

ORDINANCE NO. 2171

AN ORDINANCE AMENDING SECTIONS OF THE CITY OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE CONCERNING PROPERTY LINE CONSTRUCTION WALLS IN BULK DEVELOPMENTS, SETBACKS IN THE RMF-6 ZONE, REAR AND SIDE YARD SETBACKS IN CERTAIN BUSINESS AND COMMERCIAL ZONES, ADDING "MAJOR SHOPPING CENTERS" IN THE RETAIL BUSINESS-UNLIMITED, INSIDE AND ASSIGNING THAT USE TO CERTAIN ZONES, EXPANSION OF NON-CONFORMING USES, TEMPORARY SIGNS, CORPORATE FLAGS, THE DEFINITION OF A SIGN, WIND-DRIVEN SIGNS, APPLICATION FEES FOR MINOR CHANGES UNDER THE CODE.

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 in the following particulars:

1. Subsection G of Section 2-2-2 is amended by the addition of a section 15, reading as follows:

"15. MINOR CHANGES (AS PER SECTION 7-5-6) . . . \$50.00 THIS FEE SHALL BE PAID UPON DETERMINATION THAT THE CHANGE QUALIFIES AS A MINOR CHANGE AND DOES NOT REQUIRE PROCESSING THROUGH PLANNING COMMISSION OR CITY COUNCIL. THIS FEE SHALL BE PAID EACH TIME A MINOR CHANGE APPROVAL IS REQUESTED."

2. Subsection J of Section 4-2-3 is repealed.

3. Subsection D of Section 4-2-5 is amended to read as follows:

"D. Minimum front yard setback (from centerline of right-of-way) (Also see 5-1-7):

Principal Arterial . . . 75 feet
Minor Arterial . . . 65 feet
Collector . . . 50 feet
Local . . . 45 feet"

4. Paragraph B of Sections 4-2-11, 4-2-12 and 4-2-13 are amended to read as follows:

"B. Minimum side and rear yard setback . . . 0 feet
(if ABUTTING a residential zone or existing residential use) . .
. 10 feet"

5. Figure 4-3-4 is amended by the addition of "Major Shopping Centers" under Retail Business - Unlimited, Inside, and this use is designated as conditional in C-1, C-2, I-1 and H.O.

6. Paragraph B of Section 4-9-2 is amended by the addition of Item No. 3 to read as follows:

"3. WHERE A NON-CONFORMING USE OCCUPIES A PORTION OF AN EXISTING STRUCTURE, EXPANSION SHALL BE LIMITED TO 50% OF THE SQUARE FOOTAGE

OCCUPIED BY THE USE."

7. Paragraph F of Section 5-7-2 is amended to read as follows:

"F. ARE WIND-DRIVEN SIGNS. (SEE DEFINITION):

8. Paragraph D of Section 5-7-4 is amended to read as follows:

"D. 'Grand Opening' temporary signs shall be allowed for one week. This allowance may be used only once by specific business and/or ownership. TEMPORARY SIGNS USED IN CONJUNCTION WITH GRAND OPENING MAY NOT BE ONES PROHIBITED BY SECTION 5-7-2, PARAGRAPHS A THROUGH D AND PARAGRAPH F."

9. Section 5-7-4 is amended by the addition of Paragraph F to read as follows:

"F. CORPORATION FLAGS, LIMITED TO ONE FLAG PER PARCEL, WHEN FLOWN IN CONJUNCTION WITH THE UNITED STATES OR STATE OF COLORADO FLAGS."

10. Chapter 13, Definitions, is amended by the addition of the following definition:

"SIGN

AND LETTERS, FIGURES, DESIGN, SYMBOL, TRADEMARK, ILLUMINATING DEVICE OR OTHER DEVICE INTENDED TO ATTRACT ATTENTION TO ANY PLACE, SUBJECT, PERSON, FIRM, CORPORATION, PUBLIC PERFORMANCE. ARTICLE, MACHINE OR MERCHANDISE WHATSOEVER, AND PAINTED, PRINTED, CONSTRUCTED OR DISPLAYED IN ANY MANNER WHATSOEVER OUT OF DOORS FOR RECOGNIZED ADVERTISING PURPOSES. THIS SHALL INCLUDE THOSE INTERIOR SIGNS LOCATED ON OR BY A WINDOW AND OBVIOUSLY INTENDED FOR VIEWING FROM THE EXTERIOR. THIS SHALL NOT, HOWEVER, INCLUDE THE FLAG, EMBLEM OR INSIGNIA OF A GOVERNMENT OR CHURCH."

11. The Definition of "Sign - Wind Driven" in Chapter 13, Definitions, is repealed and reenacted to read as follows:

"SIGN - WIND DRIVEN - CONSISTS OF ONE OR MORE BANNERS, FLAGS, PENNANTS, RIBBONS, SPINNERS, STREAMERS, CAPTIVE BALLOONS OR OTHER OBJECTS OR MATERIALS DESIGNED OR INTENDED TO MOVE WHEN SUBJECTED TO PRESSURE BY WIND OR BREEZE AND BY THAT MOVEMENT ATTRACT ATTENTION AND FUNCTION AS A SIGN (SEE DEFINITION OF SIGN)."

PASSED and ADOPTED this 1st day of February, 1984.

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2171, 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 18th day of January, 1984, 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 2nd day of February, 1984.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

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Effective: March 4, 1984