

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4462**

**AN ORDINANCE AMENDING SECTION 21.04.030(i)(2)(iv), BUSINESS RESIDENCE,  
OF THE GRAND JUNCTION MUNICIPAL CODE CONCERNING THE NUMBER OF  
PARKING SPACES REQUIRED**

**Recitals:**

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

Staff makes the following proposal in an effort to maintain the effectiveness of the Zoning Code.

Section 21.04.030(i)(2)(iv), Business Residence (parking requirement) states that “A minimum of two off-street parking spaces shall be provided for the dwelling unit in addition to the required parking for the business.”

However, Section 21.06.050(c) also addresses the parking requirement for a Business Residence but requires “1 per residence plus business parking.”

To clarify the required parking requirement for a business residence and to address the conflicting provisions of the Code, staff recommends that Section 21.04.030(i)(2)(iv) be revised to require one parking space per business residence in addition to the required parking for the business.

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 amendment for the following reasons:

1. The request is consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendment 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 proposed amendment 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 21.04.030(i)(2)(iv) related to Business Residence is amended as follows.

(i) Business Residence.

(1) Residence Occupancy. A business residence is a primary residence, located within a business structure, of the owner, operator or employee of the business. This subsection is not intended to permit general residential uses in business or commercial areas.

(2) Residence as Accessory Use. The same procedures and requirements shall govern a residential accessory use as the principal use with which it is associated (see GJMC 21.04.010, Use table). The following conditions apply to all business residences:

(i) The residential unit shall comply with all appropriate building and fire codes and with all applicable portions of this code;

(ii) Only one single-family dwelling unit per business or structure is allowed and it shall be occupied only by the owner, operator, or employee of the principal use and immediate family;

(iii) The dwelling unit shall be located within a structure used primarily for business purposes;

(iv) A minimum of one off-street parking space shall be provided for the dwelling unit in addition to the required parking for the business; and


(v) Other conditions as required through the site plan approval process.

INTRODUCED on first reading the 14<sup>th</sup> day of March, 2011 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 4<sup>th</sup> day of April, 2011 and ordered published in pamphlet form.

ATTEST:

  
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President of the Council

  
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City Clerk