

ORDINANCE NO. 1290

AN ORDINANCE AMENDING SECTION 5 OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION TO PROVIDE MANDATORY OFF-STREET PARKING FACILITIES FOR NEW CONSTRUCTION WITHIN THE CITY AND REMOVING FROM SAID SECTION THE REQUIREMENT FOR OFF-STREET LOADING FACILITIES.

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

That Section 5 of Chapter 32 of the Code of Ordinances of the City of Grand Junction be amended to read as follows:

Section 5. OFF-STREET PARKING. Unless otherwise provided, as in an organized parking program or district, the following minimum standards for off-street parking spaces shall be mandatory for all new construction.

(1) Standards The following are minimum standards for parking spaces to be maintained in connection with the buildings and uses indicated:

(a) Auditoriums, assembly halls, dance halls, gymnasiums, theaters, skating rinks -- one space for each four seats or one space for each one hundred square feet of gross floor area, whichever is the greater.

(b) Bowling alleys -- four spaces per alley.

(c) Churches -- one space for each five seats or three spaces for each one hundred square feet of seating floor area, whichever is greater.

(d) Educational institutions -- for high schools and colleges, one space for every four persons in the faculty and student body, and for elementary, primary and junior high schools, two spaces for every classroom.

(e) Hospitals -- one space for each three beds.

(f) Hotels, boarding and rooming houses, clubs, lodges, fraternities and sororities -- one space for each two guest rooms or an area equal to the gross ground floor area of the building, whichever is the greater.

(g) Industrial and/or manufacturing -- one space per each three employees, but in no event less than an area equal to one-fourth the floor area of the building.

(h) Offices, business, professional agencies and hanks -- one space per each three hundred square feet of floor area.

- (i) Residential uses -- one space per each dwelling unit.
- (j) Restaurants, bars and taverns -- one space per each one hundred square feet of floor area.
- (k) Retail Business -- up to 7,500 square feet of floor area, an area equal to one-half the floor area; 7,500 square feet and above, an area equal to the floor area.
- (l) Tourist courts and motels -- one space per unit.
- (m) Warehousing and wholesale business -- one space per each three employees, but in no event less than an area equal to one-fourth the floor area of the building.
- (2) Space dimensions.... Each space shall be not less than ten feet wide and twenty feet long.
- (3) Applicability.... In case of a use not specifically mentioned, the off-street parking standards provided for a similar use shall apply.
- (4) Mixed uses In the case of mixed uses, the total area shall be the sum of the standards for the various uses.
- (5) Location The parking area must be provided on the same property as the principal building, except that, in business, commercial and industrial districts, the parking may be within four hundred (400) feet of the property but within a zone district permitting such parking use. Such separate parking lots shall be maintained as long as the principal buildings or uses are maintained. Parking spaces in residential districts shall not be in areas required as minimum front yards except within an approved driveway
- (6) Use of Off-Street Parking by Another Building No part of an off-street parking space specified for any building or use shall be included as a part of an off-street area for another building or use, unless such uses do not conflict with each other.
- (7) Existing Parking Areas Off-street parking space being maintained in any zone in connection with any existing building or use on the effective date of this ordinance shall be thereafter maintained except that no more parking shall be required for the existing use than is required for a new use of the same type by this ordinance and except that improved parking may be substituted for such existing parking.
- (8) Plan of Parking Areas For any parking area designed for fifty (50) or more cars, plans should be submitted to the Building Inspector for investigation and recommendation.
- (9) Record of Parking Areas A drawing of each building and

the location and layout of its parking area in all business, commercial and industrial zone districts shall be maintained by the Building Inspector.

PASSED AND ADOPTED this 21st day of August, 1968.

/s/ R. G. Youngerman
President of the Council

ATTEST:

/s/ Helen C. Tomlinson
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being ordinance No. 1290, 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 7th day of August, 1968, 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 22nd day of August, 1968.

/s/ Helen C. Tomlinson
City Clerk

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