

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4890**

**AN ORDINANCE AMENDING PARTS OF THE ZONING AND DEVELOPMENT CODE, GREATER DOWNTOWN OVERLAY, 24 ROAD CORRIDOR DESIGN STANDARDS AND TRANSPORTATION ENGINEERING DESIGN STANDARDS TO CLARIFY ADMINISTRATIVE PROCEDURES, REMOVE INCONSISTENCIES AND MODIFY BULK STANDARDS.**

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.

The amendments to the Zoning and Development Code eliminate (1) requirements that have been proven, over time, impractical, difficult or impossible to apply or enforce, and for which there are other safeguards in the Code furthering the intent of the provisions; (2) inconsistencies within the Code; (3) unnecessary regulations; or (4) duplicative information.

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:**

**Section 21.02.120(b)(2) is amended as follows (deletions struck through):**

Section 21.02.120(b)(2). A special permit is allowed in all zone districts for the following uses and shall be required prior to:

- (i) ~~Allowing a fence over six feet in height in any district;~~

**Section 21.02.200(c)(3) is amended as follows (additions underlined, deletions struck through):**

Section 21.02.200(c)(3). The literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work cause unnecessary and undue hardship on the applicant;

**Section 21.02.210(b) shall be amended as follows (additions underlined, deletions struck through):**

An aggrieved party may appeal the Director's decision by submitting a written appeal within 10 working days of the date of the Director's decision.

~~Section 21.02.070(a)(8). An aggrieved party may appeal the Director's decision by submitting a written appeal within 10 working days of the date of the Director's decision.~~

Re-letter (b) through (e).

**Residential District Summary table, Section 21.03.040(g)(2)(iii) and Section 21.03.040(h)(2)(iii) shall be amended as follows (additions underlined, deletions struck through):**

Note: Minimum Lot Area, Lot Width and Lot Frontage do not apply to two family dwellings or multifamily.

~~R-5: Min. lot area varies by building type; detached single family — 4,000 sf, two family attached — 6,000 sf, multifamily — 20,000 sf, civic — 20,000 sf. Min. lot width varies by building type; two family — 60 ft., all other types — 40 ft.~~

~~R-8: Min. lot area varies by building type; detached single family — 3,000 sf and two family attached — 6,000 sf, multifamily — 20,000 sf, civic — 20,000 sf. Min. lot width varies by building type; two family — 60 ft., all other types — 40 ft~~

~~R-12: Min. lot width varies by building type; two family — 45 ft., all other types — 30 ft.~~

~~21.03.040(g)(2)(iii) Minimum lot size, minimum lot width and minimum lot frontage do not apply to two family dwellings or multifamily.~~

~~21.03.040(h)(2)(iii) Minimum lot size, minimum lot width and minimum lot frontage do not apply to two family dwellings or multifamily.~~

**Residential District Summary table shall be amended as follows (additions underlined, deletions struck through):**

Highlighted area showing the required rear yard setback shall be changed from 25' to 15' as depicted below.

	RR	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24
<b>Lot</b>										
Area (min. ft. unless otherwise specified)	5 acres	1 acre	30,000	15,000	7,000	4,000	3,000	n/a	n/a	n/a
Width (min. ft.)	150	100	100	100	70	40	40	30	30	30
Frontage (min. ft.)	50	50	50	50	20	20	20	20	20	20
Frontage on cul-de-sac (min. ft.)	30	30	30	30	n/a	n/a	n/a	n/a	n/a	n/a
<b>Setback</b>										
Principal structure										
Front (min. ft.)	20	20	20	20	20	20	20*	20*	20*	20*
Side (min. ft.)	50	15	15	15	7	5	5	5	5	5
Rear (min. ft.)	50	30	30	30	25	15	10	10	10	10
Accessory structure										
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	50	5	3	3	3	3	3	3	3	3
Rear (min. ft.)	50	10	10	5	5	5	5	5	5	5

**Section 21.03.070(b)(2)(ii) shall be amended as follows (deletions struck through):**

~~**Section 21.03.070(b)(2)(ii) Hours of Business.** No use in this district shall open or accept deliveries earlier than 5:00 a.m. nor close later than 11:00 p.m. "Close" includes no customers on-site and no deliveries.~~

Re-number (iii) through (iv).

**Section 21.03.070. Mixed use districts. Mixed Use and Industrial Bulk Standard Summary Table shall be amended as follows (additions underlined, deletions struck through):**

**Note: B-2:** Parking front setback for principal structure parking as a principal use, 30 feet, for as an accessory use 6 feet; first floor min. height — 15 ft.

**Section 21.02.070(f)(2)(vi) shall be amended as follows (deletions struck through):**

~~Section 21.02.070(f)(2)(vi) The Director may use this review process if the proposed project is limited to: A proposed residential subunit or accessory unit."~~

**Section 25.05.010 - 24 Road Corridor Design Standards - Sign standards shall be amended as follows (additions underlined):**

Section 25.05.010(a) Only the following sign types are permitted: freestanding monument signs, flush wall signs, exempt signs, and temporary signs as allowed/regulated by GJMC 21.06.070 Sign regulation, except as further restricted in this chapter.

**Section 29.56.020 - Alley Standards, Garage Setbacks and Section 24.12.130(a)(2) – Downtown District Standards and Guidelines – Residential Areas shall be amended as follows (additions underlined, deletions struck through):**

**Section 24.12.130(a)(2).** The setback for accessory structures is a zero-foot setback from the alley and three feet from neighboring property line(s). Garages with overhead doors facing the alley must be set back a minimum of 25 feet from the far edge of the alley or the zoning setback, whichever is greater.

~~Section 29.56.020 – Building setbacks. – Garages with overhead doors facing the alley must be set back a minimum of 25 feet from the far edge of the alley or the zoning setback, whichever is greater. This allows adequate maneuver room for backing and turning.~~

Introduced on first reading this 6<sup>th</sup> day of November, 2019 and ordered published in pamphlet form.

Adopted on second reading this 20<sup>th</sup> day of November, 2019 and ordered published in pamphlet form.

ATTEST:

W Winkelmann

City Clerk

J. Mark

Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4890 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6<sup>th</sup> day of November, 2019 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 20<sup>th</sup> day of November, 2019, at which Ordinance No. 4890 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 22<sup>nd</sup> day of November, 2019.

  
Deputy City Clerk

Published: November 10, 2019  
Published: November 22, 2019  
Effective: December 22, 2019