

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4601

**AN ORDINANCE AMENDING SECTION 21.03.030(E) AND 21.10.020
OF THE GRAND JUNCTION MUNICIPAL CODE TO REVISE THE DEFINITION OF
LOT COVERAGE**

Recitals:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the Grand Junction Municipal Code of Ordinances.

The Grand Junction City Council encourages updating of the Zoning and Development Code in order to maintain its effectiveness and responsiveness to the citizens' best interests.

The definition of lot coverage prior to 2001 was "*Lot coverage means that area of the lot or parcel which may be occupied by principal and accessory structures.*" In 2001, the City revised the Zoning Code definition of lot coverage to include "and other impervious surfaces." This meant that driveways, patios, sidewalks and RV storage pads were now included in the calculation of lot coverage. In 2010, the City revised the Zoning Code and reduced the minimum lot size in several residential zone districts which further restricted the area of lot coverage in those districts.

The two Code amendments made in 2001 and 2010 created nonconforming lots in all residential zone districts. For some residential zones, citizens desiring to expand their outdoor living or take greater advantage of larger lots by adding accessory structures or building additions have been denied because of the more restrictive method of calculating lot coverage since 2010. Many of these residential lots were already at the maximum allowed lot coverage due to the definition encompassing not only existing structures, but all of the hardscape and existing outdoor living space. Several citizens wanting to expand their residential living area to include more outdoor living space to take advantage of the pleasant climate in the Grand Valley have also been denied, or have installed improvements that are not compliant with the maximum allowed lot coverage and are in violation of the Zoning Code.

After analysis of the impacts of the current definition of lot coverage, staff proposes that the definition of lot coverage be revised to the pre-2001 Zoning Code definition.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed amendments for the following reasons:

1. The request is consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the amendments to revise the definition of lot coverage will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

Section 21.03.030(e) and Section 21.10.020 are amended as follows:

21.030.030(e), Lot Coverage:

(e) Lot Coverage. Lot coverage is measured as the percentage of the total lot area covered by buildings. It is calculated by dividing the square footage of impervious surface by the square footage of the lot.

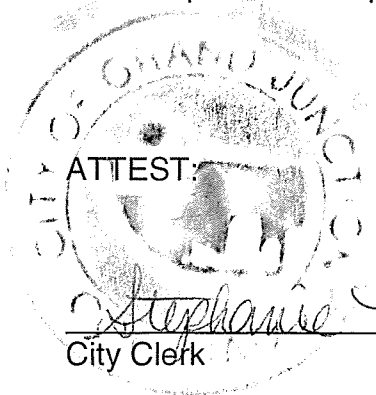
21.10.020, Terms Defined:

Lot Coverage means that area of the lot or parcel which may be occupied by principal and accessory structures.

All other provisions of Sections 21.03.030(e) and 21.10.020 shall remain in full force and effect.

INTRODUCED on first reading the 21st day of August, 2013 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 4th day of September, 2013 and ordered published in pamphlet form.



ATTEST:


Stephanie Lu
City Clerk

Sam Susuran
President of the Council

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4601 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 21st day of August, 2013 and that 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 4th day of September, 2013, at which Ordinance No. 4601 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 6th day of September 2013.



Stephanie Tuin, MMC
City Clerk

Published: August 23, 2013
Published: September 6, 2013
Effective: October 6, 2013

