

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2919

AMENDING SECTION 5-7-7.B.5 OF THE ZONING AND DEVELOPMENT CODE
OF THE CITY OF GRAND JUNCTION
FLUSH WALL SIGN ALLOWANCE

RECITALS:

Currently the sign allowance for flush wall signs is based on the length of the building facade most nearly parallel to the street it faces. This provision assumes that most buildings will face the street. Often buildings are designed to be perpendicular to the street with parking to the side. This provision of the sign code makes it more difficult to provide the flush wall signage businesses desire along the front entrances.

This proposed amendment would allow for the flush wall sign allowance to be calculated on the longer building facade for buildings that are perpendicular to the street. The sign allowance could be transferred to other building facades, as the code currently allows, however, the transferred amount could not exceed the allowance based on the building facade size to which it is being transferred. The amendment does not change the allowance for free-standing signs, roof signs or projecting signs.

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

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

That section 5-7-7.B.5 of the Zoning and Development Code is hereby amended to read as follows:

- a. The sign allowance shall be calculated on the basis of the length of the one building facade which is most nearly parallel to the street it faces. Each building facade which faces a dedicated public street shall have its own separate and distinct sign allowance. The sign allowance for flush wall signs on buildings located on interior lots (lots not on a corner) which are oriented perpendicular to the street shall be based on the longer building facade. The total sign allowance, or any percentage thereof, of one frontage may be transferred to a building facade that has no allowance provided the transferred amount does not exceed what would have been allowed on that building facade based on its length.

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