

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2716

Ordinance Adding a New Section 4-2-1 to the Grand Junction Zoning and Development Code and Renumbering Existing Sections 4-2-1 through 4-2-18 to 4-2-2 through 4-2-19, Respectively and Amending Section 4-3-4 to Add the RSF-R Zone Category.

Recitals.

The City Council has established a policy that newly annexed areas be zoned to a city zone comparable to the previous county zone or in conformance to adopted plans. The proposed RSF-R zone is intended to be comparable to the County AFT zone. The bulk standards for the RSF-R zone, including minimum lot size, setbacks and heights are the same as the county AFT zone. The uses permitted in the RSF-R zone have been revised from uses allowed in the AFT zone by deleting some business and commercial uses not considered appropriate in a residential area. This text amendment is required to establish the consistency between the city and county zones as directed by Council policy.

After public notice and public hearing as required by the Zoning and Development Code, the Grand Junction Planning Commission recommends approval of the text amendment as proposed with the addition of Parks, Lakes & Reservoirs as a special use to be consistent with other zones.

The City Council finds that the requested text amendment is necessary to implement the stated policies of the Council.

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

A new Section 4-2-1, reading as attached, be added to the Junction Zoning and Development Code and that existing sections 4-2-1 through 4-2-18 be renumbered to 4-2-2 through 4-2-19, respectively, and that section 4-3-4 be amended to add the RSF-R zone with allowed, special, and conditional uses to be the same as those designated for RSF-1 with the addition of Parks, Lakes and Reservoirs as a Special Use.

Introduced on first reading this 17th day of November, 1993.

PASSED and ADOPTED on second reading this 1st day of
December, 1993.

/s/ R.T. Mantlo
Mayor Pro Tem

ATTEST:

/s/ Stephanie Nye
City Clerk