

## RECORD OF PROCEEDINGS

618992 6/13/1996 9:20am B:902 P:955  
Roberta J. Perry, Clerk & Recorder, Logan County, CO

## ORDINANCE NO. 7-1996

AN ORDINANCE AMENDING ORDINANCE #1-1974, BEING  
THE TOWN OF FLEMING ZONING ORDINANCE AS IT  
PERTAINS TO HOME OCCUPATIONS.

BE IT ORDAINED BY THE TOWN COUNCIL OF FLEMING, COLORADO:

THAT the definition for Home Occupation, as set forth in  
Section 10-03 (B), be changed to read as follows:

"Home Occupation: Any activity which results in a product or  
service not used in its entirety by the family group, which  
is carried on in a residential district, meeting all of the  
following criteria:

- (a) The use is clearly incidental and secondary to the  
use of the property for dwelling purposes.
- (b) The use is conducted entirely within the dwelling  
or other suitable structure as defined in section  
(h) of this section, and is carried on by the  
inhabitants thereof and not more than one employee.
- (c) The use does not substantially change the character  
of the property or adversely affect the uses  
permitted in the residential district; and no home  
occupation shall be permitted which is  
objectionable, due to noise, dust, smoke, odor or  
other causes.
- (d) If the business is carried on within the dwelling,  
not more than one-quarter (1/4) of the area of one  
floor of the principal structure is used for such  
use.
- (e) If the business is carried on within the dwelling,  
the entrance to the space devoted to such is from  
within the building and there is no external  
evidence of the home occupation.
- (f) No sign not in conformity with the provisions of  
the sign regulations is used.
- (g) No more than one commercial-type vehicle shall be  
parked on the property or in the street adjacent to  
the property, unless housed in a suitable  
structure.
- (h) For purposes of this section, a suitable structure  
shall comply with all other provisions of this  
zoning ordinance, shall not be taller than the  
dwelling or contain more square feet than the  
dwelling, shall not have the appearance of a  
commercial building as it concerns access, and  
shall have no external evidence of a home  
occupation."

THAT all other sections of the Town of Fleming Zoning  
Ordinance remain in full force and effect.

Introduced, considered favorably on first reading, and  
ordered posted at the following three places this 7th day of  
May, 1996.

1. Fleming Town Hall  
2. Fleming Post Office  
3. First National Bank of Fleming

SEAL

ATTEST

*Susan J. Einspahr*  
Susan J. Einspahr, Town Clerk

*Larry W. Wisdom*  
Larry W. Wisdom, Mayor