

ORDINANCE NO. 1478

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF GRAND JUNCTION CONCERNING DENSITY FOR AND OFF-STREET PARKING FOR NURSING HOMES.

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 by the addition thereto as follows:

Section 3. ZONE CLASSIFICATIONS

a. use Groups

(3) Institutional Use

3.4 Human treatment, unrestrained.....consists of hospitals, nursing homes, sanitariums, convalescent homes and clinics and pharmacies when operated as an accessory use to hospitals including medical facilities necessary for treatment of patients or residents thereof.

Nursing Home Density: The maximum density allowed for a nursing home shall be equal to the population density of the zoning district in which this use is located. The density shall be figured at 3 1/2 people per single family dwelling unit and 2 1/2 people per

multi-

family dwelling unit. For example, a nursing home for 60 people would be allowed on the same property where an apartment building containing 24 units would be permitted.

Section 5. PARKING AND LOADING

a. Off-Street Parking

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

(e) Hospitals -- 1 space for each 3 beds

Nursing Homes -- 1 parking space for every four beds, one parking space for every three employees and one parking space for each staff doctor.

PASSED and ADOPTED this 5th day of December, 1973.

/s/Stanley R. Anderson  
President of the Council

ATTEST:

/s/Blanche Stringer  
Deputy City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being ordinance No. 1478, 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 November, 1973, 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 6th day of December, 1973.

/s/Blanche Stringer  
Deputy City Clerk

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