

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4623

AN ORDINANCE AMENDING SECTIONS 21.03.070(g)(2)(iii)(F) AND (h)(3)(iii) AND SECTIONS 21.03.080(a)(3)(iv); (b)(3)(iv) AND (c)(3)(iv) TO REVISE THE PERFORMANCE STANDARDS FOR OUTDOOR STORAGE AND DISPLAY IN THE MU, BP, I-O, I-1 AND I-2 ZONE DISTRICTS

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.

Staff recently reviewed the performance standards for outdoor storage and display areas in the Mixed Use (MU), Business Park Mixed Use (BP), Industrial Office Park (I-O), Light Industrial (I-1) and General Industrial (I-2) zone districts. The current Code language was approved prior to adoption of the 2010 Comprehensive Plan. The performance standards are outdated and in some cases overly restrictive. Staff proposes several amendments to the performance standards to provide appropriate standards and/or more flexibility in the MU, BP, I-O, I-1 and I-2 zone districts for outdoor storage and display areas.

The proposed amendments will enhance the responsiveness of the Zoning Code to the concerns of citizens and the development community by providing appropriate regulations for outdoor storage and greater flexibility for outdoor storage and permanent display areas.

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 requests are 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 performance standards to provide appropriate regulations and/or more flexibility in the MU, BP, I-O, I-1 and I-2 zone districts for outdoor storage and display 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:

Sections 21.03.070(g)(2)(iii)(F) and (h)(3)(iii), and Sections 21.03.080(a)(3)(iv); (b)(3)(iv) and (c)(3)(iv):

Sec. 21.03.070(g)(2)(iii)(F), Mixed Use (MU):

(F) Outdoor Storage and Display. Outdoor storage shall only be located in the rear half of the lot. Permanent display areas may be located beside or behind the principal structure. For lots with double or triple frontage the side and rear yards that are to be used for permanent display areas shall be established with site plan approval. Portable display of retail merchandise may be permitted as provided in Chapter 21.04 GJMC.

Sec. 21.03.070(h)(3)(iii), Business Park Mixed Use (BP):

(iii) Outdoor Storage and Display. Outdoor storage shall only be located in the rear half of the lot. Permanent display areas may be located beside or behind the principal structure. For lots with double or triple frontage the side and rear yards that are to be used for permanent display areas shall be established with site plan approval. Portable display of retail merchandise may be permitted as provided in GJMC 21.04.040(h).

Sec. 21.03.080(a)(3)(iv), Industrial-Office Park (I-O):

(iv) Outdoor Storage and Display. Outdoor storage and permanent display areas may be located beside or behind the principal structure. For lots with double or triple frontage the side and rear yards that are to be used for permanent display areas shall be established with site plan approval. Portable display of retail merchandise may be permitted as provided in GJMC 21.04.040(h).

Sec. 21.03.080(b)(iv), Light Industrial (I-1):

(iv) Outdoor Storage and Display. Portable display of retail merchandise may be permitted as provided in GJMC 21.04.040(h).

- (A) Outdoor storage and displays shall not be allowed in the front yard setback;
- (B) Screening shall be maintained in the frontage adjacent to arterial and collector streets and along that portion of the frontage on local streets which adjoin any zone except I-1 or I-2;
- (C) Unless required to buffer from an adjoining district, screening along all other property lines is not required; and
- (D) Screening of dumpsters is not required.

Sec. 21.03.080(c)(3)(iv), General Industrial (I-2):

(iv) Outdoor Storage and Display. Portable display of retail merchandise may be permitted as provided in GJMC 21.04.040(h).

- (A) Outdoor storage and displays shall not be allowed in the front yard setback;

(B) Screening shall be maintained in the frontage adjacent to arterial and collector streets and along that portion of the frontage on local streets which adjoin any zone except I-1 or I-2;

(C) Unless required to buffer from an adjoining district, screening along all other property lines is not required;

(D) Screening of dumpsters is not required; and

(E) Director may approve outdoor storage as a principal use without requiring a conditional use permit.

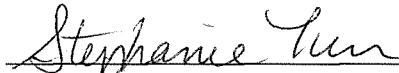
INTRODUCED on first reading the 5th day of February, 2014 and ordered published in pamphlet form.

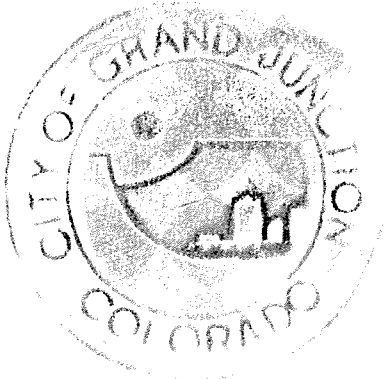
PASSED and ADOPTED on second reading the 19th day of February, 2014 and ordered published in pamphlet form.

ATTEST:



President of the Council

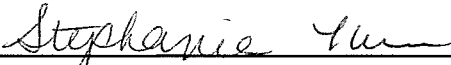


City Clerk

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4623 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 5th day of February, 2014 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 19th day of February, 2014, at which Ordinance No. 4623 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 25th day of February, 2014.



Stephanie Tuin, MMC
City Clerk

Published: February 7, 2014
Published: February 21, 2014
Effective: March 23, 2014