

**CITY OF GRAND JUNCTION, COLORADO  
ORDINANCE NO. 4655**

**AN ORDINANCE AMENDING SECTIONS 21.03.070(b), (d) and (e) and  
21.04.040(h)(3) OF THE GRAND JUNCTION MUNICIPAL CODE REGARDING  
OUTDOOR DISPLAY AND OUTDOOR STORAGE**

Recitals:

This ordinance amends Title 21 of the Grand Junction Municipal Code (known as the Zoning and Development Code), allowing display areas in the front yard in the C-1 zone district without a conditional use permit, clarifying the C-2 performance standards regarding outdoor display and outdoor storage, and exempting from specially regulated "outdoor display" display areas under eaves, canopies or other storefront features immediately adjacent to buildings, which are increasingly commonplace and integral to indoor retail operations.

The amendments enhance the effectiveness of the Code and its responsiveness to changing business practices and community expectations and implement the Economic Development Plan by removing unnecessary barriers to development and business expansion and streamlining development review processes.

The amendments eliminate the requirement of a conditional use permit for outdoor display in certain areas of lots in commercial and mixed use zones and exempt from special regulation displays that are in building entrance areas and more integral to indoor operations.

After public notice and public hearing as required by the Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the amendments.

The City Council finds that the amendments are in the best interest of the community and further the goals of the Comprehensive Plan and the Economic Development Plan.

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

**Section 21.03.070(b)(2) (B-1 performance standards) of the Grand Junction Municipal Code is amended as follows:**

**(2) Performance Standards.**

(i) **Parking.** Business uses shall be designed and operated so as not to increase on-street parking in front of neighborhood dwellings. On-site parking shall be provided.

(ii) **Hours of Business.** No use in this district shall open or accept deliveries earlier than 5:00 a.m. nor close later than 11:00 p.m. "Close" includes no customers on site and no deliveries.

(iii) **Service Entrances.** Business service entrances, service yards and loading areas shall be located only in the rear or side yard.

(iv) Outdoor Storage and Display. Outdoor storage is prohibited. Outdoor display of retail merchandise is permitted subject to Section 21.04.040(h) of this Code.

**All other provisions of Section 21.03.070(b) shall remain in effect.**

**Section 21.03.070(d)(3) (C-1 performance standards) is amended as follows:**

(3) Performance Standards.

(i) Service Entrances. Building entrances to service yard and loading areas shall be located only in the rear and side yard.

(ii) Outdoor Storage and Display. Outdoor storage is not allowed within the front yard. Outdoor display of retail merchandise is permitted subject to Section 21.04.040(h) of this code.

**All other provisions of Section 21.03.070(d) shall remain in effect.**

**Section 21.03.070(e)(3) (C-2 performance standards) is amended as follows:**

(3) Performance Standards. Outdoor storage is not allowed within the front yard. Outdoor display of retail merchandise is permitted subject to Section 21.04.040(h) of this code.

**All other provisions of Section 21.03.070(e) shall remain in effect.**

**Section 21.04.040(h)(3) is amended as follows:**

(3) Outdoor Display. "Outdoor display" includes portable display taken inside at the close of each business day or a display of items of merchandise for immediate sale and open to customers for browsing (such as, but not limited to, operable autos, RVs, trucks, modular homes, hot tubs) that is permanently located outdoors. Retail displays including shelving or rack areas higher than six feet, wholesale merchandise displays and other areas not accessible to the general public are considered outdoor storage and subject to the provisions of subsections (h)(1) and (2) of this section 21.04.040. "Outdoor display" does not include merchandise displayed immediately adjacent to the primary façade near the customer entrance(s) that does not protrude into parking areas or drive aisles or beyond the eaves, roof overhang or covered entrance area; rather, these displays are considered permissible extensions of the indoor retail operations. All outdoor display shall comply with the following requirements, except as otherwise indicated:

(i) All outdoor display shall conform to specific zone performance criteria in GJMC 21.03.070 and the use-specific requirements of that particular use;

(ii) No permanent outdoor display area shall be located in a required landscaped area;

(iii) Outdoor display areas shall meet all landscaping requirements, but shall not be subject to the screening requirements for storage lots;

(iv) No portion of a right-of-way shall be used for any type of display without a valid revocable permit;

(v) For vehicle sales, not more than one vehicle display pad, elevated up to six feet in height as measured at the highest point, shall be permitted per 100 feet of street frontage;

(vi) Display lots shall be paved, except that only the access roads shall be required to be paved for lots displaying large merchandise, such as manufactured homes or heavy equipment;

(vii) All outdoor display shall conform to all requirements of TEDS (GJMC Title 24) and the applicable sight distance triangle. Regardless of any provision to the contrary, no display shall be maintained in a location if it obstructs view, thereby constituting a traffic or pedestrian hazard; and


(viii) Nonconforming sites shall comply with Chapter 21.08 GJMC.

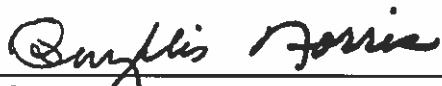
**All other provisions of Section 21.04.040(h) shall remain in effect.**

Introduced on first reading this 4<sup>th</sup> day of February, 2015 and ordered published in pamphlet form.

Adopted on second reading this 18<sup>th</sup> day of February, 2015.

ATTEST:

  
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City Clerk

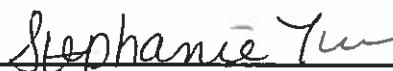
  
\_\_\_\_\_  
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4655 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 2<sup>nd</sup> day of February, 2015 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 18<sup>th</sup> day of February, 2015, at which Ordinance No. 4655 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 24<sup>th</sup> day of February, 2015.

  
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Stephanie Tuin, MMC  
City Clerk

Published: February 6, 2015  
Published: February 20, 2015  
Effective: March 22, 2015

