

ORDINANCE NO. 1399

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF GRAND JUNCTION BY ADDING THERETO A ZONING DISTRICT ENTITLED R-2-A - TWO-FAMILY RESIDENTIAL.

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

That Chapter 32 of the Code of Ordinances of the City of Grand Junction be amended by the addition of a zoning district as follows:

Section 3. ZONE CLASSIFICATIONS

b. Zone Districts

(5) R-2-A 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

C. Lot Frontage, Minimum .....50 ft.

D. Lot Area, Minimum .....6,000 sq. ft.  
(For single or duplex)

For each additional 6,000 sq. ft. of lot area, two more family living units are permitted in 1.4 use.

E. Floor Area, Minimum per dwelling unit  
Use 1.1 ..... 800 sq. ft.  
Use 1.4 ..... 600 sq. ft.

F. Maximum Lot Coverage .....40%

G. Maximum Height of Buildings ..... 25 ft.

H. Setback, Minimum

Major Streets ..... 100 ft.  
Secondary Streets ..... 60 ft.  
Collector Streets ..... 50 ft.

Other Streets ..... 40 ft.

I. Side Yard, Minimum

Principal Building  
One side ..... 5 ft.  
Total Minimum ..... 14 ft.  
Accessory Building  
Front 1/2 of Lot ..... 5 ft.  
Rear 1/2 of Lot ..... 3 ft.

J. Rear Yard, Minimum

Principal Building ..... 25 ft.  
Accessory Building ..... 5 ft.

K. See also: Signs, Section 4; Parking & Loading, Section 5;  
Supplementary Regulations, Section 6.

PASSED and ADOPTED this 21st day of July , 1971.

/s/ Harry O. Colescott  
President of the Council Pro Tem

ATTEST:

/s/ Neva B. Lockhart  
City Council

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1399, 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 July, 1971, 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 July, 1971.

/s/ Neva B. Lockhart  
City Clerk

Published: July 25, 1971