

ORDINANCE NO. 1156

AN ORDINANCE AMENDING SECTIONS 4 b. (3), 4 c. (1), 5 b. (1), 6 a. AND 11 b. OF CHAPTER 83, 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION: SAID AMENDMENTS CONCERNING THE DEFINITION OF THE WORD "SIGN," REGULATION OF SIGNS IN THE BUSINESS AND COMMERCIAL AND INDUSTRIAL DISTRICTS, THE REQUIREMENTS AS TO FENCES, AND THE REGULATIONS AS TO OFF-STREET LOADING.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

Section 1. That Section 4. b. (3) of Chapter 83 of the 1953 compiled Ordinances of the City of Grand Junction be amended to read as follows:

Section 4. SIGNS.

b. Business Districts:

(3) Any free standing sign structure or sign on top of a building shall not be located closer than allowed by set-back and yard requirements to any lot line and shall not exceed the maximum building height permitted in the zone district. Any sign supported by such free-standing sign structure and any part of which projects over the public right-of-way or the required set-back area must be at least 12 feet above grade and cannot extend further than a point 2 feet in back of the curb face.

Section 2. That Section 4. c. (1) of Chapter 83 of the 1953 Compiled Ordinances of the City of Grand Junction be amended to read as follows:

Section 4. SIGNS

c. Commercial and Industrial Districts:

(1) No sign may extend over the public right-of-way or set-back area more than six feet or closer than five feet to the curb face unless the bottom point of such sign is at least fourteen feet above the top of the curb. In no case shall any projecting sign extend beyond the face of the curb.

Section 3. That Section 5. b. (1) of Chapter 83 of the 1953 Compiled Ordinances of the City of Grand Junction be amended to read as follows:

Section 5. PARKING AND LOADING

b. Off-Street Loading:

(1) Every building as a part of an institutional, business, commercial or industrial use hereafter erected, moved, converted, enlarged or increased, except those on premises which abut an alley subject to alley loading restrictions in the traffic ordinance prohibiting the parking of passenger vehicles, without special permit, for any purpose, shall maintain the following off-street loading spaces:

(a) For structure containing less than 25,000 gross square feet, one space for each 12,500 gross square feet or part thereof. Each such space shall have a net area of not less than 250 square feet.

(b) For structures containing 25,000 or more gross square feet, the number of spaces specified in the following table. each such space shall be at least ten feet wide, twenty-five feet long and fourteen feet high.

<u>Square Feet of Gross Floor Area:</u>	<u>Required Number of Spaces</u>
25,000 up to and including 40,000....	1
40,001 up to and including 100,000....	2
100,001 up to and including 160,000....	3
160,001 up to and including 240,000....	4
240,001 up to and including 320,000....	5
320,001 up to and including 400,000....	6
For each additional 90,000 over 400,000....	1 additional

Section 4. That Section 6. a. of Chapter 83 of the 1953 Compiled Ordinances of the City of Grand Junction be amended to read as follows:

Section 6. SUPPLEMENTARY REGULATIONS

a. Fences: Fences or walls not exceeding thirty inches in height may be erected on any part of a lot in any "R" residential zone district, except as further regulated on corner lots, between the front line of the lot and the front set-back line for structures, and on any other part of the lot may be erected to a height not exceeding six feet. The height of such walls or fences shall be determined by measurement from the ground level at the lowest grade level within three feet of either side of such fences or walls. Any fence more than six feet in height shall be considered a structure. If an "R" residential tract faces into a "B" business, "C" commercial, "I" industrial, or "P" parking zone district, the height of the fence in front of the set-back line for structures may be four feet high.

On corner lots, that part of a backyard fence which extends to and along the side property line may be five feet high.

Section 5. That Section 11 b. of Chapter 83 of the 1953 Compiled Ordinances of the City of Grand Junction as to the definition of the term "Sign" be amended to read as follows:

Section 11. DEFINITIONS AND LIMITATIONS

b. Terms and Words: (Definition of "Sign" reading as follows:)

Sign: . . . Any words, lettering, figures, numerals, phrases, sentences, devices, designs, pictures, or trade marks by which anything is made known, such as are used to designate a firm, an association, a corporation, a business, a service or a commodity or product, or any type of publicity or propaganda, whether placed on natural objects or on a building, fence, or other man-made structure, which are visible from any public road right-of-way.

PASSED AND ADOPTED this 20th day of June, 1962.

/s/ Charles E. McCormick
President of the City Council

ATTEST:

/s/ Helen C. Tomlinson
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1156, was introduced, read and ordered published by the City Council of the City of Grand Junction, at a regular meeting of said body held on the 6th day of June, 1962, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City, this 21st day of June, 1962.

/s/ Helen C. Tomlinson
City Clerk

Pub 6-10-62
Final 6-23-62