CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2787
AMENDING SECTIONS 4-3-4, 4-13-1 A., 4-13-1 G., 5-7-3, AND 5-7-4
OF THE CITY OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE
PERTAINING TO TEMPORARY USES AND TEMPORARY SIGNS

Recitals.

The City adopted a new Section 4-13, Temporary Uses and Structures, in the Zoning and Development Code in June 1994. Since that time, the Community Development Code Enforcement and Planning Divisions have been working to begin enforcing this necessary regulation. While doing so, some particular temporary uses and issues related to temporary uses have brought to light items in the new section that need further clarification including the sale of produce in residential areas, the sign allowance and requirements for a temporary use, and provision in the Code for signs erected by non-profit organization for fund raising purposes.

The Grand Junction Planning Commission recommended approval of the proposed text amendment at its October 11, 1994 hearing.

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

That the following sections of the Grand Junction Zoning and Development Code are hereby amended as follows:

1.   Amend Section 4-3-4, Use/Zone Matrix of the Zoning and Development Code as follows:

IN THE RESIDENTIAL ZONE DISTRICTS MATRIX

*(5) PRODUCE STANDS - add note: (only produce grown on premises)

and add explanation (5):

(5)   Produce stands in a residential zone are allowed provided no hazards are created pertaining to site features such as parking, ingress, egress, and signage, and the operation does not disrupt the peace, quiet and dignity of the neighborhood.

IN THE NON-RESIDENTIAL ZONE DISTRICTS MATRIX

*(9) PRODUCE STANDS - add explanation (9):

(9)   A Temporary Use Permit is required for a produce stand in a non-residential zone and may include sale of produce grown off the premises (refer to section 4-13).

2.   Amend Section 4-13-1 A. under "Seasonal Sale of Agricultural Products" to read as follows:

Seasonal Sale of Agricultural Products. Temporary Use Permits are required for all seasonal sales of agricultural products in non-residential zone districts. Such sales are limited to a period of time not to exceed four (4) consecutive months per calendar year. A maximum of one (1) building/display booth shall be allowed and may cover a maximum of 400 square feet. The structure must be portable and completely removed at the end of the period.

3.   Amend Section 4-13-2 G. "Signs" to read as follows:

Signs. Signage for temporary uses shall be permitted only within the timeframe for which the temporary use is permitted. The total sign allowance for a temporary use shall be thirty-two (32) square feet, not including permanent signage that may be on a vehicle. All signs for temporary uses shall be attached to a structure, vehicle or existing sign post. Portable signs shall not be allowed. Off premise signage for a temporary use shall not be allowed; and

4.   Amend Section 5-7-4, Temporary Signs, in the Sign Regulation to read as follows:

G.   Signage for temporary uses requiring a Temporary Use Permit shall conform to the requirements specified in Section 4-13-2 G. of this Code.

5.   Amend Section 5-7-3, Exemptions, in the Sign Regulation to read as follows:

K.   Non-Profit Organization Fund Raising Campaign Signs (temporary): Temporary signs not in excess of thirty-two (32) square feet advertising non-profit organization fundraising campaigns may be erected for campaign purposes in non-residential zone districts only. The number of campaign signs per parcel is limited to one (1). Such signs may not be placed in the public right-of-way and are required to be removed within 7 days after the fund drive has ended. A campaign sign may not be in place more than 90 consecutive days in any 12 month period.

INTRODUCED for FIRST READING and PUBLICATION this 19th day of October, 1994.

PASSED on SECOND READING this 2nd day of November, 1994.

ATTEST:

/s/ Stephanie Nye   /s/ R.T. Mantlo
City Clerk   President of Council