

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2771

**AMENDING SECTION 4-3-4 AND SECTION 5-1-10B OF THE ZONING AND
DEVELOPMENT CODE
ALLOWING BUSINESS RESIDENCES IN THE I-1 ZONE**

Recitals.

The City of Grand Junction recognizes that permitting business residences in appropriate zoning districts is consistent with good planning principles. Currently, there are no provisions in the Zoning and Development Code which permits business residences in an I-1 Light Industrial zone. This text amendment is proposed for the purpose of permitting a business residence in an I-1 zone.

The Grand Junction Planning Commission at its August 2, 1994 hearing recommended approval of the text amendment.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds that the amendments to the Zoning and Development Code are appropriate.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. The Zoning and Development Code is amended as follows:

(a) Section 4-3-4 (Use/Zone matrix) is amended and shall read as follows:

Within the I-1 zoning category, a "Business Residence" shall be identified as an allowed use (using the symbol "A").

(b) Section 5-1-10B is amended to add I-1 to the list of zones in which a business residence shall be considered as an accessory use.

Introduced on first reading this 17th day of August, 1994.

PASSED and ADOPTED on second reading this 7th day of September, 1994.

ATTEST:

/s/ R.T. Mantlo
President of the City Council

/s/ Stephanie Nye
City Clerk