

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2829

AMENDING SECTIONS 4-3-4, 5-10-3 AND CHAPTER 12  
OF THE ZONING AND DEVELOPMENT CODE

Recitals.

The Zoning and Development Code limits the number of large and small agricultural animals allowed by right in all zone districts.

In so much that within the City's Residential Single Family - Rural (RSF-R) zone district this limitation is the same as other residential zone districts with higher densities.

There are some agricultural operations that may exceed the maximum number of large and/or small agricultural animals currently allowed by right in the RSF-R zone district and may be deemed appropriate and compatible with surrounding land uses.

The ability to exceed such maximum number of large and/or small agricultural animals presently allowed by right in the RSF-R zone district should be allowed through a Conditional Use permit.

The City Council has duly considered the matter and the recommendation of both the staff and the Planning Commission and finds that the need to adopt new Code language for amending animal regulations for the RSF-R zone district satisfies a public need.

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

Section 4-3-4 USE/ZONE MATRIX RESIDENTIAL ZONE DISTRICTS of the City of Grand Junction Zoning and Development Code is hereby amended to include an asterisk with the number 6 in parenthesis "\*" (6)" in front of the land use "FARMS, RANCHES & ACCESSORY USES (including agricultural animals and crops) and STRUCTURES (including housing for full time employees); and an EXPLANATION No. 6 be added to read:

(6) In the RSF-R zone only, the number of large and small agricultural animals may exceed the maximum allowed under Sections 5-10-3.A and 5-10-3.B.3 with a Conditional Use Permit. See Section 5-10-3.C.

And;

Section 5-10-3 of the City of Grand Junction Zoning and Development Code is hereby amended to read:

C. In the RSF-R zone, the number of large and small agricultural animals allowed under sections 5-10-3A and 5-10-3B.3 may be exceeded with a Conditional Use Permit. If the Conditional Use application is approved, the permit shall state the maximum number of animals allowed by type and in the aggregate.

And;

Chapter 12 of the City of Grand Junction Zoning and Development Code is hereby amended to read:

AGRICULTURAL ANIMALS

The following animals are associated with agricultural use: horses, mules, burros, sheep, cattle, rabbits, chickens, ducks, and geese. Additional animals associated with agricultural use, shall be determined by the Director of Community Development. These animals may be used for personal enjoyment and for commercial purposes.

INTRODUCED for FIRST READING and PUBLICATION this 5th day of April, 1995.

PASSED on SECOND READING this 19th day of April, 1995.

ATTEST:

/s/ Stephanie Nye  
City Clerk

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