

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2786

**AMENDING SECTION 5-1-9 OF THE ZONING AND DEVELOPMENT CODE
HOME OCCUPATIONS**

Recitals.

The City of Grand Junction recognizes that limited home occupation uses can be useful to the community as well as the proprietor. This text amendment is proposed for the purpose of clarifying regulations regarding frequency of visits and deliveries to and from home occupation uses.

The Grand Junction Planning Commission at its October 11, 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. Amend Section 5-1-9A4 as follows:

Not more than six (6) visits per day (of customers/clients) associated with the home occupation shall be permitted.

2. Add Section 5-1-9A7 to read as follows:

The home occupation shall not generate significantly greater traffic volume than would normally be expected in a residential zone. The parking of customers' or clients' vehicles shall not create safety hazards or unusual congestion. The permittee shall ensure that all parking associated with the home occupation is at all times limited to the driveway or along the street frontage of the premises.

3. Add Section 5-1-9G to read as follows:

Deliveries to or from a home occupation shall meet the following conditions:

1. Vehicles used for delivery and pick-up are limited to those normally associated with the provisions of residential services and shall not impede traffic circulation.

2. Deliveries to a home occupation shall be allowed only between 8 AM and 8 PM and the frequency of deliveries shall not exceed that normally and reasonably occurring for a residence.

Introduced on first reading this 19th day of October, 1994.

PASSED and ADOPTED on second reading this 2nd day of November, 1994.

ATTEST:

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

/s/ Stephanie Nye
City Clerk