

ORDINANCE NO. 972

AN ORDINANCE AMENDING THE DEVELOPMENT CODE OF THE TOWN OF BERTHOUD,
LARIMER AND WELD COUNTIES, COLORADO

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, LARIMER
AND WELD COUNTIES, COLORADO:

Section 1. Section 39-9-300 of the Town of Berthoud Development Code is amended
to read:

On corner lots, each yard adjacent to a public right-of-way, excluding alleys,
shall be designated as a side or front yard based upon the orientation of the house and
the street address of the building. For purposes of this section, the side yard is that
portion of a lot which is located between the primary structure and the side property
line adjacent to the street. The designated side yard on a residential property will have
a maximum fence height of four feet (4'-0") unless such fence is located at least fifteen
feet (15'-0") from the edge of the curb closest to the building or two feet (2'-0") from
the edge of the sidewalk closest to the building or at the property line, whichever
distance is greater; however, in no case shall a fence be located closer than two feet
(2'-0") from the edge of the sidewalk. For properties whose rear property line abuts an
alley, an eight foot (8'-0") site distance triangle must be maintained (see illustration A),
or the fence shall be a maximum of four feet (4'-0") in height for a distance of eight
feet (8'-0") along the rear and side property lines (see illustration B).

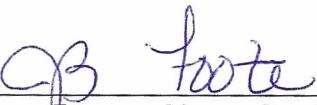
Section 2. Effective Date.

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.

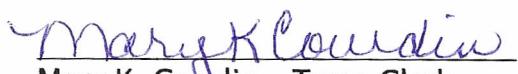
At its meeting September 23, 2003, a public hearing was set by the Board of
Trustees of the Town of Berthoud for its meeting held on the 14th day of October,
2003. After the public hearing, this Ordinance was read, passed and ordered
published by the Board of Trustees at its meeting this 14th day of October, 2003.

TOWN OF BERTHOUD:

ATTEST:



Jenny Foote - Mayor Pro Tem



Mary K. Cowdin - Town Clerk

Published: 10-23-03