

ORDINANCE NO. 562

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF BERTHOUD TO PERMIT FARMING BY PERMIT.

WHEREAS CERTAIN LAND WITHIN THE TOWN WHICH IS NOT PRESENTLY ZONED A-R MAY BE MORE APPROPRIATELY USED FOR FARMING PURPOSES;

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

Zoning Ordinance #336

Section 1.

Zoning Ordinance #336 of the Town of Berthoud is hereby amended by the addition of the following, by the addition of Section 4-20 to read as follows:

(A) When persons whose property is zoned other than A-R pursuant to this ordinance desire to conduct agricultural operations as permitted in the A-R zones they may petition the Town for a special use permit. This procedure for obtaining the special use permit shall be substantially similar to a request for variance.

(B) After notice and hearing the Board of Trustees may permit agricultural activities which would otherwise be appropriate only in accordance with the requirements in an A-R district, in any other zoned area.

(C) The criteria for evaluating the propriety of this use are:

1. The historical and current uses of the land in question.
2. The size of the parcel of land and its relation to other zones and uses.
3. The time period for which this use would continue.
4. The effects of traffic, irrigation, and other related activities on the neighboring owners.
5. The other uses to which this property could be profitably applied.
6. The wishes of the property owner and those persons who are neighbors.

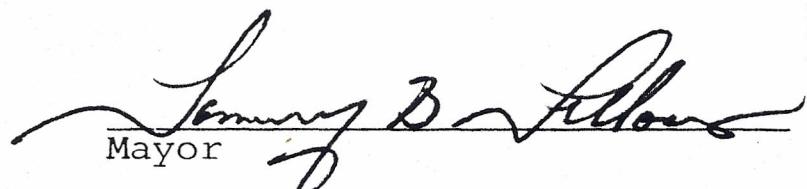
Section 2. Effective Date

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.

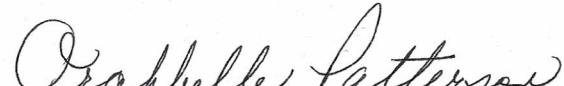
This Ordinance was introduced and read and a public hearing set for July 10, 1984, by the Board of Trustees of the Town of Berthoud at its meeting held this 26th day of June, 1984. After a public hearing, this Ordinance was read, passed, and ordered published by the Board of Trustees at its meeting this 10th day of July, 1983.

TOWN OF BERTHOUD:

ATTEST:



Tommy B. Allen
Mayor



Orahbelle Patterson
Town Clerk