

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4445**

**AN ORDINANCE AMENDING SECTION 21.04.010 USE TABLE, TO ALLOW TWO FAMILY DWELLINGS, WITH APPROVAL OF A CONDITIONAL USE PERMIT, IN THE B-1 ZONE DISTRICT**

Recitals:

After public notice and public hearing as required by the Charter and Ordinances of the City, the City Council of the City of Grand Junction approved the proposed amendment to the 2010 Zoning and Development Code because the proposed amendment will implement the vision, goals and policies of the Comprehensive Plan and is in the best interest of the City and its inhabitants.

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

Section 21.04.010 is amended to revise the following table:

USE CATEGORY	PRINCIPAL USE	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2	MX-	Std.	
<b>RESIDENTIAL</b>																									
<b>Household Living – residential occupancy of a dwelling unit by a “household”</b>	Business Residence												A	A	A	A	A	A	A	A	A				21.04.030(i)
	Rooming/Boarding House							A	A	A	A	A	A	A	A										
	Two Family Dwelling				A	A	A	A	A			A	C												See GJMC 21.03.090
	Single-Family Detached	A	A	A	A	A	A	A				A	C	C			A								21.04.030(m)
	Multifamily						A	A	A	A	A	A	A	A	A				A	A					21.04.030(n)
	Accessory Dwelling Unit	A	A	A	A	A	A	A	A				A		A										21.04.040(f)

All other provisions of Section 21.04.010 shall remain in full force and effect.

**INTRODUCED** on first reading the 17<sup>th</sup> day of November, 2010 and ordered published.

**PASSED and ADOPTED** on second reading the 29<sup>th</sup> day of November, 2010 and ordered published.

ATTEST:

/s/: Teresa A. Coons  
President of the City Council

/s/: Stephanie Tuin  
City Clerk