

ORDINANCE NO. 1684

AN ORDINANCE AMENDING THE SETBACK REQUIREMENTS IN THE CITY OF GRAND JUNCTION ZONING ORDINANCES.

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

1. That the following sections of Chapter 32 of the Code of Ordinances of the City of Grand Junction be repealed:

Section 6, paragraph i - Setback in Residential Zone Districts and Floor Area in Developed Areas.

Section 6, paragraph n - Yard Exceptions.

Section 6, paragraph o - Survey.

2. That the setback definition of Section 11 of Chapter 32 of the Code of Ordinances be amended to read as follows:

Setback - The distance extending across the full width and/or length of the lot between the center line of the adjoining street(s) and the nearest line or point of the building. Setback calculations shall be subject to the following:

1) On the street sides of any corner lots accessory buildings must meet all of the minimum setback requirements for principle buildings.

2) Structures built on corner lots must meet the minimum front yard setback for each street on which they have frontage.

3) Architectural features such as cornices, canopies, eaves, or similar architectural features may extend into a required setback area not more than four feet but in no case closer than three feet to any lot line.

4) Storage in yards - No portion of any required front yard or side yard on the street side of a corner lot shall be used for the storage of motor vehicles, trailers, airplanes, boats, parts of any of the foregoing, or building materials except such materials for use on the premises during the time a valid building permit is in effect for construction on the premises.

5) Where doubt may exist in establishing a minimum setback distance, the Building Inspector shall require the property owner to provide a survey by a registered surveyor to determine such measurements.

6) In no case shall the distance from the front lot line as required by the setback exceed one-third the average depth of the lot.

7) In residential zone districts new construction, additions or

alterations shall comply with the setback regulations in Section 3 of this Ordinance, or the Setback shall be fifteen (15) feet from the front property line(s), whichever is more restrictive.

8) 4th and 5th Streets, between Ute Avenue and Belford Avenue as legs of a one-way pair, shall be treated as collector streets for the purpose of setback calculations.

9) Ute and Pitkin Avenue, as a state designated highway and legs of a one-way pair shall require a minimum setback of 50 feet from the centerline of the right-of-way.

PASSED and ADOPTED this 15th day of June, 1977.

Lawrence L. Kozisek

President of the Council

Attest:

Neva B. Lockhart

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1684, 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 1st day of June, 1977, 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 16th day of June, 1977.

Neva B. Lockhart

Neva B. Lockhart
City Clerk

Published: June 3, 1977

Published: June 17, 1977

Effective: July 17, 1977