

ORDINANCE NO. 1161

AN ORDINANCE AMENDING SUBSECTIONS 3 b. (7) E., 3 b. (9) D, 3 b. (10) D, 6 i. AND 6 n. (5) ALL OF CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO; CHANGING THE SETBACK REGULATIONS IN THE LIMITED BUSINESS, RETAIL BUSINESS AND LIGHT COMMERCE ZONING CATEGORIES, AND AMENDING THE SUPPLEMENTARY REGULATIONS ON SETBACKS AND PROJECTION OF BUILDINGS INTO SIDE YARDS IN RESIDENTIAL DISTRICTS.

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

Section 1. That Subsection 3 b. (7) E of Chapter 83 of the 1953 Compiled Ordinances of the City of Grand Junction, Colorado, be amended to read as follows:

Section 3. ZONE CLASSIFICATIONS

b. Zone districts:

(7) B-1 Limited Business

E. Setback ....

Major Streets....	50 ft.
Secondary Streets....	40 ft.
Collector Streets....	30 ft.
Other Streets....	25 ft.

Section 2. That Subsection 3 b. (9) D of Chapter 83 of the 1953 Compiled Ordinances of the City of Grand Junction, Colorado, be amended to read as follows:

Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

(9) B-3 Retail Business

D. Setback ....

Major Streets....	50 ft.
Secondary Streets....	40 ft.

Collector Streets....	30 ft.
Other Streets....	25 ft.

Section 3. That Subsection 3 b. (10) D of Chapter 83 of the 1953 Compiled Ordinances of the City of Grand Junction, Colorado, be amended to read as follows:

Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

(10) C-1 Light Commerce

D. Setback . . .

Major Streets....	50 ft.
Secondary Streets....	40 ft.
Collector Streets....	30 ft.
Other Streets....	25 ft.

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

Section 6. SUPPLEMENTARY REGULATIONS.

i. Setback in Residential Zone Districts and Floor Area in Developed Areas. In residential zone districts new construction, additions or alterations shall comply with the setback regulations in Section 3 of this Ordinance or the setback shall be fifteen (15) feet from the front property line, whichever is the more restrictive.

Floor area may conform to the average floor area in the block if such average is less than that area specified for the zone district in Section 3 of this Ordinance.

Section 5. That Subsection 6 n. (5) of Chapter 83 of the 1953 Compiled Ordinances of the City of Grand Junction, Colorado, be amended to read as follows:

Section 6. SUPPLEMENTARY REGULATIONS.

n. Yard Exceptions:

(5) Architectural features such as cornices, canopies, eaves, or similar architectural features may extend into a required yard not more than four feet but in no case closer than three feet to any lot line. (See also Section 6 g. herein.)

PASSED AND ADOPTED this 18th day of July, 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. 1161, was introduced and read and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 5th day of July, 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 19th day of July, 1962.

/s/ Helen C. Tomlinson  
City Clerk

Pub. 7-7-62  
Final 7-21-62