

ORDINANCE NO. 1218

AN ORDINANCE AMENDING CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, THE SAME BEING THE ZONING ORDINANCE OF THE CITY.

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

That the following sections or subsections of Chapter 83 of the 1953 Compiled Ordinance of the City of Grand Junction be amended as hereinafter set out:

Section 1. That Section 3. a. (1) of said Chapter be amended by the addition of a subsection 1.8 as follows:

Section 3. ZONE CLASSIFICATIONS

a. Use Groups:

(1) Residential Use

1.8 Residential Bulk Development

consists of an area of planned residential development in which the land remains as a single unit in condominium ownership or otherwise. Title to this unit of land may be held by a partnership, company, corporation, or an individual or individuals in condominium ownership.

Title to each residential unit may be held in any manner shown above. Minimum size for Residential Bulk Development shall be two acres exclusive of public road right of way. Regulations governing Residential Bulk Development shall be prepared by the Development Department and Planning Commission.

Section 2. That the following sections or subsections of said Chapter be amended to read as follows:

(a) Section 3. ZONE CLASSIFICATIONS

a. Use Groups:

(4) Business Use

4.1 Service business, limited, inside

consists of building for serving needs of persons where all services are rendered

and all business is conducted within an enclosed building and where people are served on an individual basis or in small groups but not entertained, including bank, professional office, dental and medical clinic, governmental office, and office for handling paper work. Any retail sales made in connection with this use shall be clearly incidental to the primary service use from which the major part of the income is derived.

(b) Section 3. ZONE CLASSIFICATIONS

a. Use Groups:

(4) Business Use

4.3 Service business, Personal, inside consists of building for serving the personal needs of persons, including barber shop, beauty shop, self-service laundry, and pharmacy, but not entertainment.

(c) Section 3. ZONE CLASSIFICATIONS:

a. Use Groups:.

(5) Commercial Use....

5.2. Gasoline Service Stations consists of building and surfaced area where automotive vehicles may be refueled and serviced. Such service does not include tire recapping, body painting or repair, nor engine repair which requires the removal of the head or the pan of the engine. Vehicles shall not be stored on the public right of way before, during or after servicing. Gasoline service stations shall not be placed within 400 feet of an entrance to a school building or playground, nor within 400 feet of an existing gasoline service station except that where a median strip is installed the 400 foot requirement shall not apply to service stations located on opposite sides of the street in which the median strip exists. Such measurement shall be made along the street R.O.W. Lines between closer access driveways of the two stations.

(d). Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

(1) R-1-A One-Family Residence

A. Permitted Uses

Residential Use 1.1,1.2
Assembly Use 2.1,2.2,2.3
Institutional Use 3.1
Accessory Buildings

(e) Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

(2) R-1-B One-Family Residence

A. Permitted Uses:

Residential Use 1.1, 1.2
Assembly Use 2.1, 2.2, 2.3
Institutional Use 3.1
Accessory Buildings
Home Occupation

B. Conditional Uses

Residential Use 1.8
Assembly Use 2.3, 2.4

(f) Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

(3) R-1-C One-Family Residence

A. Permitted Uses:

Residential Use 1.1,1.2
Assembly Use 2.1,2.2,2.3
Institutional Use 3.1
Accessory Buildings
Home occupations

B. Conditional Uses:

Residential Use 1.7,1.8
Assembly Use 2.3,2.4
Institutional Use 3.2

(g) Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

(4) R-1-D One-Family Residence

A. Permitted Uses:

Residential Use 1.1,1.2
Assembly Use 2.1,2.2,2.3
Institutional Use 3.1
Accessory Buildings
Home Occupations

B. Conditional Uses:

Residential Use 1.7,1.8
Assembly Use 2.4
Institutional 3.2

(h) Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

(5) R-2 Two-Family Residence

B. Conditional Uses:

Residential Use 1.7,1.8
Assembly Use 2.4
Institutional Use 3.3,3.4

(i) Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

(6) R-3 Multi-Family Residence

B. Conditional Uses:

Residential Use 1.7, 1.8
Assembly Use 2.5, 2.6

(j) Section 6. SUPPLEMENTARY REGULATIONS

c. Performance Standards:

(6) Truck Parking In R residential zone districts only one commercial vehicle for each living unit may be parked on the premises. Any commercial vehicle so parked must be stored in a private garage, carport or rear yard of a residential lot. In R-1-A and R-1-B residential zone districts the size of said commercial vehicle shall not exceed 3/4 ton carrying capacity and in R-1-C, R-1-D, R-2, and R-3 residential zone districts said commercial vehicle shall not have more than two (2) axles in tandem on a power unit, and shall not have a gross loaded weight capacity of more than ten (10) tons.

(k) Section 11. DEFINITIONS AND LIMITATIONS

b. Terms and Words:

Mobile Home Park (Trailer Court) Any premises where two(2) or more trailer coaches or mobile homes are parked for living or sleeping purposes, or any premises used or set apart for supplying to the public, parking space for two (2) or more trailer coaches or mobile homes for living or sleeping purposes, and which include any buildings, structures vehicles or enclosure used or intended for use as a part of the equipment of such trailer court or camp or mobile home park.

PASSED AND ADOPTED this 15th day of September, 1965.

Ray A. Meacham
President of the City Council

ATTEST:

/s/ Helen C. Tomlinson
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1218, was introduced, 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 1st day of September, 1965, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City at least 10 days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 16th day of September, 1965.

/s/ Helen C. Tomlinson
City Clerk

Published: September 4, 1965
Published: September 18, 1965