

CITY OF GRAND JUNCTION, COLORADO
Ordinance No. 2831
AMENDING SECTION 4-3-4 AND CHAPTER 12
OF THE ZONING AND DEVELOPMENT CODE
ADDING LANDSCAPING MATERIALS TO NURSERY/GREENHOUSE

Recitals:

Under the current Code, Nurseries/Greenhouses are allowed with a Special Use Permit or a Conditional Use Permit in all of the Residential Zone Districts. The definition of Nursery/Greenhouse is "A place where plants are raised, acquired, and maintained for transplanting or sale. Sale or rental of small landscaping tools and supplies may be an accessory use".

The majority of Nurseries/Greenhouses go beyond that definition in the types and quantities of "other" materials that are sold. In addition to plants, most also sell landscaping materials such as soil, bark and rock. There are also businesses that sell only those other landscaping materials for which there is no category in the Use/Zone Matrix. Whether those other landscaping materials are sold exclusively from a site or in conjunction with the sale of other plant materials, the impacts are dependent on the location and the size of the operation. Therefore, staff is proposing that the sale of landscaping materials be added to the category of Nurseries/Greenhouses and that the definition of Nurseries/Greenhouses be expanded to include landscaping materials. The required Special Use and Conditional Use processes can be used to evaluate proposals on a site by site basis.

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:

Section 4-3-4 Use/Zone Matrix--Residential Zone Districts and Non-Residential Zone Districts:

Retail Business--Limited, Outside

Nurseries/Greenhouses/**Landscaping Materials**

Chapter 12--Definitions and Limitations

NURSERY/GREENHOUSE/LANDSCAPING MATERIALS

A place where plants are raised, acquired and maintained for transplanting or sale. It may also include, either exclusively or in conjunction with the above activities, the sale of materials commonly used for landscaping purposes, such as soil, rock, bark, mulch and other materials determined by the Administrator to be

landscaping materials. Sale or rental of small landscaping tools and supplies may be an accessory use.

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