CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5052

AN ORDINANCE AMENDING THE MIXED USE AND INDUSTRIAL BULK STANDARDS SUMMARY TABLE IN SECTION 21.03.080 OF THE ZONING AND DEVELOPMENT CODE, TO REMOVE THE DENSITY MAXIMUMS DESCRIBED FOR THE B-1 (NEIGHBORHOOD BUSINESS), C-1 (LIGHT COMMERCIAL), M-U (MIXED USE), AND B-P (BUSINESS PARK MIXED USE) ZONING DISTRICTS

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 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table is amended as follows (deletions struck through):
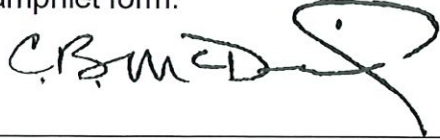
Highlighted areas showing the required Density (max. units per acre) shall be changed from 16, 24, 24, and 24 to None as depicted below.

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	None	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	None	50	50	100	100	100	100	100	100
Frontage	None	None	None	None	None	None	None	None	None	None	None
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.)	0	10	0	10	10	10	10	10	10	10	10
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.)	0	5	0	5	5	5	5	5	5	5	0
Rear (min. ft.)	5	15	0	10	10	10	10	10	10	10	10
Other Dimensional Requirements											
Lot coverage (max.)	70%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
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)	None	~~16~~ None	None	~~24~~ None	None	None	~~24~~ None	~~24~~ None	None	None	None
** Gross floor area	10,000	15,000	None	None	None	None	None	None	None	None	None
Notes											

Introduced on first reading this 2ⁿᵈ day of February 2022 and ordered published in pamphlet form.
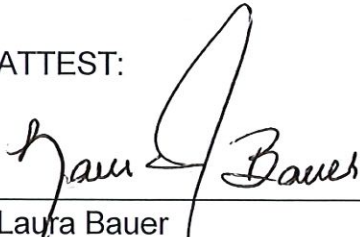
Adopted on second reading this 16ᵗʰ day of February 2022 and ordered published in pamphlet form.

C.B. McDaniel
City Council President

ATTEST:

Laura Bauer
Interim City Clerk

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5052 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 2nd day of February 2022 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 16th day of February 2022, at which Ordinance No. 5052 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 18th day of March 2022.

_____
Deputy City Clerk

Published: February 04, 2022
Published: February 16, 2022
Effective: March 18, 2022