

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2794

AMENDING SECTION 5-10-3 OF THE ZONING AND DEVELOPMENT CODE
PERTAINING TO AGRICULTURAL ANIMALS IN RESIDENTIAL ZONE DISTRICTS

Recitals.

The City adopted a new zone district, Residential Single Family 1 unit per 5 acres (RSF-R), in December 1993 (Ordinance 2716). This zone was created in order to allow certain agricultural operations that were legal in Mesa County to continue if the property is annexed to the City. In creating this RSF-R zone, an amendment should have been made to include the new zone in section 5-10-3 of the Code which defines the number of agricultural animals on lower density parcels. A text amendment is necessary in order to clarify this issue for the RSF-R zone.

It is especially important that this is clarified due to the character of some of the areas recently annexed to the City. The effect of this amendment is to allow certain agricultural uses that are allowed in the Agricultural/Forestry Transitional (AFT) zone in Mesa County. Comparing the allowance for livestock, the City Code allows 1 animal per 1/4 acre in the low density zones of Public Zone, and RSF-1 and RSF-2 zones. The County allows the keeping of agricultural animals at 1 per 1/2 acre in all residential zones and in the Industrial and AFT zones. Without this text amendment, the City cannot allow agricultural animals as originally intended in the creation of the RSF-R zone.

The Grand Junction Planning Commission, at its December 6, 1994 hearing, recommended approval of this text amendment.

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

That the following section of the Grand Junction Zoning and Development Code is hereby amended to read as follows:

5-10-3 AGRICULTURAL ANIMALS (see Definitions)

- A. Neither the Public Zone, RSF-R zone, RSF-1 zone or RSF-2 zone shall have more than one (1) large agricultural animal per quarter (1/4) acre, and shall be subject to the fencing requirements of Section 5-10-3B.1. In these zones, all types of fowl (e.g. chickens, turkeys, ducks, and geese) shall be allowed, subject to the confinement provisions of 5-10-3B.3.

INTRODUCED for FIRST READING and PUBLICATION this 21st day of December, 1994.

PASSED on SECOND READING this 4th day of January, 1995.

ATTEST:

/s/ Stephanie Nye

City Clerk

/s/ Reford C. Theobald

President of Council Pro
Tem

