

ORDINANCE NO. 2594

Amending Sections 4-2, 4-3-4 and 5-10-3 of the Grand Junction Zoning and Development Code.

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

That the Grand Junction Zoning and Development Code be amended as attached.

Passed and Adopted this 2nd day of September, 1992.

Attest:

NAME

President of the Council

Theresa F. Martinez

Acting City Clerk

AMENDING SECTION 4-2 OF THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE TO ADD A NEW SECTION 4-2-1 READING AS FOLLOWS AND RENUMBERING EXISTING SECTIONS 4-2-1 THROUGH 4-2-17 AS 4-2-2 THROUGH 4-2-18

4-2-1 RSF-1 (RESIDENTIAL SINGLE FAMILY-NOT TO EXCEED ONE UNIT PER ACRE). This zone provides for low density single family and agricultural uses within or adjacent to urban areas. It allows for the continuation of light intensity agricultural operations and suburban uses and provides for the larger lot sizes more appropriate to the keeping of agricultural animals.

Bulk Requirements are as follows:

- A. Minimum Lot Area . . . 1 acre
- B. Minimum Street Frontage . . . 50 feet
- C. Maximum Height of Structures . . . 32 feet
- D. Minimum Lot Width (at structure site for principle structure . . . 100 feet
- E. Minimum side yard setback
 - Principle structure . . . 15 feet
 - Accessory structure (on rear half of parcel) . . . 3 feet
- F. Minimum rear yard setback
 - Principle structure . . . 50 feet
 - Accessory structure . . . 3 feet
- G. Minimum front yard setback (from centerline of right-of-way) (see also Section 5-1-7)

Principle arterial . . . 75 feet
Minor arterial . . . 75 feet
Collector . . . 55 feet
Local . . . 45 feet

H. Maximum coverage of lot by structures . . . 25%

I. Maximum units per gross acre . . . 1

J. Also see Chapter 5 for regulations applicable in all Zone Districts, Chapter 12, and Section 4-3-4. It is recommended that specific application of these regulations be discussed with the Administrator.

AMENDING SECTION 4-2-2 (PREVIOUSLY 4-2-1) OF THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE AS FOLLOWS:

1. change title of section from RSF-R to RSF-2 and amend wording of first paragraph as follows:

RSF-2 (RESIDENTIAL SINGLE FAMILY-NOT TO EXCEED TWO UNITS PER ACRE)
This zone provides for low density single family uses with associated limited agricultural uses generally for hobby purposes. It allows for the continuation of rural uses in annexed areas with the expectation that larger parcels will develop into urban or suburban densities.

2. amend para. B. minimum lot frontage from 55 ft. to 50 ft.

AMENDING SECTION 4-3-4 OF THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE TO CHANGE THE RSF-R ZONE DESIGNATOR TO RSF-2 AND ADD A RSF-1 ZONE DESIGNATOR WITH THE FOLLOWING USE CATEGORIES.

Home Occupations . . . A

Residential Sub-Unit . . . S

Single Family Residential . . . A

Cemeteries . . . A

Churches . . . S

Cultural/Educational/Recreational . . . S

Fire/Police Stations/Rescue/Emergency Services . . . S

Riding Academies and/or other facilities . . . C

Schools . . . S

Service Lines . . . A

Swimming Pools . . . S

Transmission Lines . . . S

Family Foster Homes . . . A

Nursery Schools/Preschools/Daycare . . . S

Residential Group Homes/Receiving Homes/Care Facilities . . . A

Farmers Markets . . . S

Nurseries/Green Houses . . . S

Produce Stands . . . A

Farms Ranches and Accessory Uses . . . A

Oil/Gas Drilling . . . S

Quarries/Mining/and Processing . . . C

Sand and Gravel Extraction/Processing . . . C

Recreational Campgrounds and Camps . . . C

Outdoor or indoor events of a
Cultural/Sporting/Educational/Recreational Nature . . . C

AMENDING SECTION 5-10-3 A. OF THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE TO CHANGE THE REFERENCE TO RSF-R TO RSF-2 AND ADD REFERENCE TO RSF-1 TO READ AS FOLLOWS:

A. Neither the Public Zone RSF-1 Zone and the RSF-2 Zone shall have more than . . .

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2594, 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 19th day of August, 1992, 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 3rd day of September, 1992.

Theresa F. Martinez

Theresa F. Martinez, CMC
Acting City Clerk

Published: August 21, 1992
Published: September 4, 1992
Effective: October 4, 1992