

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4723**

**AN ORDINANCE AMENDING THE GRAND JUNCTION MUNICIPAL CODE,  
GREATER DOWNTOWN RESIDENTIAL STANDARDS, BY DELETING SECTION  
24.12.130(b) RESIDENTIAL STANDARDS AND GUIDELINES, ACCESSORY  
STRUCTURES**

Recitals:

This ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) to delete standards for accessory structures in Residential areas of the Greater Downtown Overlay District. Literal interpretation of the current standards has been found to be too restrictive when proposing typical accessory structures, particularly in the downtown residential areas. Many downtown homes are single story; thus, making it difficult for an accessory structure to meet eave line requirements, particularly if the proposed accessory structure is a 2-story such as a garage with an accessory dwelling unit above. In addition, typical homes in the downtown residential area are small in size. Thus, the 35% of home size standard is not realistic for proposing a modern-sized accessory structure.

The primary intent of addressing accessory structures in the downtown residential area is to ensure architectural compatibility. This can be accomplished through the other standards already included in the Greater Downtown Overlay District rather than through the additional standards for accessory structures.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending Section 24.12.130 to eliminate Section (b), Accessory Structures.

The Planning Commission and City Council find that the amendment is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

Section 24.12.130(b) is deleted in its entirety. All other parts of Section 24.12.130 shall remain in full force and effect.

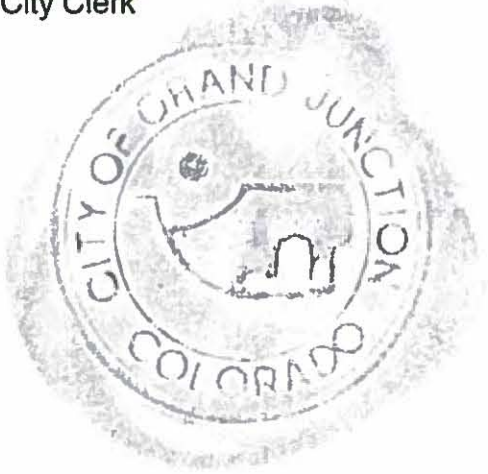
Introduced on first reading this 5<sup>th</sup> day of October, 2016 and ordered published in pamphlet form.

Adopted on second reading this 19<sup>th</sup> day of October, 2016 and ordered published in pamphlet form.

ATTEST:

Stephanie  
City Clerk


Angela  
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4723 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 5<sup>th</sup> day of October, 2016 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 19<sup>th</sup> day of October, 2016, at which Ordinance No. 4723 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 21<sup>st</sup> day of October, 2016.

  
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Stephanie Tuin, MMC  
City Clerk

Published: October 7, 2016  
Published: October 21, 2016  
Effective: November 20, 2016

