

Published by Municipal Code Corporation

ORDINANCE NO. 1510

AN ORDINANCE AMENDING THE SETBACK REQUIREMENTS IN THE R-3, B-1, B-2, B-3, C-1, C-2, I-1 AND I-2 ZONING DISTRICTS WITHIN THE CITY, PERMITTING CERTAIN BUSINESS USES IN THE R-3 ZONING WITHIN THE CITY AND PROVIDING FOR LANDSCAPED AREAS WITHIN SUCH ZONE.

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

Section 1. That the following sections of the zoning ordinance, Chapter 32 of the Code of Ordinances of the City of Grand Junction, be amended to read as hereinafter set out:

Section 3. ZONE CLASSIFICATIONS

B. Zone Districts:

(6) R-3 Multi-Family Residence

H. Setback, Minimum

Major Streets . . . 70 ft.
Secondary Streets . . . 60 ft.
Collector Streets . . . 50 ft.
Other Streets . . . 40 ft.

(7) B-1 Limited Business

E. Setback

Major Streets . . . 65 ft.
Secondary Streets . . . 55 ft.
Collector Streets . . . 45 ft.
Other Streets . . . 40 ft.

(8) B-2 Neighborhood Business

D. Setback

1) Same as required by any abutting "R" residential district in the same block

2) Major Streets . . . 65 ft.

Secondary Streets . . . 55 ft.
Collector Streets . . . 45 ft.
Other Sources . . . 40 ft.

Either of the above standards will be used, whichever requires the greater setback.

(9) B-3 Retail Business

D. Setback

Major Streets . . . 65 ft.
Secondary Streets . . . 55 ft.
Collector Streets . . . 45 ft.
Other Streets . . . 40 ft.

(10) C-1 Light Commerce

D. Setback

Major Streets . . . 65 ft.
Secondary Streets . . . 55 ft.
Collector Streets . . . 45 ft.
Other Streets . . . 40 ft.

(11) C-2 Heavy Commerce

D. Setback

Major Streets . . . 65 ft.
Secondary Streets . . . 55 ft.
Collector Streets . . . 45 ft.
Other Streets . . . 40 ft.

(12) I-1 Light Industry

D. Setback

Major Streets . . . 65 ft.
Secondary Streets . . . 55 ft.
Collector Streets . . . 45 ft.
Other Streets . . . 40 ft.

(13) I-2 Heavy Industry

D. Setback

Major Streets . . . 65 ft.
Secondary Streets . . . 55 ft.
Collector Streets . . . 45 ft.
Other Streets . . . 40 ft.

Section 2. That the following sections of the Zoning Ordinance, Chapter 32 of the Code of Ordinances of the City of Grand Junction, be amended to read as hereinafter set out:

Section 3. ZONE CLASSIFICATIONS

B. Zone Districts:

(6) R-3 Multi-Family Residence

B. Conditional Uses:

Residential Use . . . 1.7
Assembly Use . . . 2.5, 2.6
Business Use . . . 4.1, 4.6

F. Maximum Lot Coverage . . . 50%

10% of the open portion must be devoted to landscaped area

PASSED and ADOPTED this 5th day of June, 1974.

Lawrence L. Kozisek

President of the Council

ATTEST:

Neva B. Lockhart

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1510, 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 15th day of May, 1974, 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 June, 1974.

Neva B. Lockhart

City Clerk

Published: June 9, 1974