

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4905

AN ORDINANCE AMENDING SECTION 21.03.070 AND THE MIXED USE AND INDUSTRIAL BULK STANDARDS SUMMARY TABLE OF THE ZONING AND DEVELOPMENT CODE TO INCREASE THE HEIGHT ALLOWANCE FOR STRUCTURES IN THE C-1 AND C-2 ZONE DISTRICTS AND AMENDING THE CODE TO IMPLEMENT THE SAME

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary in furtherance of those purposes and for the community's health, safety and welfare.

Amendments to the Zoning and Development Code to increase the height allowance for structures in the C-1 and C-2 zone districts from 40' to 65', allowing citizens the opportunity to develop and utilize their commercial property more effectively, and encouraging more business activity in some of Grand Junction's primary commercial zones are consistent with the Council's goals. The amendments also serve to remove an extraneous provision that duplicates the special permit section of the Development Code.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed Code amendments.

After public notice and public hearing, the Grand Junction City Council finds that the proposed Code amendments are necessary to maintain effective regulations to implement the Comprehensive Plan.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The Mixed Use and Industrial Bulk Standards Summary Table is amended as shown in green highlighting:

Mixed Use and Industrial Bulk Standards Summary Table

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Lot											
Area (min. ft. unless otherwise specified)	5,000	10,000	n/a	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	n/a	50	50	100	100	100	100	100	100
Frontage	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Setback											
Principal structure											
Front (min. ft.)	20	20	0	15	15	15	15	15	15	15	15
Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	n/a	10	n/a	10	10	10	10	10	10	10	n/a
Rear (min. ft.)	10	15	0	10	10	10	10	10	10	10	10
Accessory structure											
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	3	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	n/a	5	n/a	5	5	5	5	5	5	5	n/a
Rear (min. ft.)	5	15	0	10	10	10	10	10	10	10	10
Other Dimensional Requirements											
Lot coverage (max.)	70%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Height (max. ft.)	40	40	80	65	65	65	65	65	65	50	50
Density (min. units per acre)	4	8	8	12	n/a	n/a	8	8	n/a	n/a	n/a
Density (max. units per acre)	n/a	16	n/a	24	n/a	n/a	24	24	n/a	n/a	n/a
Building size (max. sf)	10,000	15,000	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Notes											
B-1: Max. building size varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000											
B-2: Parking setback for principal structure – 30 ft., for accessory 6 ft.; first floor min. height – 15 ft.											
C-1: Min. rear setback – 0 if an alley is present											
CSR: Maximum building height abutting residential – 40 ft.											

Section 21.03.070 is amended as follows (deletions struck through):

~~(4) Height. Maximum height for structures in the C-1 and I-O zone districts which are north of G Road and east of 27 Road along Horizon Drive (including Crossroad Boulevard and Horizon Court) shall be 65 feet, except by special permit for additional height.~~

Introduced on first reading this 5th day of February, 2020, and ordered published in pamphlet form.

Adopted on second reading this 19th day of February, 2020 and ordered published in pamphlet form.

ATTEST:

W Winkelman

City Clerk

C. S. [Signature]

Mayor Pro Tem



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4905 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 5th day of February, 2020 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 19th day of February, 2020, at which Ordinance No. 4905 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 21st day of February, 2020.


Deputy City Clerk

Published: February 7, 2020
Published: February 21, 2020
Effective: March 22, 2020