

AN ORDINANCE AMENDING CHAPTERS 1, 2 AND 4 OF ZONING ORDINANCE 336 OF THE TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO, RELATING TO CREATION OF AN AGRICULTURE-RECREATION (AR) ZONE.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO:

Section 1:

WHEREAS, the Board of Trustees has determined that it may be beneficial to encourage the annexation of real property to the Town of Berthoud and, subsequent to annexation, continue to allow the owners to conduct agricultural and recreational activities thereon; thereby creating a buffered rural area at the perimeter of the Town.

Section 2:

That Chapter 1, Section 1-1 of Zoning Ordinance 336 of the Town of Berthoud, Colorado, be and the same is hereby amended by the addition of the following definitions:

a. "Agriculture" means the use of cultivating the soil, producing crops and raising livestock for commercial purposes.

b. "Domestic animals" includes such animals as may be normally considered household pets, that are kept wholly or partially outside of a residential structure.

c. "Farm animals" includes such animals as are not normally considered household pets, that are kept wholly or partially outside of a residential structure.

c. "Recreational uses" includes buildings or other structures necessary therefor. It includes, but is not limited to, community centers, swimming pools, bathhouses, racquet courts, saunas, golf courses, ski areas, lifts, boat docks, convention centers, rodeo grounds, animal races, play areas, picnic areas, equestrian stables and parking facilities therefor. It does not include lodging, restaurants or bars.

Section 3:

That Chapter 2, Section 2-1 of Zoning Ordinance 336 of the Town of Berthoud, Colorado, be and the same is hereby amended by the addition of the following district:

AR Agriculture and Recreation.

Section 4:

That Chapter 4 be amended by the addition of Section 4-19 to read as follows:

Uses Permitted in the AR District:

a. The purposes of the AR district is to provide for agriculture, recreation and other uses, creating areas of expansive spaciousness with minimum congestion, and uses that are best located away from high intensity areas.

b. The following uses shall be permitted by right in an AR district:

1. Ranching, farming and general agriculture, except feed lots or animal sale barns;
2. Residential uses;
3. Home occupations;
4. Domestic animals;
5. Farm animals;
6. Underground utility lines;
7. Parks;
8. Accessory uses.

c. The following shall be conditional uses in an AR district:

1. Electric substations and gas regulator stations;
2. Water reservoirs, water storage tanks, water pumping stations and sewer lift stations;
3. Overhead utility lines;
4. Schools;
5. Recreational uses;
6. Commercial recreational facilities;
7. Churches;
8. Cemeteries or mausoleums;
9. Libraries and museums;
10. Excavation or road construction;
11. Mining and drilling;
12. Hospitals and health centers;
13. Room boarding.

d. Minimum floor area shall be six hundred square feet per dwelling unit.

e. Minimum lot area shall be ten acres for all uses by right.

Farm animals shall not be kept on a parcel of land less than ten acres in area.

For all conditional uses, the minimum lot area shall be ten acres unless otherwise specified by the Board of Trustees.

f. Minimum setback from property lines shall be as follows:

1. Principal structures, twenty-five feet;
2. Accessory structures, fifteen feet;
3. Conditional uses, twenty-five feet unless otherwise specified by the Board of Trustees.
4. Where farm or domestic animals are kept for other than hobby purposes, the accessory buildings and corrals which contain said animals shall not be closer to the adjoining property owner than one hundred yards.
5. The number of animals kept for hobby purposes shall not exceed twenty.

g. Maximum building height shall be three stories, except that an additional fifteen feet of setback shall be required for each story over two.

h. Maximum residential density shall be 2 one family dwellings per parcel.


Section 5:

A public hearing was set for February 23, 1982, by the Board of Trustees of the Town of Berthoud at its meeting held the 9th day of February, 1982. After the public hearing, the

Ordinance was read, passed, and ordered published by the Board of Trustees at its meeting this 9th day of February, 1982.

The Board of Trustees of the Town of Berthoud herewith finds, determines and designates that this Ordinance shall take effect and be in force thirty (30) days after publication.

TOWN OF BERTHOUD:


MAYOR

ATTEST:


TOWN CLERK

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