

1961

ZONING

DISTRICT

MAP

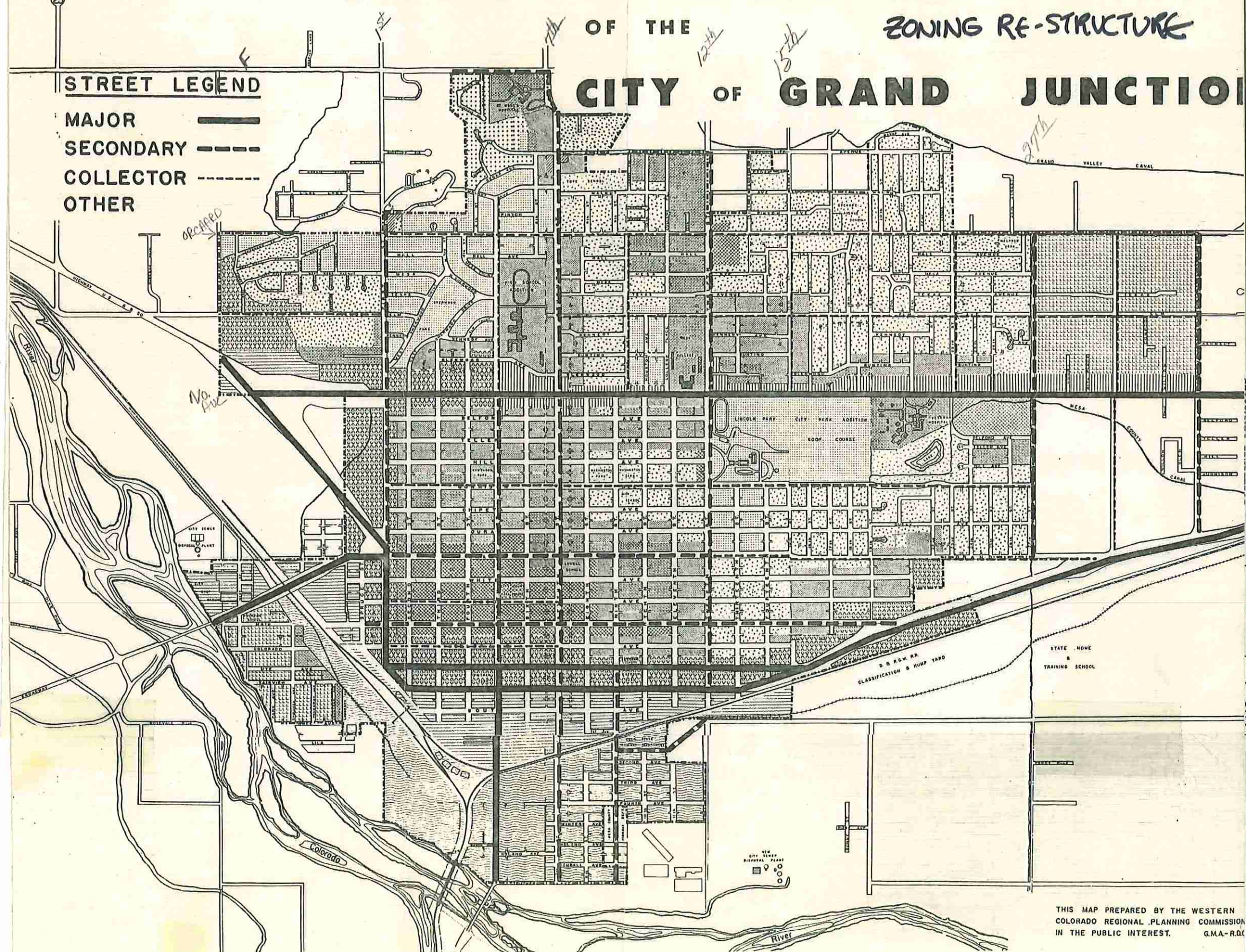
OF THE

ZONING RE-STRUCTURE

CITY OF GRAND JUNCTION

STREET LEGEND

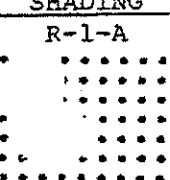
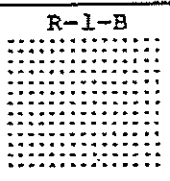

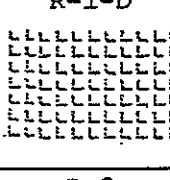
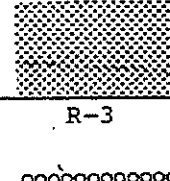
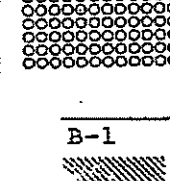
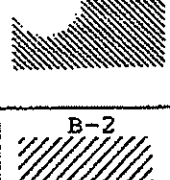
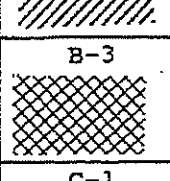
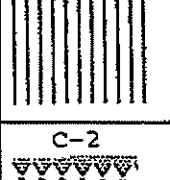
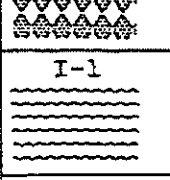
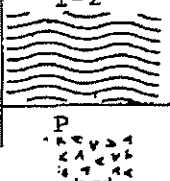
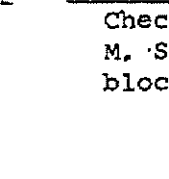


- MAJOR
- SECONDARY
- COLLECTOR
- OTHER



THIS MAP PREPARED BY THE WESTERN
 COLORADO REGIONAL PLANNING COMMISSION
 IN THE PUBLIC INTEREST. G.M.A.-R.O.C.

LEGEND AND SUMMARY OF ZONING REGULATIONS

#1 Ordinance # 1126
Established our Zoning & Development Code
Book - (127 pp)

SHADING	USE	FIRE ZONE	HEIGHT	** SETBACK	SIDE YARD	REAR YARD	FRONTAGE	LOT AREA MIN.	FLOOR AREA PER FAMILY
	ONE FAMILY RESIDENCE	3	25'	M-100' S- 80' C- 60' O- 45'	10'	30'	85'	10,500 sq. ft.	1,500 sq. ft.
Sample Uses:		One family dwelling, Park, Country Club.							
Conditional Uses:		Schools and Churches.							
	ONE FAMILY RESIDENCE	3	25'	M-100' S- 60' C- 55' O- 45'	7'	30'	75'	9,000 sq. ft.	1,100 sq. ft.
Sample Uses:		One family dwelling, Park, Country Club, Home Occupation.							
Conditional Uses:		Schools, Churches, Swimming Pools.							
	ONE FAMILY RESIDENCE	3	25'	M-100' S- 60' C- 50' O- 40'	5' minimum ea. side, 14' min. total	25'	60'	6,000 sq. ft.	800 sq. ft.
Sample Uses:		One family dwelling, Park, Country Club, Home Occupation.							
Conditional Uses:		Schools, Churches, Swimming Pools, Nursery Schools							
	ONE FAMILY RESIDENCE	3	25'	M-100' S- 60' C- 50' O- 40'	5' minimum ea. side, 14' min. total	25'	50'	6,000 sq. ft.	No Min.
Sample Uses:		One family dwelling, Park, Country Club, Home Occupation.							
Conditional Uses:		Schools, Churches, Swimming Pools, Nursery Schools							
	TWO FAMILY RESIDENCE	3	25'	Same as R-1-D	Same as R-1-D	25'	50'	6,000 sq. ft.	600 to 800 sq. ft. *
Sample Uses:		One to four family dwelling, Nursery Schools, Home Occupation							
Conditional Uses:		Mobile Home Sub., Churches, Schools, Nursing Homes.							
	MULTI-FAMILY RESIDENCE	3	35'	Same as R-1-D	Same as R-1-D	20'	50' up to 8 or less 100' 9 or more	6000 sq. ft. for 50' frt., 12,000 sq. ft. for 100' frt.	400 to 800 sq. ft. *
Sample Uses:		One and two family dwellings, Apartments, Schools, Churches, Nursing Homes.							
Conditional Uses:		Mortuary, Membership Club.							
	LIMITED BUSINESS	2	35' *	M-50' * S-40' C-30' O-25'	50% of Req. for abutt. Res. zones.	See Section 5 for Parking & Loading Standard.			
Sample Uses:		All uses permitted in Residential Zones, Office Buildings, Clinics, Parking Lots.							
Conditional Uses:		Mobile Home Park.							
	NEIGHBORHOOD BUSINESS	2	35' *	Same as B-1	Same as B-1	Note special limitations on uses in this zone *			
Sample Uses:		Office buildings, Parking lots, Inside Retail Business.							
Conditional Uses:		Gasoline Service Station.							
	RETAIL BUSINESS	1	65' *	Same as B-1	See Section 5 for Parking & Loading Standards.				
Sample Uses:		Stores, Offices, Restaurants, Hotels, Churches, Schools.							
Conditional Uses:		Gasoline Service Stations, Used Car Lots.							
	LIGHT COMMERCE	2	65' *	Same as B-1	See Section 5 for Parking & Loading Standards.				
Sample Uses:		Same as B-3 plus Drive-ins, Gas Stations, Repair Shops, Mobile Home Parks, and Used Car Lots.							
Conditional Uses:		Printing Shops, Pawn Shops, Kennels, Electronics Plant.							
	HEAVY COMMERCE	1	65' *	Same as B-1	See Section 5 for Parking & Loading Standards.				
Sample Uses:		Same as C-1 plus 2nd Hand Stores, Wholesalers, Auto Repair and Electronics Plant.							
	LIGHT INDUSTRY	2	65' *	Same as B-1	See Section 5 for Parking & Loading Standards.				
Sample Uses:		Same as C-2 plus Indoor Manufacturing, Concrete Products, Freight Yards and Truck Terminals.							
	HEAVY INDUSTRY	3	65' *	Same as B-1	See Section 5 for Parking & Loading Standards.				
Sample Uses:		Same as I-1 plus large scale industry causing smoke and noise, flammable bulk storage, junk yards.							
	PARKING	NO BUILDINGS PERMITTED							
Sample Uses:		Improved Off-Street Parking to support business, commerce or industry abutting a residential zone.							

Check with Building Inspector.

M, S, C & O are abbreviations for types of streets, Major, Secondary, Collector and Others. Where a block is more than half developed, setback minimums must conform to the established setback.