

ORDINANCE NO 35, 1982
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

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

Section 1 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

"Floor Area - The gross floor area of the building measured along the outside walls of the building and including each floor level, but not including open balconies, garages or other enclosed automobile parking areas, basements, and one-half (1/2) of all storage and display areas for hard goods "

Section 2 That Section 118-63(A) (General Business District - Uses Permitted) of the Code of the City of Fort Collins be, and the same hereby is, amended by the addition thereto of the following permitted use to read as follows, with the remaining subsections renumbered accordingly "

"(24) Single-family dwellings"

Section 3 That Section 118-70(A) (Commercial District - Uses Permitted) of the Code of the City of Fort Collins be, and the same hereby is, amended by the addition thereto of the following permitted use to read as follows, with the remaining subsections renumbered accordingly

"(31) Single-family dwellings"

Section 4 That Section 118-70(A) (Commercial District - Uses Permitted) of the Code of the City of Fort Collins be, and the same hereby is, amended by the addition thereto of the following permitted use to read as follows, with the remaining subsections renumbered accordingly

"(32) Multi-family dwellings"

Section 5 That Section 118-71(B) (Limited Industrial District - Performance Standards) of the Code of the City of Fort Collins be, and the same hereby is, amended by deleting therefrom subsection (7) (Noise Restrictions)

Section 6 That Section 118-81(D)(1) (Offstreet Parking - General Requirements) 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

"(g) No Certificate of Occupancy for property with an off-street parking area required to provide landscaping in conformance with these regulations shall be issued unless all landscaping on the property has been installed in accordance with an approved landscape plan for such property. In the event that such landscape installation has not been completed, an occupancy permit may be issued upon the receipt by the City of a cash deposit, bond, letter of credit or other satisfactory financial guarantee in the amount of 125% of the estimated cost of the landscaping improvements determined by an executed contract to install such landscaping or by adequate appraisals of such cost. Such bond, cash deposit, or equivalent, shall further guarantee the continued maintenance and replacement of the landscaping for a period of two (2) years after installation, but the amount of the same shall be reduced after installation is completed to twenty-five percent (25%) of the actual cost of such landscaping. Any bond, cash deposit, or equivalent, deposited pursuant to this requirement shall be released upon certification by the Building Inspector that the required landscaping program has been completed and maintained in accordance with the requirements of the bond."

Section 7 That Section 118-83(G)(4)(b)[3] (Final Landscape Plan) of the Code of the City of Fort Collins be, and the same hereby is, amended to read as follows

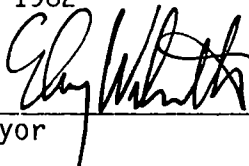
"[3] No Certificate of Occupancy shall be issued for any building on any portion of a planned unit development until the landscaping required by the final landscape plan is in place or a bond, cash deposit, or equivalent, is deposited with the City conditioned on and guaranteeing the installation of all landscaping shown on the approved landscape plan. Such bond, cash deposit, or equivalent, shall be in the amount of 125% of the estimated cost of the landscaping improvements determined by an executed contract to install such landscaping or by adequate appraisals of such cost. Such bond, cash deposit, or equivalent, shall further guarantee the continued maintenance and replacement of the landscaping for a period of two (2) years after

installation, but the amount of the same shall be reduced after installation is completed to twenty-five percent (25%) of the actual cost of such landscaping. If the required landscaping is already installed prior to issuance of a Certificate of Occupancy, a bond in the amount of twenty-five percent (25%) of the actual cost of the landscaping guaranteeing continued maintenance and replacement of the same for a period of two (2) years shall be required as a condition of issuance of the Certificate of Occupancy. Any bond, cash deposit, or equivalent, deposited pursuant to this requirement shall be released upon certification by the Building Inspector that the required landscaping program has been completed and maintained in accordance with the requirements of the bond. If any landscaping required pursuant to this section is not maintained in accordance with the requirements of the final plan, such failure to maintain the landscaping shall be a violation of this chapter and enforceable as provided by law "

Section 8 That Section 118-97(H) (General Regulations) of the Code of the City of Fort Collins be, and the same hereby is, amended to read as follows

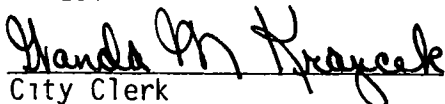
"H Banners and pennants are allowed in any zone, provided a permit is obtained from the Zoning Administrator. Any person shall be entitled to use banners or pennants for not more than 20 days per calendar year. The Zoning Administrator shall issue a permit for the use of banners and pennants in locations which will not cause unreasonable annoyance or inconvenience to adjoining property owners or other persons in the area, and on such conditions as deemed necessary to protect adjoining premises and the public. The applicant shall remove any banners and pennants erected pursuant to a permit on or before the expiration date. If any person erects any banners or pennants without receiving a permit, as herein provided, said person shall be ineligible to receive a permit, as herein provided, for the remainder of the calendar year "

Introduced, considered favorably on first reading, and ordered published this 16th day of March, A D 1982, and to be presented for final passage on this 6th day of April, A D 1982



Mayor

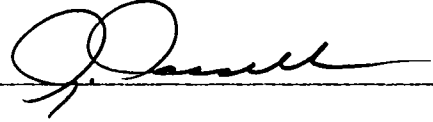
ATTEST



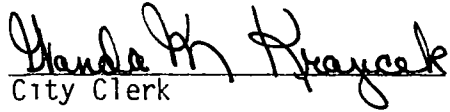
City Clerk

Passed and adopted on final reading this 6th day of April, A D
1982

Mayor



ATTEST


City Clerk