

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2917

**AMENDING SECTION 5-10-3 OF THE ZONING AND DEVELOPMENT CODE
OF THE CITY OF GRAND JUNCTION
CHINCHILLA RANCHES**

RECITALS:

Currently chinchilla ranches require a conditional use permit in the RSF-R zone. This proposed amendment would make chinchilla ranches an allowed use in the RSF-R zone with certain conditions. A chinchilla ranch is contained in a temperature controlled building and no appreciable smell, noise, or dust is emitted from the building. The RSF-R zone requires a fifty foot side and rear yard setback for all buildings, thus providing a buffer for surrounding properties. The conditional use process is unnecessary for chinchilla ranches since the impact on neighbors is negligible.

Planning Commission recommended approval of the proposed text amendment at their April 9, 1996 hearing.

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

That section 5-10-3 of the Zoning and Development Code is hereby amended with a new paragraph (D) to read as follows:

- D. The keeping, breeding, and raising of chinchillas in any number is an "allowed use" in the RSF-R zone if each chinchilla has at least 8 cubic feet of building space which is fully enclosed by solid materials. When enclosed building space is less than 8 cubic feet per chinchilla, a Conditional Use Permit is required in accordance with Section 5-10-3-C. For 15 or less chinchillas, Sections 5-10-3B.1 and 5-10-3B.2 shall apply and required enclosed building space for each chinchilla is not required.**

Introduced on first reading this 17th day of April, 1996.

PASSED and ADOPTED on second reading this 1st day of May, 1996.

/s/ Linda Afman

Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk