

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5320

**AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING DRIVE-THROUGH FACILITIES ACCESSORY USE SPECIFIC 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.

Staff has identified items that have challenges with implementation.

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)**

**21.04.040 ACCESSORY USES AND STRUCTURES**

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(e) Accessory Use Specific Standards

(2) Commercial Uses.

(i) Drive-Through Facility.

~~(A) All drive-through facilities shall be designed and located to avoid impairing pedestrian mobility to or from the principal structure or creating risks to pedestrian safety.~~

~~(A)(B)~~ Drive-through facilities shall be clearly signed and marked to provide efficient flow through the facility.

~~(B)(C)~~ Drive-through lanes shall be set back at least 10 feet from a residentially zoned lot.

~~(C)(D)~~ All drive-through facilities shall comply with the loading and stacking standards as set forth in **TEDS** (GJMC Title 29).

~~(D)(E)~~ Drive-through windows, menu boards, and speaker boxes, ~~and drive-through lanes~~ shall not be located between the designated front of the building pursuant to § 21.14.010(c)(iii) and the adjacent abutting public right-of-way.

~~(E)(F)~~ Drive-throughs for restaurants and retail are not allowed within the boundaries shown in Figure 04.04-1.

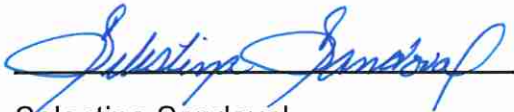
**INTRODUCED** on first reading this 6<sup>th</sup> day of May 2026 and ordered published in pamphlet form.

**ADOPTED** on second reading this 20<sup>th</sup> day of May 2026 and ordered published in pamphlet form.



Laurel Lutz  
President of the City Council

ATTEST:



Selestina Sandoval  
City Clerk

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5320 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> of May, 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 20<sup>th</sup> of May 2026, at which Ordinance No. 5320 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 26<sup>th</sup> day of May 2026.

  
Deputy City Clerk

Published: May 9, 2026  
Published: May 23, 2026  
Effective: June 22, 2026

