

ORDINANCE NO. 1376

AN ORDINANCE AMENDING SECTIONS OF THE ZONING ORDINANCE OF THE CITY OF GRAND JUNCTION CONCERNING ZONE CLASSIFICATIONS PERTAINING TO RESIDENTIAL BULK DEVELOPMENT

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

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

Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

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

A. Permitted Uses:

Residential Use . . . 1.1, 1.2, 1.8

Assembly Use . . . 2.1, 2.2, 2.3

Institutional Use . . . 3.1

Accessory Buildings

Home Occupation

B. Conditional Uses:

Assembly Use . . . 2.3, 2.4

Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

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

a. Permitted Uses:

Residential Use . . . 1.1, 1.2, 1.8

Assembly Use . . . 2.1, 2.2, 2.3

Institutional Use . . . 3.1

Accessory Buildings

Home Occupations

B. Conditional Uses:

Residential Use . . . 1.7

Assembly Use . . . 2.3, 2.4

Institutional Use . . . 3.2

Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

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

A. Permitted Uses:

Residential Use . . . 1.1, 1.2, 1.8
Assembly Use . . . 2.1, 2.2, 2.3
Institutional Use . . . 3.1
Accessory Buildings
Home Occupations

B. Conditional Uses:

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

Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

(5) R-2 Two Family Residence

A. Permitted Uses:

Residential Use . . . 1.1, 1.2, 1.3, 1.4, 1.8
Assembly Use . . . 2.1, 2.2, 2.3
Institutional Use 3.1, 3.2
Accessory Buildings
Home Occupations

B. Conditional Uses:

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

Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

(6) R-3 Multi-Family Residence

A. Permitted Uses:

Residential Use . . . 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.8
Assembly Use . . . 2.1, 2.2, 2.3, 2.4
Institutional Use . . . 3.1, 3.2, 3.3, 3.4
Accessory Buildings
Home Occupations

B. Conditional Uses:

Residential Use . . . 1.7
Assembly Use . . . 2.5, 2.6

Section 3. ZONE CLASSIFICATIONS

a. Use Groups:

(1) Residential Use

1.8 Residential Bulk Development . . . consists of an area planned as a unit to provide variation in building placement, which is developed as a Bulk Development Plan as defined, processed and approved according to the regulations established for this section.

Under the provisions of this section and related regulations, the Planning Board and City Council may vary requirements as to minimum area of individual lots, lot frontage, set back, side yard, rear yard and maximum height of buildings normally required in the zone in which said Bulk Development is proposed to be located.

PASSED AND ADOPTED this 4th day of November, 1970.

R. G. Youngerman\President of the Council

ATTEST:

Helen C. Tomlinson\City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1376, 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 21st day of October, 1970, 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 5th day of November, 1970.

Helen C. Tomlinson\Helen C. Tomlinson
City Clerk

Publish: November 8, 1970