

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4812

AN ORDINANCE AMENDING PARTS OF THE DOWNTOWN OVERLAY (TITLE 24 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING POLICIES, STANDARDS AND GUIDELINES OF THE RESIDENTIAL AND TRANSITIONAL AREAS

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan and Greater Downtown Master Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

The proposed amendments to sections of the Greater Downtown Overlay address revisions to the design standards and guidelines for the Residential and Transitional areas. In general, these revisions include creating more consistent language for specific terms, removing specific requirements for pitched roofs, and removing the term "residential" from architectural references in the Transitional Area.

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

After public notice and public hearing, the Grand Junction City Council finds that the proposed Greater Downtown Overlay amendments are necessary to maintain effective regulations to implement the Greater Downtown Master Plan.

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

Subsections 24.12.130(a) and (c) of the Grand Junction Municipal Code (Development Regulations - Downtown District Guidelines and Standards) is amended as follows:

SUBSECTION 24.12.130(a):

24.12.130 Standards.

(a) Architectural Considerations.

(1) Building Style and Character. Maintain the existing character of the house styles within the residential neighborhoods in the Downtown District. New

construction and alterations shall be compatible with key architectural characteristics and site elements of the area.

(2) **Accessory Structure Setbacks.** The setback for accessory structures is a zero-foot setback from the alley and three feet from neighboring property line(s).

(3) **Building Mass/Scale and Proportion.** New buildings or additions to existing buildings shall be visually compatible with the area. Visually compatible means compatible with adjacent and neighboring buildings including mass and scale, shape, windows, doors, openings, roof shape, roof pitch and orientation.

(4) **Roof Shape.** The roofs of new buildings shall be visually compatible with adjacent buildings.

(5) **Fenestration.** The pattern of windows and doors on structures shall be visually compatible with buildings in the area. Visually compatible includes the relationship of width to height, and the spacing of windows and doors. For example, tall evenly-spaced rectangular windows are typical of many of the residential styles in the downtown area.

(6) **Materials.** The exterior materials of all new buildings, additions and alterations shall be similar in size and appearance to area buildings.

(7) **Setbacks.** On a corner lot, the front yard setback for that part of the yard that extends to and along the side property line on the street side may be reduced to 10 feet on properties within the Downtown District residential subareas. On corner lots where an existing parkway strip exceeds 10 feet in width between a sidewalk and the curb, the front yard setback on a side street may be reduced to 5 feet.

SUBSECTION 24.12.130(c):

(c) Multifamily Development.

(2) Break up the mass of larger buildings into forms that are similar in scale to the residential character.

(3) Facades must be composed of smaller sections, similar in scale and material finish to residential structures.

SUBSECTION 24.12.140(c):

24.12.140 Guidelines.

(c) Each new building and addition should be located so that it aligns with existing buildings in the area. "Aligns" means elevation (e.g., horizontal lines of peaks of roofs, cornices and window sills) and plan (e.g., setbacks from the street and rear property lines and spacing between structures/setbacks from side property lines).

SUBSECTION 24.12.140(e):

(e) New buildings and additions should have the same number of stories and a height which is compatible with buildings in the area.

SECTION 24.12.160:

24.12.160 Policy.

The peripheral areas of the CBD provide a mix of established residential uses and low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential uses and neighborhoods. New development or reuse of existing structures will maintain compatibility with building scale and appearance in the area.

SECTION 24.12.170:

24.12.170 Standards.

(a) **Land Use and Development Intensity.** Non-residential uses within the transitional subareas shall not open earlier than 7:30 a.m. and shall close no later than 8:00 p.m.

(b) **Architectural Considerations.** New construction, including additions and rehabilitations, in the transitional subareas shall be designed to have a residential character consistent with existing buildings in the area. "Consistent" means the operational, site design and layout, and architectural considerations described below.

(1) New principal buildings shall be located to align with existing buildings in the area. "Aligns" means elevation (e.g., horizontal lines of peaks of roofs, cornices, window sills) and plan (e.g., setbacks from the street and rear property lines and spacing between structures/setbacks from side property lines).

(2) Building entrances shall face a street or architectural features shall be provided that visually suggest an entrance. Door styles shall be similar to those found on residential buildings.

(3) Each new principal building, its mass in relation to open spaces and its windows, doors, and openings shall be visually compatible. Visually compatible means compatible with buildings in the area, including mass, shape, window, doors, openings, roof shape, roof pitch and orientation. For example, a large building shall be compatible with surrounding smaller dwellings by dividing its mass into smaller components to create a building elevation that is more like the size and proportion of the buildings in the area.

(4) The roofs of new principal buildings or additions to principal buildings shall be visually compatible with buildings in the area.

(5) Window and door spacing on structures shall be visually compatible with structures in the area. Visually compatible includes the relationship of width to height, and the spacing of windows and doors. For example, tall evenly-spaced rectangular windows are typical of certain residential styles near the transitional subareas.

(c) **Signs.**

(1) Flush wall signs and monument signs shall be the only sign type allowed.

(2) Signs shall be located at least 10 feet behind the front property line. Total sign area shall not exceed 25 square feet per street frontage. The sign allowance for one street frontage may be transferred to a side of a building that has no street frontage but cannot be transferred to another street frontage. Monument signs shall not exceed eight feet in height.

(d) **Parking and Site Development.**

(1) Non-single-family uses in the transitional subareas shall be designed and utilized not to increase on-street parking in front of single-family dwellings in the neighborhood.

(2) Service entrances, loading areas and dumpster areas shall be located only in the rear or side yard. If the property has more than one street frontage, the rear or side shall mean on the opposite side of the building from the front door or the main public door entrance to the building; and each loading area shall be screened from each abutting residential use.

Section 24.12.180:

24.12.180 Guidelines.

(a) New buildings should have the same number of stories and a height which is compatible with those of buildings in the area.

(b) The exterior of all new buildings, additions and alterations should be similar in size and appearance to buildings in the area.

(c) Sign materials should be visually compatible with materials used on the building facade.

The remainder of Title 24, Chapter 12 (Downtown District Guidelines and Standards) shall remain in full force and effect and not modified by this Ordinance.

Introduced on first reading this 1st day of August, 2018 and ordered published in pamphlet form.

Adopted on second reading this 19th day of September, 2018 and ordered published in pamphlet form.

ATTEST:

W Winkelmann

City Clerk

Paul Taylor Smith

Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4812 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15th day of August 2018 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 September, 2018, at which Ordinance No. 4812 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 20 day of September, 2018.

W W Wilhelmson

City Clerk

Published: August 17, 2018
Published: September 21, 2018
Effective: October 21, 2018