

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5311

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING PEDESTRIAN ACCESS

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.

Staff has identified items that inadvertently conflict with standard practice, have challenges with implementation, require correction, or could use additional clarification.

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 amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development Code implement the vision and goals of the Comprehensive Plan and that the amendments provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City, and otherwise advance and protect the public health, safety, and welfare of the City and its residents.

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

The following sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions ~~struck through~~, added language underlined):

...

(8) Pedestrian Circulation.

(i) Applicability. This section applies to all development, excluding development within an Industrial zone district, Industrial Uses as listed in Table 21.04-1: Principal Use Table, and single-unit detached or duplex dwellings.

(ii) Required Pedestrian Connection Access:

~~(A) Each development with one or more buildings, except individual lot development of a single-unit detached or duplex dwelling, shall provide reasonably direct paved pedestrian sidewalk connections from the front of the principal building's main entrances to: abutting public streets, between all principal buildings, between buildings and outlying parking areas, between buildings and transit facilities, and between the development and any abutting Active Transportation Corridor.~~

a. abutting public sidewalk(s) or streets

b. outlying parking areas

c. transit facilities

d. any abutting Active Transportation Corridor.

~~(B) Pedestrian circulation shall be given equal consideration to motor vehicle traffic.~~

(iii) Design Requirements.

~~(A) Each pedestrian sidewalk connection shall be a minimum of six four feet wide and shall be constructed of an impermeable material concrete.~~

~~(B) At least one pedestrian sidewalk connection between a principal building and an abutting street shall provide access to a public sidewalk allowing continuous travel to all abutting streets. The connection shall be separated from motor vehicle areas by a curb or other physical barrier approved by the Director, except that crossing a motor vehicle area is allowed when the following standards are met for each such crossing:~~

~~a. The crossing shall be as close to a perpendicular angle to the vehicular path of travel as possible.~~

~~b. The crossing shall be raised to a minimum of three inches above the height of the adjacent pavement.~~

~~c. The crossing shall be constructed of concrete which contrasts in color and/or texture with the pavement of the motor vehicle area.~~

~~d. The distance of the crossing shall be the minimum necessary. No crossing shall exceed 20 feet.~~

~~e. Curb extensions shall be used to minimize crossing distance and maximize visibility.~~

~~f. Vehicle turning movements shall be spaced as far as possible from the crossing.~~

~~g. Advance warning signage and striping shall be provided.~~

~~(C) All other pedestrian sidewalk connections shall meet the following standards:~~

~~a. The connection shall be clearly visible and provide adequate lighting.~~

~~b. Where connections cross motor vehicle areas, each such crossing shall be constructed of concrete which contrasts in color and/or texture with the pavement of the motor vehicle area.~~

~~c. Advance warning signage and striping shall be provided as necessary to facilitate circulation and improve public safety and awareness.~~

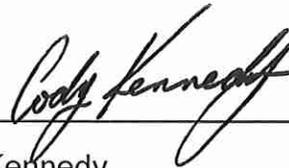
(B) When a pedestrian sidewalk connection crosses a vehicular area such as a travel lane of parking lot, the crossing shall be constructed so that it is clearly visible, by using techniques such as contrasts in color and/or texture.

(C) Curb extensions shall be used to minimize crossing distance.

INTRODUCED on first reading this 18th day of February 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 4th day of March 2026 and ordered published in pamphlet form.

ATTEST:



Cody Kennedy
President of the City Council



Selestina Sandoval
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5311 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18th of February, 2026, 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 day of the 4th of March 2026, at which Ordinance No. 5311 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 9th day of March 2026.


Deputy City Clerk

Published: February 21, 2026
Published: March 7, 2026
Effective: April 6, 2026

