

ORDINANCE NO. 2541

ADDING SECTION 5-5-1 N. (ESTABLISHING PARKING REQUIREMENTS FOR THE DOWNTOWN) TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE.

RECITALS. The reasons that these regulations are in the public interest and should be adopted include:

- a. The City operates several parking lots available to the public in the Downtown Area which serve as shared parking facilities;
- b. The City desires to promote and foster the special and unique pedestrian environment of its Downtown which requires an alternative approach to parking standards. The City wishes to encourage the use of parking lots in the Downtown Area to serve more than one use and encourage walking from one use to another and the City believes that this ordinance will provide such encouragement.
- c. There are a number of private parking lots in the Downtown Area that are used as shared parking facilities, with the consent of the landowners.
- d. The use of parking facilities available to the public is encouraged and single use private parking lots are generally discouraged.
- e. A purpose of this ordinance is to promote private participation in the acquisition of parking and to avoid the public acquisition of parking spaces.

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

Section 5-5-1 is amended by the addition of a new subsection N to read as follows:

Downtown Off-Street Parking Standards - For the purpose of this subparagraph N., a building envelope is defined as the perimeter walls, roof, and the lowest usable floor of a building. Within that area in the City which is within the Downtown Development Authority and which is bounded: on the north by the north right-of-way of Grand Avenue; on the west by the west right-of-way of 1st Street; on the east by the east right-of-way of 8th Street; and on the south by the south right-of-way of Pitkin Avenue, ("Downtown Area") the following parking standards shall apply:

1. Parking in excess of that existing as of September 30, 1991 shall not be required for any reuse or remodel of an existing structure so long as the reuse or remodelled improvements are and remain within a building envelope which existed as of September 30, 1991.
2. Parking in excess of that existing as of September 30, 1991 shall not be required for a new structure which is constructed

wholly within a building envelope which existed as of September 30, 1991.

3. A new structure that is not wholly within a building envelope which existed as of September 30, 1991 and which would otherwise be required to provide off-street parking for 100 cars or less, in accordance with the standards set forth in SECTION 5-5-1 I., shall not be required to provide off-street parking if any point on the property boundary is within 500 feet of a public parking lot as identified on the attached map which is incorporated herein by this reference.

4. A new structure which does not meet the above criteria (5-5-1 K. 1, 2, or 3) shall not be allowed unless the requirements of Section 5-5-1 I. et seq. are satisfied.

5. The provisions of this ordinance shall expire on September 30, 1992, unless prior thereto the City Council, by resolution, extends the expiration date.

Introduced for publication this 18th day of September, 1991.

PASSED and ADOPTED this 16th day of October, 1991.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2541, 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 September, 1991, 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 17th day of October, 1991.

\_\_\_\_\_  
Neva B. Lockhart, CMC  
City Clerk

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Effective: November 24, 1991