

Published by Municipal Code Corporation

ORDINANCE NO. 1503

AN ORDINANCE AMENDING THE ZONING TEXT, CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION BY ADDING A SECTION 17 TO SECTION 3b., SUCH SECTION PROVIDING FOR A HIGHWAY ORIENTED ZONING DIRECT.

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

1. That there be enacted a Section 17 to be added to Section 3b. of the Zoning Ordinance of the City of Grand Junction, such ordinance being Chapter 32 of the Code of Ordinances of the City and such addition to read as follows:

Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

(17) H.O. - HIGHWAY ORIENTED ZONING DISTRICT

A. INTENT

The HO Highway Oriented Zoning District is established as a district in which the principal use of land is for establishments offering accommodations, supplies, or services to motorists, and for certain specialized uses such as retail outlets, extensive commercial amusements, and service establishments which although serving the entire city and its trading area do not and should not locate in the central business district or neighborhood district. The HO Highway Oriented Zoning District will ordinarily be located along numbered state or federal highways designated as major streets.

For the HO Highway Oriented Zoning District, in promoting the general purposes of this ordinance, the specific intent of this section is:

(1) To encourage the development or redevelopment of, and the continued use of land for commercial, service, and amusement uses serving both local and long distance travelers.

(2) To provide for orderly development and concentration of such uses within the HO Highway Oriented District as designated on the zoning map.

(3) To provide appropriate space, and, in particular, sufficient depth from the street, to satisfy the needs of modern commercial developments where access is primarily dependent on the automobile.

(4) To minimize pedestrian and vehicular conflicts by providing adequate separation of the two movements.

(5) To encourage the development of the district with such uses and in such manner as to minimize traffic hazards and interference from highway-oriented businesses.

B. PERMITTED USES

Automobile Oriented Uses. Business activities which function relatively independent of intensive pedestrian traffic and proximity of other firms and cater to customers who come by automobile.

Use Groups (Specific uses listed are illustrative only. A full listing is available in the full use group listing.)

1. Residential Use

1.5 Multi-family dwellings . . . consists of five or more apartment units with complete living facilities for each family.

2. Assembly Use

2.1 Community Facilities, open area . . . consists of publicly-owned and operated facilities such as a cemetery, regional park, lake, golf course and other public recreation area.

2.3 Swimming pool, semi-public . . .

2.4 Community Facilities, non-commercial . . . consists of publicly-owned recreational structures and community buildings, except places of worship, parochial schools, kindergarten, public museum, art centers, and libraries.

2.5 Community Facilities, commercial . . . consists of transportation terminal, railroad station, airport, passenger station, funeral home, mortuary, private college.

2.6 Membership Club . . .

3. Institutional Use

3.1 Service Establishment, public . . . consists of colleges, municipal fire and police station and facilities for electrical, gas, telephone, water and sewer except public schools and sanitary fill necessary for safe or efficient operations for the benefit of the public.

4. Business		
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<u>Use</u>	<u>Example</u>	
4.1 Service business limited, inside professional office, clinic		
4.2 Parking lot		
4.3 Service business, personal, inside barber shop, beauty shop, massage parlor		
4.4 Retail business, limited, inside enclosed buildings for selling of goods		
4.5 Commercial residence, unlimited motels, hotels, tourist homes		
4.6 Restaurant business, limited, inside		
4.7 Amusement business, inside bowling alleys, night clubs		
4.8 Amusement business, outside drive-in theatres, miniature golf		

<u>5. Commercial</u> <u>Use Example</u>		
5.1 Drive-in Business Restaurant, laundry		
5.2 Gas stations		
5.3 Retail Business, unlimited outside new and used car, boat, camper sales		
5.4 Repair Shops locksmith electrical repair		
5.5 Retail Business, unlimited inside bakeries, building materials		
5.6 Used Goods Business Second hand stores		
5.7 Service Business, unlimited kennels, auction houses		
5.8 Automotive Maintenance Business car wash, repair shops		
5.9 Wholesale		

Businessstorage buildings and wholesale business		
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Provided, however, that the uses in use groups 4 and 5 must be made a part of a unit development plan as defined and directed in Section 15 of Section 3 of this ordinance.

C. DIMENSIONAL STANDARDS

These requirements are desirable to permit adequate space for parking, loading, landscaping, and expansion. In addition to clearly affecting the density of HO uses, they will have a direct effect on the traffic-carrying capacity of the major streets.

- (1) Lot frontage, minimum . . . 50 ft.
- (2) Lot area, minimum . . . 5,000 sq. ft.
- (3) Maximum lot coverage . . . 35 percent
- (4) Maximum heights of buildings . . . 35 ft.
- (5) Minimum setback 65 ft. from centerline of the right-of-way, but not less than 15 ft. inside property line
- (6) Sideyard minimum
 - Principal building . . . 15 ft.
 - Accessory building . . . 15 ft.
- (7) Rearyard minimum . . . 15 ft.

It is further provided that all portions of any required front yard or sideyard on the street side of a corner lot shall be used only as a landscaped planting area. In addition, where a use in this district sides or rears upon property in any residential zoning district, such yard shall be used and maintained only as a landscaped planting and screening strip which shall be properly maintained to screen the view on a year round basis.

D. OFF-STREET PARKING AND LOADING AREA REQUIREMENTS

- (1) Standards . . . The following are minimum standards for parking spaces and loading areas to be maintained in connection with the buildings and uses indicated:
 - (a) Auditoriums, assembly halls, dance halls, gymnasiums, theatres, skating rinks -- 1 space for each 4 seats or 1 space for each 100 square feet of gross floor area, whichever is the greater.

(b) Bowling alleys -- 4 spaces per alley.

(c) Educational institutions -- for colleges, one (1) parking space for every four (4) persons in the faculty and student body.

(d) Hotels, boarding and rooming houses, clubs, lodges, fraternities and sororities -- 1 space for each 2 guest rooms or an area equal to the gross ground floor area of the building, whichever is greater.

(e) Industrial and/or manufacturing -- 1 space per each 3 employees, but in no event less than an area equal to one-fourth the floor area of the building.

(f) Offices, business, professional agencies and banks -- 1 space per each 300 square feet of floor area.

(g) Residential uses -- (Multi-family) 1 1/2 spaces per each dwelling unit.

(h) Indoor restaurants, bars, taverns -- 1.6 spaces per each 100 square feet or part thereof of floor area.

(i) Drive-in and carry-out restaurants -- 16 spaces for the first 500 square feet of floor area or part thereof, plus 3.2 spaces per each additional 100 square feet of floor area or part thereof in excess of 500 square feet.

(j) 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.

(k) Tourist courts, motels -- 1 space per each unit.

(l) Warehousing and wholesale business -- 1 space per each 3 employees but in no event less than an area equal to one-fourth the floor area of the building.

Ten percent of the gross parking area shall be devoted to landscaping to minimize its impact and define on site traffic patterns.

(2) Minimum service line requirements.

(a) For each drive-in or drive-through service bay, there shall be provided a minimum of four (4) spaces on the entrance side and one (1) space on the exit side.

(b) Where the bay can be entered from either direction, the entrance requirements shall control for each direction.

(c) In any case, parking, automobile storage or service lines shall not be permitted in the street right-of-way.

(3) Off-Street Loading Area Requirements.

Each use shall provide at least one (1) off-street loading area subject to the following minimum requirements:

- (a) Tractor-trailer berth minimum 14 feet wide and 60 feet deep.
- (b) Delivery trucks berth minimum 14 feet wide and 30 feet deep.

E. ACCESS AND TRAFFIC CONTROLS

Accessways: Each lot shall have not more than two accessways to any one street or highway which shall comply with the following requirements:

(1) Width of Accessway. The width of any accessway leading to or from a street or highway shall not exceed thirty (30) feet nor be less than fifteen (15) feet in width at the right-of-way line. The alignment of accessways and curb return dimensions shall be determined through site approval.

In cases where driveways exceed twenty-five (25) feet in width, a six (6) foot raised divider stop shall be provided to reduce vehicular conflicts.

(2) Spacing of Accessways: At its intersection with the lot line, no part of any accessway shall be nearer than (20) feet to any accessway on the same lot, nor shall any part of the accessway be nearer than (10) feet to any side or rear property line at its intersection with a right-of-way line. The use of common accessway by two or more permitted uses shall be encouraged in order to reduce the number and closeness of access points along highways. Further, the use of directional accessways and acceleration, deceleration lanes shall be encouraged.

(3) Traffic Hazards: The location and number of accessways shall be so arranged that they will reduce the possibilities of traffic hazards as much as possible.

2. That this ordinance adding a Section 17 to Section 3b. of the Zoning Ordinance Text, Chapter 32 of the Code of Ordinances of the City of Grand Junction, providing for a Highway Oriented Zoning District be published in pamphlet form with copies to be available for inspection in the City Clerk's office during normal working hours.

PASSED and ADOPTED this 15th day of May, 1974.

Lawrence L. Kozisek

President of the Council

ATTEST:

Neva B. Lockhart

City Clerk

NOTICE OF FINAL PUBLICATION OF ORDINANCE NO. 1503 OF THE CITY OF GRAND JUNCTION IN PAMPHLET FORM

NOTICE IS HEREBY GIVEN that Ordinance No. 1503 of the City of Grand Junction entitled: AN ORDINANCE AMENDING THE ZONING TEXT, CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION BY ADDING A SECTION 17 TO SECTION 3b., SUCH SECTION PROVIDING FOR A HIGHWAY ORIENTED ZONING DISTRICT has been finally passed and published in pamphlet form and is available for inspection and reading in the Office of the City Clerk during regular working hours.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 16th day of May, 1974.

Neva B. Lockhart

City Clerk

Published: May 19, 1974