read as follows

(I) Conversions from Residential to Non-Residential Uses

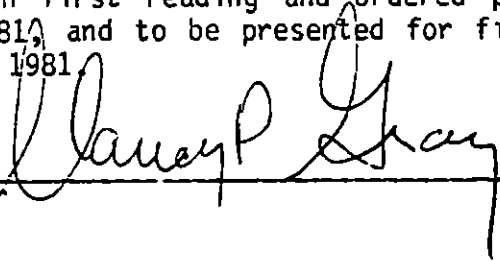
The conversion from a residential land use to one or more of the uses permitted in Section 118-44 (A)(9) through (17) and (22), inclusive, shall require the approval of the Planning and Zoning Board. The proposed conversion shall either be processed pursuant to Section 118-83 of this Chapter or submitted with a site plan. At the public hearing, the Planning and Zoning Board may consider administrative guidelines for use conversions as developed by the City. Following demolition of a residential use, the subsequent construction of any non-residential use on the same property shall be deemed a conversion requiring approval pursuant to this Section.

Section 2 That Section 118-84 (C) (Non-Conforming Uses in Buildings -- Change of Use) of the Code of the City of Fort Collins be, and the same hereby is, amended by the deleting therefrom of the words "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 City Council",

and substituting therefor the words "require the approval of the Planning and Zoning Board"

Introduced, considered favorably on first reading and ordered published this 17th day of March, 1981, and to be presented for final passage on the 21st day of April, 1981

Mayor



ATTEST

Wanda M. Kravcek  
City Clerk

Passed and adopted on final reading this 21st day of April, 1981

Mayor



ATTEST

Wanda M. Kravcek  
City Clerk