

**CITY OF GRAND JUNCTION, COLORADO  
ORDINANCE NO. 4572**

**AN ORDINANCE AMENDING THE ZONING AND DEVELOPMENT CODE TO ADD SECTION 21.07.080, TO BE KNOWN AS THE GREATER DOWNTOWN OVERLAY DISTRICT AND AMENDING SECTION 21.03.020(d) TO INCLUDE THE RO ZONE IN THE DOWNTOWN DISTRICT IN THE DOWNTOWN MIXED USE LAND USE DESIGNATION**

RECITALS.

The Greater Downtown Plan recommends adoption of standards and guidelines as a zoning overlay for certain areas of Greater Downtown.

Overlay zoning allows flexibility in the application of zoning standards to areas where special considerations apply. An overlay district is superimposed on one or more established zoning districts to supplement regulations on development in these districts, to permit uses otherwise disallowed, or to implement incentives to development.

An overlay zone supplements the underlying zone with additional standards, guidelines and/or incentives while generally preserving the character of the underlying zone. Examples include different setbacks, increased height allowance or varied allowed uses. A parcel within the overlay district is simultaneously subject to two sets of zoning regulations: the underlying and the overlay zoning standards.

Overlay zone boundaries are not restricted by the underlying zoning district's boundaries. An overlay zone may or may not encompass an entire underlying zoning district. Likewise, an overlay zone can cover more than one zoning district, or even portions of several underlying zone districts.

The Greater Downtown Overlay District covers the Central Business District (CBD), Residential and Transitional subareas of the Downtown District as well as those properties that abut the following defined street corridors: South 5<sup>th</sup> Street, South 7<sup>th</sup> Street, Pitkin Avenue, South Avenue and the Riverside Parkway.

For some of the parcels in the Downtown District with an existing zoning of Residential Office (RO), the existing Future Land Use Map shows a land use designation of Downtown Mixed Use. Presently, the RO district cannot be used to implement the Downtown Mixed Use designation. However, the nature of these parcels is that they are small and on the periphery of the Central Business District so a rezone to a zone district that is acceptable in the Downtown Mixed Use Designation (e.g. Downtown Business, B-2) would not provide a compatible transition to nearby residential areas. Consequently, the text of the Comprehensive Plan is revised to include Residential Office (RO) as an acceptable zone district to implement the Downtown Mixed Use land use designation.

The Grand Junction Planning Commission is charged with the legal duty to prepare and consider and recommend action to City Council regarding amendments to the Zoning and Development Code for the City.

The Greater Downtown Overlay District was heard in a public hearing by the Grand Junction Planning Commission on March 12, 2013 where the Planning Commission recommended that the City Council adopt the Overlay District.

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

The Zoning and Development Code is hereby amended to add section 21.07.080 entitled "Greater Downtown Overlay District" as shown in the attached Exhibit A and as generally described in the recitals above.

The Greater Downtown Overlay District, City of Grand Junction, Colorado, in the form of the document attached as Exhibit A hereto, and as recommended for adoption by the Grand Junction Planning Commission is hereby adopted.

The full text of the Ordinance, including the text of the Greater Downtown Overlay District, in accordance with paragraph 51 of the Charter of the City of Grand Junction, shall be published in pamphlet form with notice published in accordance with the Charter.


**INTRODUCED** on first reading the 6<sup>th</sup> day of March, 2013 and ordered published pamphlet form.

**PASSED** and **ADOPTED** on second reading the 20<sup>th</sup> day of March, 2013 and ordered published in pamphlet form.



\_\_\_\_\_  
President of City Council

ATTEST:



\_\_\_\_\_  
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4572 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6<sup>th</sup> day of March, 2013 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 20<sup>th</sup> day of March, 2013, at which Ordinance No. 4572 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

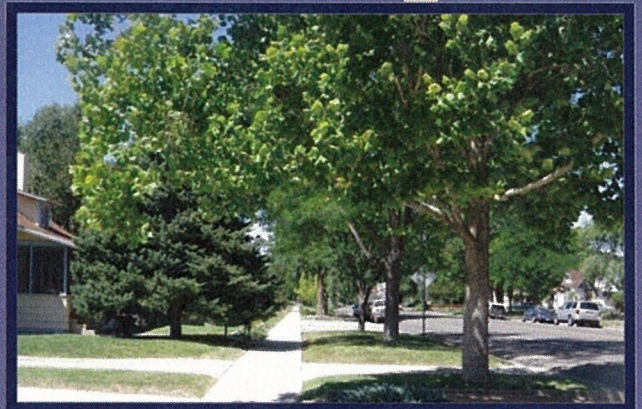
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 5<sup>th</sup> day of April 2013.

Stephanie Tuin  
Stephanie Tuin, MMC  
City Clerk

Published: March 8, 2013  
Published: March 22, 2013  
Effective: April 21, 2013



# Greater Downtown Overlay District



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## INTRODUCTION

One of the first steps in implementing the Greater Downtown Plan is a zoning overlay. The overlay is intended to provide guidance and criteria for the planning, design and implementation of public and private improvements in the Greater Downtown area and is set forth in this document to be known as the Greater Downtown Overlay District (Zoning Overlay). If properly administered and adhered to, the standards and guidelines should result in public and private development improvements (or a combination thereof) that achieve, as a minimum, a common level of quality in terms of site design, architectural design, landscaping and other site improvements.

The general purposes of the standards and guidelines are to support the overall goals of the Greater Downtown Plan.

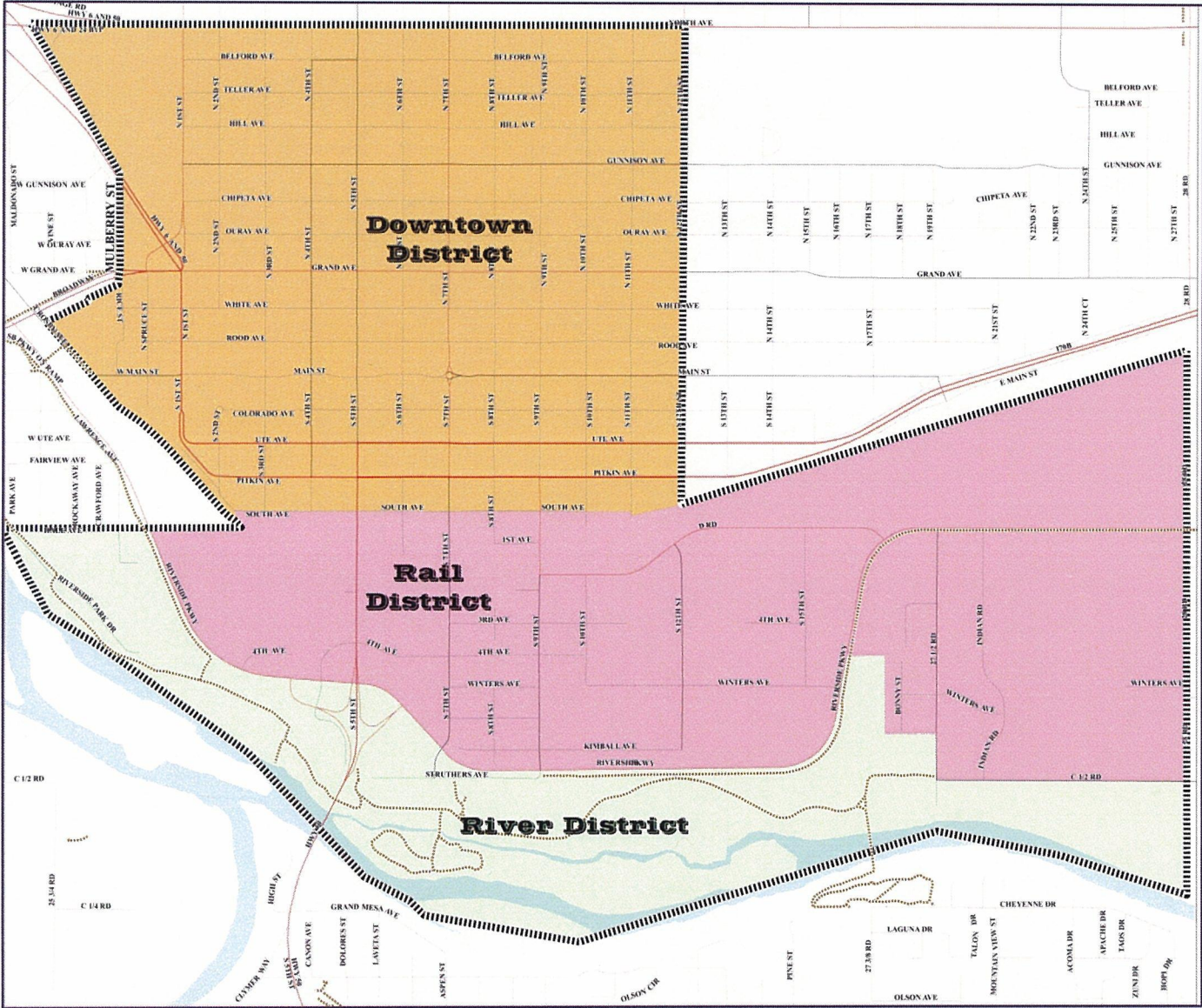
- Maintain and enhance the economic, cultural and social vitality of Greater Downtown Promote downtown living by providing a wide range of housing opportunities in appropriate areas within Greater Downtown.
- Enhance the transportation system to accommodate automobiles, bikes and pedestrians, and provide adequate, convenient parking.
- Stabilize, preserve, protect and enhance the downtown residential neighborhoods.
- Promote and protect the unique identity of the Greater Downtown area.

The standards and guidelines were developed upon an analysis of the existing character of the Greater Downtown area. The area was divided into sub districts and the Downtown District was further divided into subareas based on existing zoning, character of existing development and potential for redevelopment opportunities. In addition, primary corridors were identified for which overlay guidance is created with the adoption of the document. The sub districts, primary corridors and subareas are shown on Figures 1, 2 and 3.

These standards supplement other development regulations such as the City of Grand Junction Zoning and Development Code, which includes detailed criteria by zone district, planned development regulations, design and improvement standards, supplemental use regulations, sign regulations and the City Transportation and Engineering Design Standards (TEDS). In the instance the following standards are silent on a development concern, the existing regulations shall apply. None of the guidelines and standards within the Zoning Overlay is intended to apply to properties within the North Seventh Street Historic Residential District or the North Avenue Corridor Overlay since separate guidelines and standards have been established through overlays for those areas.

The standards identify design alternatives and specific design criteria for the visual character and physical treatment of private development and public improvements within Greater Downtown. They are adopted through an overlay zoning district, which will establish the means by which the standards are administered and enforced. The Director will make all decisions and appeals and variance requests will be heard by the City of Grand Junction Planning Commission. The Downtown Development Authority (DDA) will be a review agency for all applications and will make recommendations for proposals in the Central Business District.

FIGURE 1: Greater Downtown Plan Sub Districts





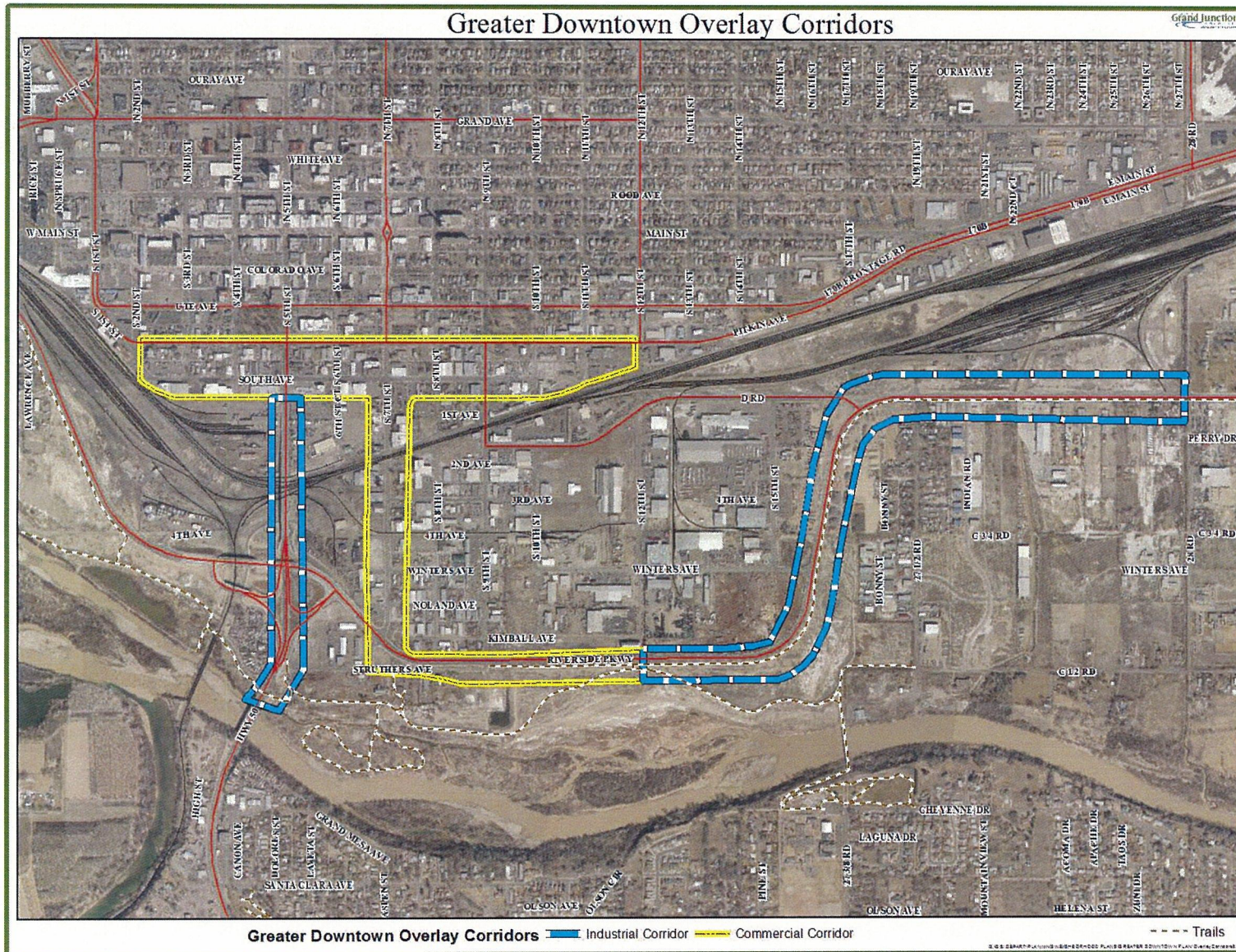
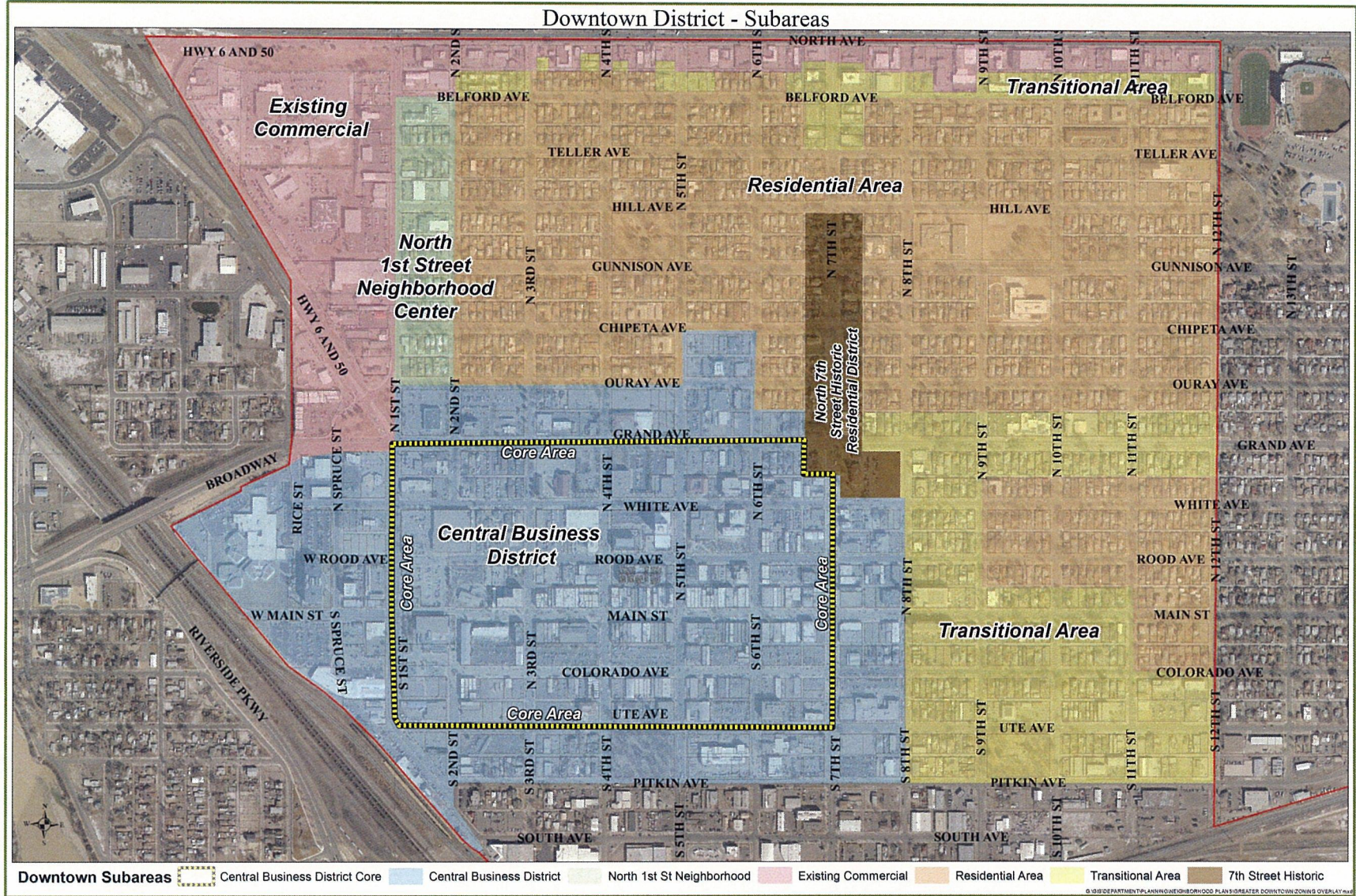


FIGURE 2



**FIGURE 3**

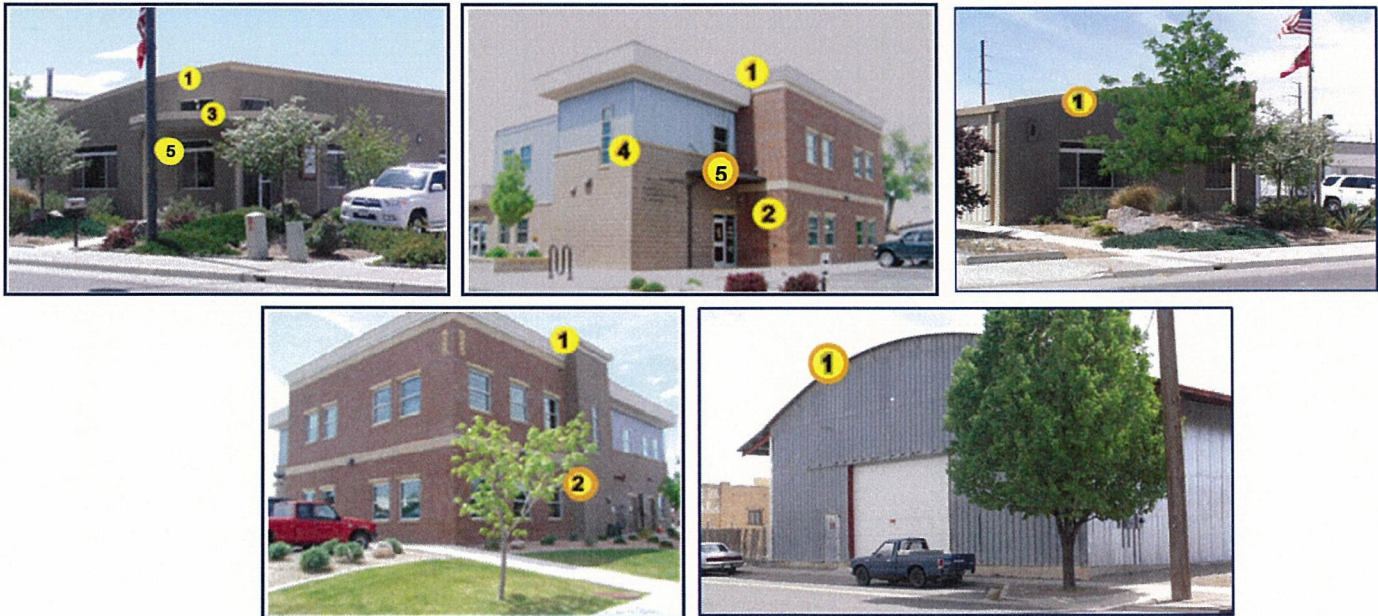
# CORRIDOR STANDARDS AND GUIDELINES

## 1. OVERALL CORRIDOR VISION/CONCEPTS

The Greater Downtown Overlay District standards for the Greater Downtown Commercial and Industrial Corridors in the Rail and River Districts begin to implement goals of the Greater Downtown Plan to 1) improve the visual impact of development along the corridors; and 2) promote higher quality architectural treatment and site design as new development and redevelopment occurs along the corridors. The visual features identified below define the concepts proposed along the corridors and, as implemented as new development and redevelopment occurs, will shape the desired character of the built environment. The features are grouped into three categories: Architectural Features; Building Materials; and Streetscape and Site Design.

### A. Architectural Features

1. Façade modulation and roofline variations. The corridors can be improved through use of visually interesting architectural features that are designed to reduce mass and scale, including variation in the building form with recessed or projecting bays and variation in the rooflines.



2. Façade design. Design details can be used to emphasize architectural features such as the modulation and roof line changes discussed above or other features such as entryways and windows. Façade design details that break up a façade and add visual interest include:

- a. Columns and pilasters that help break up a horizontal plane of a building or other site feature.
- b. Change of material such as on an exterior wainscoting panel.
- c. Accent colors that help define and/or accentuate architectural features.

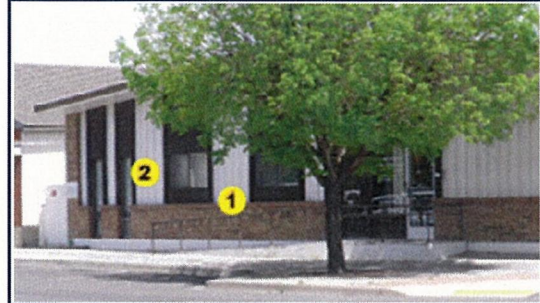
3. Defined entry. Many of the other architectural features above can be used to accentuate and define the primary entrance to a building, add architectural interest, as well as make the building more pedestrian- or customer-friendly.

4. Window sizes and shapes. The shape and sizes of windows used on a building break up the façade, provide visual variety and provide a pedestrian- and customer friendly character.

5. Awnings and porticos. Awnings and porticos are encouraged to help provide architectural interest.

## B. Building Materials

1. Mix of materials. Variations of materials used on exterior facades break up large building forms and walls.



2. Different textures, colors and tones. Use of different textures, colors and tones provide visual interest and can be used to accentuate architectural features.



## C. Streetscape and Site Design

Streetscape features along the primary corridors within the Rail and River Districts in Greater Downtown also help establish the visual character of the corridors. Examples of the desired characteristics are illustrated below.

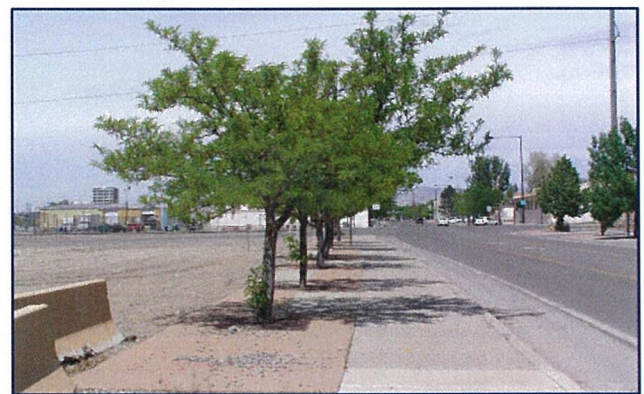
1. Building Placement. Buildings are encouraged to be brought forward on a site to the street or sidewalk.

2. Landscaping. Many of the streets within the Rail and River Districts do not have, nor are planned to have, a sidewalk. However, streetscape interest can be created through landscaping, encouraging use of xeriscape concepts.



*Example Existing Streetscape Landscaping*

3. Streetscape Design. An urban streetscape is desired that includes hard surfaces, tree grates and street trees. This design concept exists along some of the corridors in the Rail and River District. The urban streetscape along the street can be blended with the site design of the adjacent parcel so that on-site landscaping complements and enhances the existing streetscape.



*Existing 7<sup>th</sup> Street Landscaping*

4. Detached sidewalks . Where possible, detached sidewalks are desired along the commercial and industrial overlay corridors and already exist along some streets. The park strip between the curb and sidewalk can provide the landscape relief for an abutting developed property.



*Existing Detached Sidewalk on Riverside Parkway (left) and South Avenue (right)*

5. Outdoor storage, display and operations. Minimize the visual impact of outdoor storage, display and operations areas through placement on a site behind a building, to the rear of the property or otherwise screened.



*Examples of Outdoor Storage and Operations Located Behind Buildings on 7<sup>th</sup> Street (left) and Riverside Parkway (right)*



*Screening Example on Riverside Parkway*

## 2. COMMERCIAL CORRIDOR STANDARDS AND GUIDELINES

The following Commercial Corridor Standards and Guidelines apply to those parcels on the south side of Pitkin Avenue between 2<sup>nd</sup> Street and 12<sup>th</sup> Street as shown in Figure 4: all parcels, or aggregation of parcels to be developed that have frontage on: 1) the east side of 2<sup>nd</sup> street between Pitkin Avenue and South Avenue; 2) South Avenue between 2<sup>nd</sup> Street and 12<sup>th</sup> Street; 3) South 7<sup>th</sup> Street between Pitkin Avenue and the south side of the Riverside Parkway; 4) Struthers Avenue and Riverside Parkway area from just west of South 7<sup>th</sup> Street to the alignment of 12<sup>th</sup> Street; and all parcels between South 7<sup>th</sup> Street and 12<sup>th</sup> Street within 100 feet immediately north and south of the centerline of the Riverside Parkway . This area shall be referred to hereafter as the Commercial Corridor.

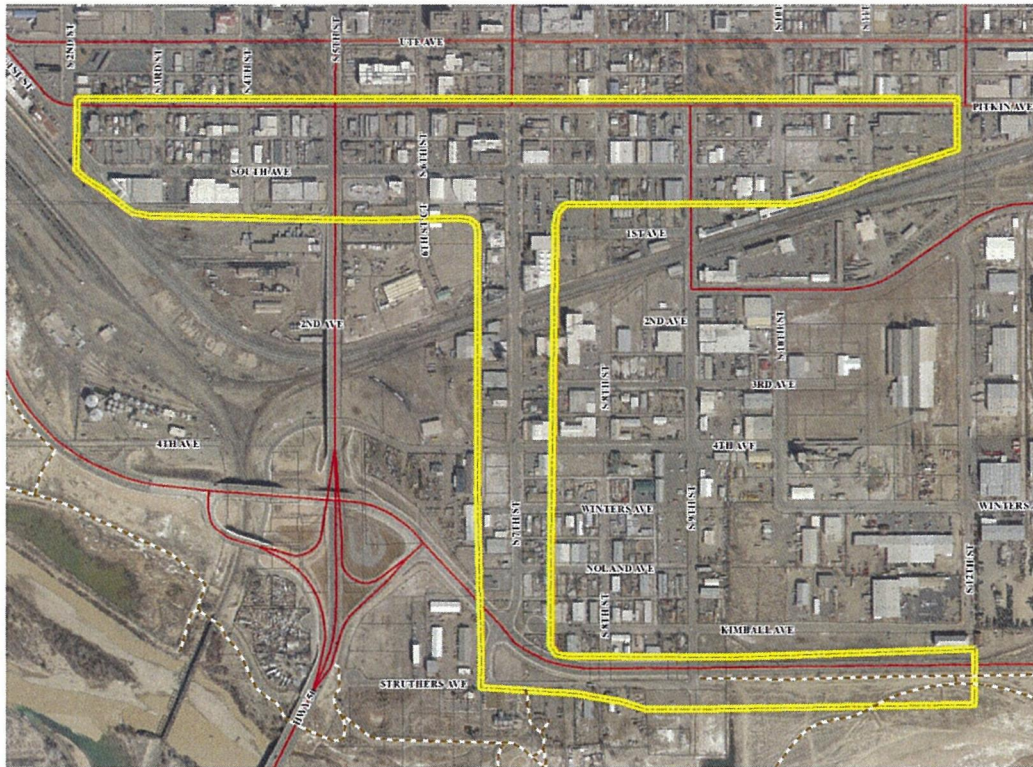


Figure 4

### A. New Site Development or Redevelopment

#### Standards

1. Outdoor storage and permanent display areas shall only be allowed in the rear half of the lot, beside and/or behind the principal structure. For properties with more than one street frontage, the front of the lot shall be considered, for purposes of this standard, to be the side abutting the higher or highest order street. Portable display of retail merchandise may be permitted subject to the provisions of the Zoning and Development Code.
2. In order to prevent parking from dominating the visual setting of the Commercial Corridor, front yards shall allow only principal structures, landscaping, sidewalks, driveway access to parking areas and signage. No parking shall be allowed in the front yard. All parking that is accessory to a principal use shall be located behind or to the side of the building.

3. Front yard setbacks for principal structures on parcels within the Commercial Corridor are reduced to zero feet.
4. Residential uses are allowed as allowed in the Light Commercial (C-1) zone district in the Zoning and Development Code, regardless of how the property is zoned.

## **B. Architectural Design of New Buildings/Additions or Substantial Exterior Remodel**

### **Policy**

For construction of new buildings and additions, or substantial exterior remodel (see definition under Standards, 2.), any façade(s) on all buildings that face a street within the Commercial Corridor shall be designed to relate directly to and reinforce the pedestrian scale and quality of the abutting streets, civic and open spaces.

### **Standards**

1. Any façade(s) of a new building, addition or substantial exterior remodel (see definition under Standards, 2.) that face a street within the Commercial Corridor or that face the public property containing the Riverfront Trail, shall have visually interesting architectural features and patterns that are designed to reduce mass and scale and reflect the desired vision for the corridors as described in Section 1. In order to do so, the façade(s) of a new building, addition or substantial remodel that face a street within the Commercial Corridor shall exhibit a minimum of three of the following nine architectural design elements.
  - a. Variation in materials, material modules, expressed joints and details, surface relief and texture to break up building forms and wall surfaces. Such detailing may include sills, headers, belt courses, reveals, pilasters, window bays or similar features.
  - b. Façade articulation/variation such as recessed or projecting bays or pilaster/column projections a minimum of every 30 feet.
  - c. Variation in color.
  - d. Facade feature that emphasizes the primary building entrance through projecting or recessed forms, detail, color and/or materials.
  - e. Variation in roof lines/roof materials in order to add interest to and reduce the scale of buildings or expanses of blank wall. This can be accomplished through design elements such as overhangs/eaves, recesses/projections, raised cornice parapets over doors or bays and peaked roof forms.
  - f. Screening of mechanical equipment either located on the roof or on the ground.
  - g. Windows.
  - h. Window or entry awning.
  - i. Other architectural features that achieve the goals of the overall corridor vision/concept as outlined in Section 1.as determined by the Director.



2. Definition of Substantial Exterior Remodel – Exterior building alteration that is greater than or equal to 65 percent of the value of the existing site and building. This increase shall trigger 100 percent site development compliance and 100 percent architectural standards compliance. Value shall be the greater of: total actual value per the Mesa County Assessor; or a current appraisal.

**Guidelines**

1. Exterior building materials should be durable, economically maintained, and of a quality that will retain their appearance over time.

**C. Landscaping for New Site Development or Redevelopment**

**Standards**

1. On-site landscaping shall be required per the Zoning and Development Code. The total amount of required landscaping may be reduced by the Director if a minimum of two of the following five conditions exist or are proposed.

- a. A higher quality of architectural design is achieved with greater than three of the architectural design elements listed in Section B.
- b. Fifty percent (50%) or more of the building façade is setback no more than 15 feet.
- c. Street trees and other finished landscaping or hardscape exists within the public street immediately in front of the property.
- d. All parking is located to the side and/or rear of the building.
- e. All outdoor storage and operations are located behind the building.

**D. Signage**

**Standards**

1. Only flush wall and monument style signs are allowed on the parcels that have frontage on 7<sup>th</sup> Street, Struthers Avenue, and/or Riverside Parkway within the Commercial Corridor. Flush wall signs are allowed in accordance with the Zoning and Development Code. Monument signs shall be a maximum of 12 feet in height with a maximum total of 100 square feet per sign face allowed per parcel. Illumination shall comply with the Zoning and Development Code.

2. Off-premise signs and billboards as defined by the Zoning and Development Code that did not exist as of April 21, 2013 are not allowed on properties within the Commercial Corridor.

### 3. INDUSTRIAL CORRIDOR STANDARDS AND GUIDELINES

The following Industrial Corridor standards and guidelines apply to all properties or aggregation of parcels to be developed with frontage on 5<sup>th</sup> Street or the 5<sup>th</sup> Street/Riverside Parkway interchange Right-of-way, south of South Avenue to the River, referred to hereafter as the 5<sup>th</sup> Street Industrial Corridor (Figure 5), and on Riverside Parkway from the east edge of 12<sup>th</sup> Street, extended along the Riverside Parkway, east to 28 Road, referred to hereafter as the Riverside Parkway Industrial Corridor (Figure 6). Please see the maps below. Collectively, the two shall be referred to as the Industrial Corridors.

#### A. 5<sup>th</sup> Street Industrial Corridor Standards



FIGURE 5

1. No new outdoor uses and operations shall be allowed on parcels that have frontage on 5<sup>th</sup> Street or on the right-of-way for the 5<sup>th</sup> Street/Riverside Parkway interchange. Maximum expansion and construction of any outdoor uses and operations (such as outdoor operation of rail yards, salvage yards, etc.) on properties that abut the 5<sup>th</sup> Street right-of-way shall be 25 percent of the total square footage as it existed on April 21, 2013.
2. For uses that require screening per the Zoning and Development Code and will be visible from the elevated portions of the 5<sup>th</sup> Street viaduct, screening shall be provided on the viaduct that limits views to adjacent uses but still provides longer vistas to the east (Grand Mesa) and west (Colorado National Monument and Uncompahgre Plateau), in accordance with CDOT specifications as follows, 36" x 3/8" x 11 ga Core, 10 ga finish vinyl coated chain link. The City may accept payment in lieu of screening; the amount of the payment-in-lieu may be established by resolution of the City Council.

3. Off-premise signs and billboards as defined by the Zoning and Development Code that did not exist as of April 21, 2013 are not allowed on properties within the 5<sup>th</sup> Street Industrial Corridor.

## B. Riverside Parkway Industrial Corridor Standards



FIGURE 6

### 1. New Site Development or Redevelopment

- a. Service entrances, service yards and loading areas shall be located only in the rear or side yard. For properties with more than one street frontage, the front yard shall be considered, for purposes of this standard, to be the side abutting the higher or highest order street. The rear and side yards are any other sides that do not meet the definition of a front yard. Along the Riverside Parkway right-of-way, a six-foot (6') high solid fence or wall of stone, wood or masonry shall screen: each service yard or area from adjoining single family residential zones and uses which are not separated by a street (not counting an alley or any easement).
- b. Outdoor storage and permanent display areas shall be allowed per the zone district of the property. Any storage in the front yard adjacent to the Riverside Parkway right-of-way shall be screened with a six-foot high solid architectural wall constructed of stone, masonry or combination thereof with a minimum 14-foot landscape buffer provided outside of the wall unless modified per the landscaping in subsection 3.
- c. The front yard setback for principal structures on parcels within the Riverside Parkway Industrial Corridor is reduced to zero feet.

## 2. Architectural Design of New Buildings or Substantial Exterior Remodel

a. Any side of a new building, addition or substantial remodel that faces the Riverside Parkway or the public property containing the Riverfront Trail shall exhibit a minimum of three of the following eight architectural design elements:

- (i) Variation in materials.
- (ii) Façade modulation/articulation a minimum of every 30 feet.
- (iii) Variation in color.
- (iv) Façade feature that emphasizes the primary building entrance.
- (v) Variation in roofline.
- (vi) Windows.
- (vii) Window or entry awning.
- (viii) Other architectural features that achieve the goals of the overall corridor vision/concept as outlined in Section 1 as determined by the Director.

## 3. Landscaping for New Site Development or Redevelopment

a. On-site landscaping shall be required per the Zoning and Development Code. The total amount of required landscaping may be reduced by the Director if a minimum of two of the following five conditions exist or are proposed:

- (i) A higher quality of architectural design is achieved with greater than three of the architectural design elements listed in 2 above.
- (ii) Fifty percent (50%) or more of the building façade has no more than a 20-foot setback.
- (iii) Street trees exist within the abutting public street.
- (iv) All parking is located to the side and/or rear of the building.
- (v) All outdoor storage and operations are located behind the building.

## 4. Signage

a. Only flush wall and monument style signs are allowed on the Riverside Parkway Industrial Corridor properties. Flush wall signs are allowed per the Zoning and Development Code. Monument signs shall be a maximum of 12 feet in height with a maximum total of 100 square feet per sign face allowed per parcel.

b. Off-premise signs and billboards as defined by the Zoning and Development Code that did not exist as of April 21, 2013 are not allowed on properties within the Riverside Parkway Industrial Corridor.

# **DOWNTOWN DISTRICT STANDARDS AND GUIDELINES**

## **1. OVERALL DOWNTOWN DISTRICT VISION/CONCEPTS**

In order to implement the Greater Downtown Plan, the following zoning overlay standards have been developed for the subareas of the Downtown District. Application of the standards and guidelines will begin to implement goals of the plan to:

- Maintain and enhance the economic, cultural and social vitality of the Downtown District.

- Promote downtown living by providing a wide range of housing opportunities.
- Enhance the transportation system to accommodate automobiles, transit, bikes and pedestrians, and provide adequate, convenient parking.
- Stabilize and enhance the historic residential neighborhoods.
- Establish and promote a unique identity for each of the subareas of the Downtown District.
- Preserve and restore significant historic structures.
- Activate the edges of the downtown parks with mixed use and programmed/active use of the parks as urban open space rather than passive green parks.

## 2. DOWNTOWN DISTRICT AREA-WIDE POLICIES, STANDARDS AND GUIDELINES

### A. Policies

1. Maintain and enhance the economic, cultural and social vitality of downtown
2. Promote downtown living by providing a wide range housing opportunities
3. Enhance the transportation system to accommodate automobiles, bikes and pedestrians and provide adequate, convenient parking
4. Stabilize and enhance the historic residential neighborhoods
5. Establish and promote a unique identity
6. Preserve and restore significant historic structures
7. Activate the edges of the downtown parks with mixed use and programmed/active use of the park as urban open space rather than passive green parks.

### B. Standards

Due to the constraints of many downtown properties and the City's desire to promote improvement and redevelopment in the Downtown District, the Director may make reasonable exceptions to the provisions of the Zoning and Development Code and the Greater Downtown Overlay District to bulk standards (except for building height), landscaping, parking or other use-specific special regulations for properties that are within the Central Business District (CBD), Transitional or Residential subareas. The following criteria shall be used to consider exceptions from the bulk standards, landscaping, parking or other use-specific special regulations.

1. Hardship Unique to Property, Not Self-Inflicted. There are exceptional conditions creating an undue hardship, applicable only to the property involved or the intended use thereof, which do not apply generally to the other land areas or uses within similar zone districts, and such exceptional conditions or undue hardship was not created by the action or inaction of the applicant or owner of the property;
2. Special Privilege. The exception shall not confer on the applicant any special privilege that is denied to other lands or structures within similar zone districts;
3. Literal Interpretation. The literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in similar zoning districts and would work unnecessary and undue hardship on the applicant;
4. Greater Downtown Plan Goals. The proposal actually meets overall goals of the Plan better than if standards are followed;

5. Conformance with the Purposes of the Zoning Overlay and the Zoning and Development Code. The granting of an exception shall not conflict with the purposes and intents expressed or implied in this Zoning Overlay District or the Zoning and Development Code; and

6. Conformance with Comprehensive Plan. The granting of an exception shall not conflict with the goals and principles in the City's Comprehensive Plan.

### C. Guidelines

1. Projects will include good, interconnected transportation choices for better access and better health.
2. Traffic calming measures will be provided where appropriate, including pedestrian refuge areas, medians, landscaping and corner bulb-outs.

## 3. CENTRAL BUSINESS DISTRICT (CBD) STANDARDS AND GUIDELINES

The following standards and guidelines apply to the CBD area shown in Figure 7 (blue area). Further development and implementation of these concepts will be done in coordination with the DDA. The standards and guidelines are intended to apply to new development or redevelopment within the area.

### A. Application of Standards and Guidelines

1. Unless otherwise noted below, the standards and guidelines shall apply under the following conditions:

- a. Construction of a new building
- b. Addition – Construction of an addition to an existing building if the addition increases total building square footage by 100 percent or greater (baseline is building square footage of existing building on April 21, 2013. This expansion standard is cumulative after this date in 2013. Once square footage has exceeded 100 percent of the 2013 square footage, the standards and guidelines shall apply to all further expansions.
- c. Substantial Exterior Remodel – Exterior building alteration that is greater than or equal to 65 percent of the value of the existing site and building. This increase shall trigger 100 percent site development compliance and 100 percent architectural standards compliance. This shall not trigger the requirement of minimum height. Value shall be the total actual value per the Mesa County Assessor or the appraised value based on an appraisal completed by a certified appraiser licensed to do business in the State of Colorado utilizing the “cost” approach.

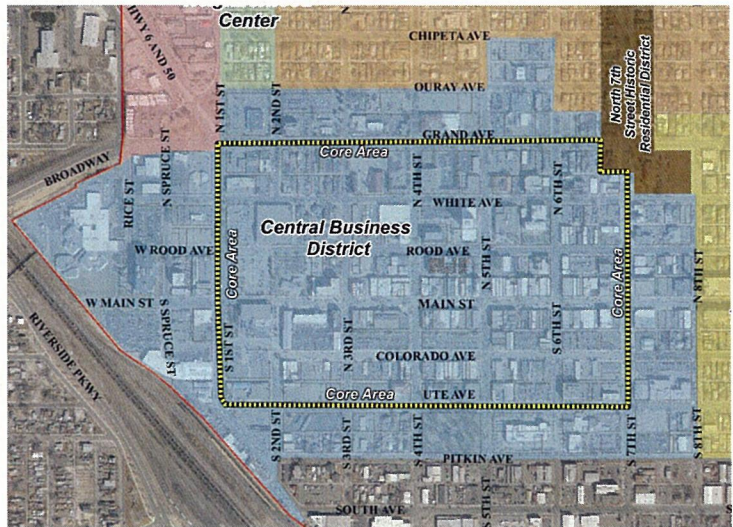


FIGURE 7

2. The standards and guidelines do not apply to:

- a. Construction of an addition to an existing building if the addition will increase the total building square footage by less than 100 percent (baseline is building square footage of existing building on April 21, 2013). This expansion standard is cumulative after this date in 2013. Once square footage has exceeded 100 percent of the 2013 square footage, the standards and guidelines shall apply to all further expansions.
- b. Exterior building alteration that does not exceed 65 percent of the value of the existing site and building (value determined as set forth above).
- c. Interior remodel of an existing building.
- d. This Zoning Overlay does not prohibit rezoning to a form-based zone within the Downtown District and this Zoning Overlay shall not apply to properties within a form-based zone within the Downtown District.

**B. Overall Central Business District (CBD) Vision/Concepts/Policies**

1. Activate the Downtown Core area streets through emphasis on higher pedestrian traffic , businesses on the ground level that are oriented towards attracting higher pedestrian volumes, and buildings that “turn the corner” (invite activity on both the primary and cross streets). Refer to the CBD Core Area map in Figure 8.

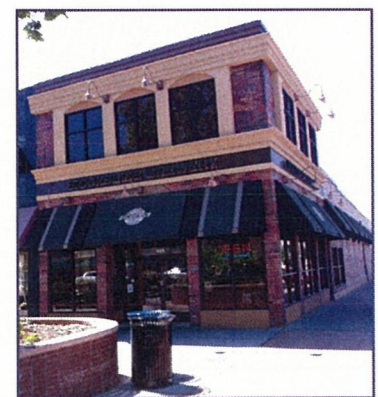


*Existing Downtown Street Activity*

2. Maintain the prominence of buildings along the streets by minimizing building setbacks.

3. Encourage high quality, compatible design for all new buildings and establish a cohesive architectural character/theme that harmonizes new structures with the existing buildings through common materials, scale and basic architectural details as outlined in greater detail in the following standards and guidelines.

4. Typical building materials found in the CBD materials are traditional and weather well, allow a broad variety in appearance and ensure buildings are of high quality. To facilitate the creation of a cohesive architectural character/theme for new buildings, additions or exterior remodels in the Downtown Core, the following exterior finishes are most appropriate: brick, sandstone, stucco, metal cladding, tiles, wood, glazing and decorative concrete masonry units (CMU).



*Example Downtown Building Materials*

5. Encourage high density, mixed-use development and structures (e.g. retail at street level and residential or office above).

6. Encourage gradual scale transitions between the CBD and adjacent neighborhoods. Taller buildings will be located in the center and southern and western perimeter of the CBD, with shorter buildings on the northern and eastern edges of the CBD.

7. Encourage maximizing building scale and intensity/density by offering incentives to build above the required minimum height.

8. Minimize single use, surface parking throughout the CBD.

9. Maintain streetscapes dominated by buildings with parking located behind. Consider elimination of existing curb cuts as a performance benefit.

10. Encourage shared parking.

11. Encourage new infill development on existing, under-utilized surface parking lots.

12. Provide streetscape details and landscaping that compliment the architectural character of the CBD and exhibit urban character.

13. Create entries to the CBD at strategic locations as shown on the Wayfinding and Signage Map in the Greater Downtown Plan report. Enhancements may include landscaped medians, corner bulbs and special signs.

14. The DDA will assist in developing sign standards and guidelines for private signage placed on buildings or as freestanding signs for consideration and adoption by the City.



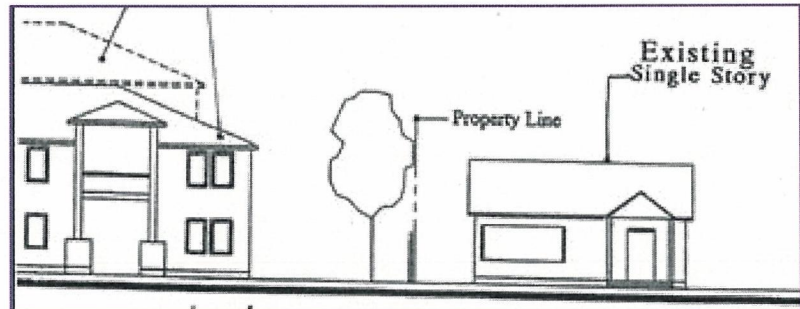
*Existing Downtown Mixed Use*

### **C. Overall Central Business District (CBD) Standards**

1. Maximum building height in the CBD shall be 90 feet. A one-time increase of up to 25 percent per property may be considered by the Grand Junction Planning Commission.

2. Buildings shall be set back a minimum of 20 feet from the street on Chipeta and Ouray Avenues.

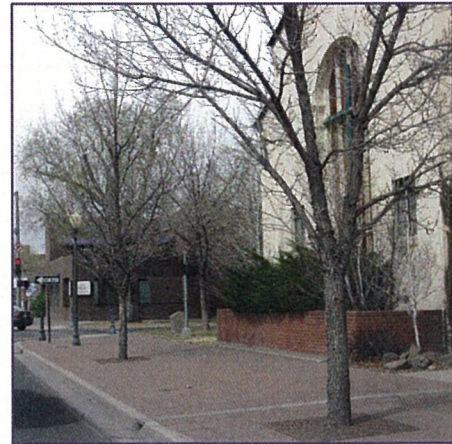
3. The buildings will step down so that the front façade of the buildings that are directly across Ouray and Chipeta Avenues from residential buildings or uses are no taller than 40 feet. Minimum depth of the step shall be 10 feet.



*Example of Building Stepping Down to Single Family Residential Scale*



4. Scale and massing of buildings or portions of buildings along Ouray and Chipeta Avenues will be compatible with residential scale.
5. If off-street parking is provided, it shall be located behind buildings on private property. If the property abuts an alley, the parking area shall take access from the alley. If the property has more than one street frontage, “behind the building” shall mean on the opposite side of the building from the front door or the main public door entrance to the building.
6. Maximize opportunities for on-street parking by minimizing curb cuts along the street.
7. All pedestrian level lighting shall be downlit and, if on poles, shall be in a historical style light standard.
8. The streetscape along Grand Avenue and 4<sup>th</sup> and 5<sup>th</sup> Streets north to Ouray Avenue within the CBD will continue in a design compatible with the existing improvements along Grand Avenue (e.g. decorative pavement and street trees).
9. Landscaping is expected to comply with the Zoning and Development Code per the requirements of the zone district. The Director may approve variations for new development or redevelopment in the CBD if: 1) street trees exist within the abutting public street; and 2) streetscape elements (plantings, low walls and/or street furniture) are proposed with the development consistent with the urban design character of the CBD.
10. The streetscape along 5<sup>th</sup> and 6<sup>th</sup> Streets north of Ouray Avenue to Chipeta Avenue within the CBD shall transition between the urban hardscape and a more residential streetscape character (e.g. detached sidewalk, landscaping in park strip between curb and sidewalk and street trees).

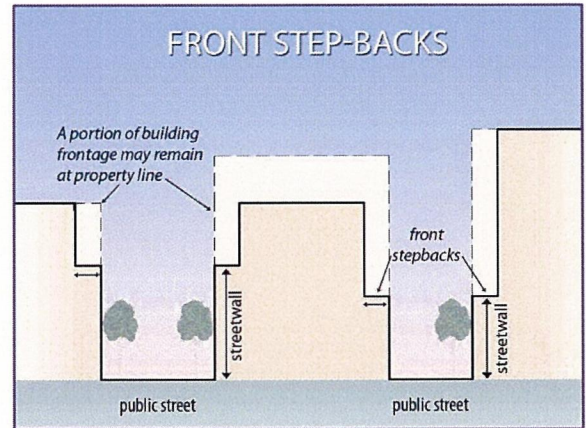


*Existing Grand Avenue Streetscape*

#### **D. Central Business District Core Area (Downtown Core or Core Area) Guidelines**

1. Façade detailing should be compatible with, but not be identical to, that of a neighboring historic building. New facades should have their own, unique design. To create continuity, horizontal lines should be in alignment with neighboring buildings.
2. Entrances are often the primary focal point of a building and, as such, should be designed to fit with the overall character of the area.

3. Doorways may be finished with paints, stains, metal and aluminum cladding set to match the existing trim colors.
4. Single, double, revolving and corner doorways are acceptable in new construction or substantial remodels.
5. On upper floors of street-facing facades on buildings taller than the traditional three stories in the CBD, consider stepping back the upper floors a minimum depth of 10 feet in order to enhance the traditional scale of the CBD and ensure adequate air and light at the sidewalk level.



### E. Central Business District Core Area (Downtown Core or Core Area) Standards

The following standards apply only to the Downtown Core shown in Figure 8 (within the yellow-black dashed line).

#### 1. Building Height

- a. Minimum building height in the Downtown Core shall be two stories.

The following uses as allowed in the zone district and as defined by the Zoning and Development Code shall be exempt from the minimum two story requirement:

- Schools, Colleges and Universities
- Vocational, Technical and Trade Schools
- Community Activity Building
- All Other Community Service
- Museums, Art Galleries, Opera Houses, Libraries
- Day Care
- Detention Facilities
- Hospital/Clinic
- Parks and Open Space
- Religious Assembly
- Funeral Homes/Mortuaries/Crematories
- Safety Services
- Utility Infrastructure and Corridors
- Car Wash, Gasoline Service Station, Quick Lube
- Industrial Services, Contractors and Trade Shops with Indoor Operations and Storage

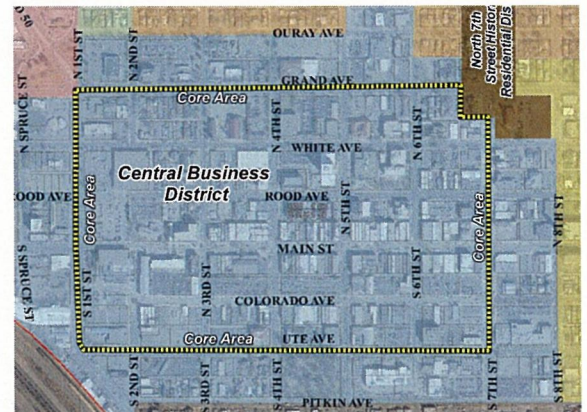


FIGURE 8



Existing Downtown Core Scale

Exemptions to this requirement for other uses of land or occupancies of a building not listed and that is not conducive to a vertical organization of operational space may be considered and

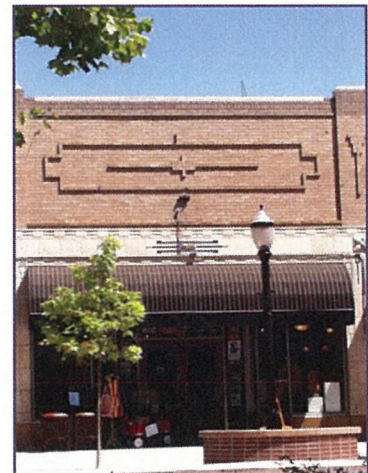
approved by the Grand Junction Planning Commission with input from the DDA upon a review of a conceptual level development proposal.

The following criteria shall be used by the Planning Commission to consider exemptions from the bulk standards, landscaping, parking or other use-specific special regulations.

- a. Hardship Unique to Property, Not Self-Inflicted. There are exceptional conditions creating an undue hardship, applicable only to the property involved or the intended use thereof, which do not apply generally to the other land areas or uses within similar zone districts, and such exceptional conditions or undue hardship was not created by the action or inaction of the applicant or owner of the property;
- b. Special Privilege. The exception shall not confer on the applicant any special privilege that is denied to other lands or structures within similar zone districts;
- c. Literal Interpretation. The literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in similar zoning districts and would work unnecessary and undue hardship on the applicant.
- d. Greater Downtown Plan Goals. The proposal actually meets overall goals of the Plan better than if standards are followed.
- e. Conformance with the Purposes of the Zoning Overlay and the Zoning and Development Code. The granting of an exception shall not conflict with the purposes and intents expressed or implied in this Zoning Overlay or the Zoning and Development Code; and
- f. Conformance with Comprehensive Plan. The granting of an exception shall not conflict with the goals and principles in the City's Comprehensive Plan.

## 2. Building Setbacks/Site Placement, Scale, Massing and Street Encroachment

- a. Maximum building setback from the abutting street shall be two feet or compatible with the mean setback of the immediately adjoining lots on both sides of the subject lot but in no case greater than 20 feet .
- b. When building setbacks are not determined as in a above, setbacks of up to 10 feet from the abutting street may be allowed if there is a designed function for the space such as limited outdoor display, seating, outdoor dining areas or a small street park, whether for private or public use.
- c. Architectural features on stories above street level may encroach on the public right-of-way, provided all safety considerations have been met. A revocable permit for such encroachments shall be reviewed and may be approved by the Director or a permanent easement for such encroachments may be reviewed and considered for approval by City Council.



*Existing Canopy on  
Main Street Building*

d. Awnings that overhang windows or entries on street level facades are encouraged and shall be constructed of canvas or heavy cloth or metal (no plastic), utilizing primarily neutral colors.

3. Architectural Character – The façade(s) of a new building, addition or substantial exterior remodel that abut the streets within the Downtown Core shall have articulated architectural features and patterns that are designed to reflect the desired vision for the CBD described in Section B. In order to do so, the façade(s) of a new building, addition or substantial exterior remodel within the Downtown Core shall exhibit a minimum of four of the following nine architectural design elements.

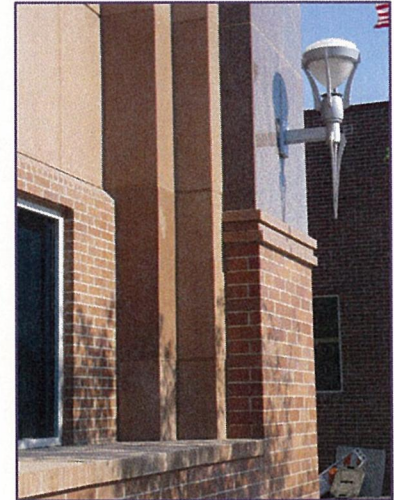
a. On corner parcels, façade design of ground floors “turn the corner” to induce activity and interest in the streetscape on the north-south streets within the Downtown Core.

b. Facades are articulated and have ornamentation such as varied brick patterns, change in material or color accents and window headers or columns that create shadow lines are examples of acceptable ornamentation.

c. The street level front façade of the building is “active” with at least 50 percent of the façade in windows, with doors spaced no more than 50 feet apart. Side facades shall meet a minimum of 50 percent of this requirement.

d. Façade features that emphasize the primary building entrance through projecting or recessed forms, detail, color or materials.

e. Building facades are articulated on any street-facing side. Larger buildings are articulated in a hierarchy of smaller volumes and masses that better relate to other buildings and the scale of streets. This is accomplished through establishment of building bays that are distinguished by recessed or protruding elements or a variation in materials or color to break up the façade and reduce the overall scale of large buildings.



*Example Ornamentation for Visual Interest*



*Example Façade Articulation to Define Smaller Scale Bays*

f. Higher levels of fenestration are required for buildings along both sides of the streets within the CBD Core Area. At a minimum, fenestration shall be concentrated on the street level façade and diminish on upper floors (e.g. window size decreases as the floor level increases).



*Existing façade with Diminishing Fenestration on Upper Floors*

g. Buildings include a façade cap. The cap is defined by a distinct roof line or parapet. The design uses ornamentation of these features to enhance the building's identity and support the architectural character of the CBD. The façade cap is in three dimensions that projects and casts a shadow and relates proportionately to the overall building design.

h. Building design minimizes the visual impact of mechanical equipment located on the roof as viewed from the adjacent streets.

i. Other architectural features that achieve the goals of the overall Central Business District (CBD) vision/concept as outlined in Section B. as determined by the Director.



*Example Three Dimensional Façade Cap*

4. On-street parking shall be located and designed to maintain and support a safe pedestrian environment on streets located within the Downtown Core (yellow-black outline in Figure 9). This includes coordinating crosswalks with parking location and eliminating visual and physical obstructions to the pedestrian travel way.

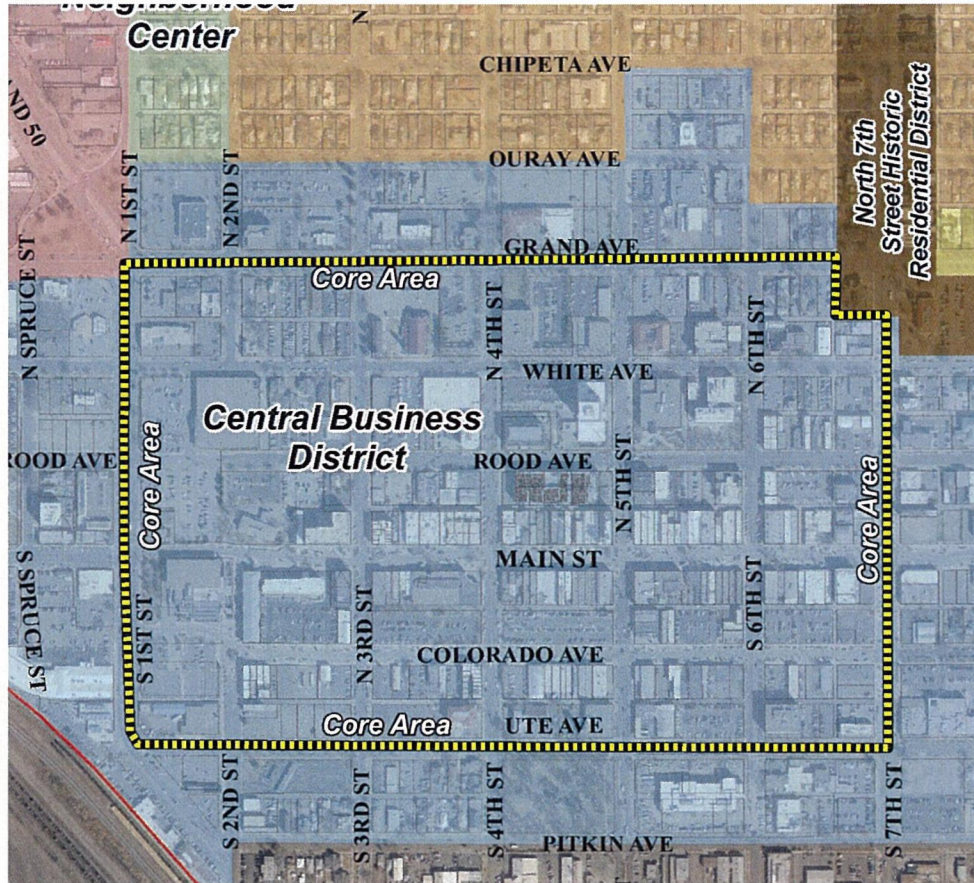


FIGURE 9

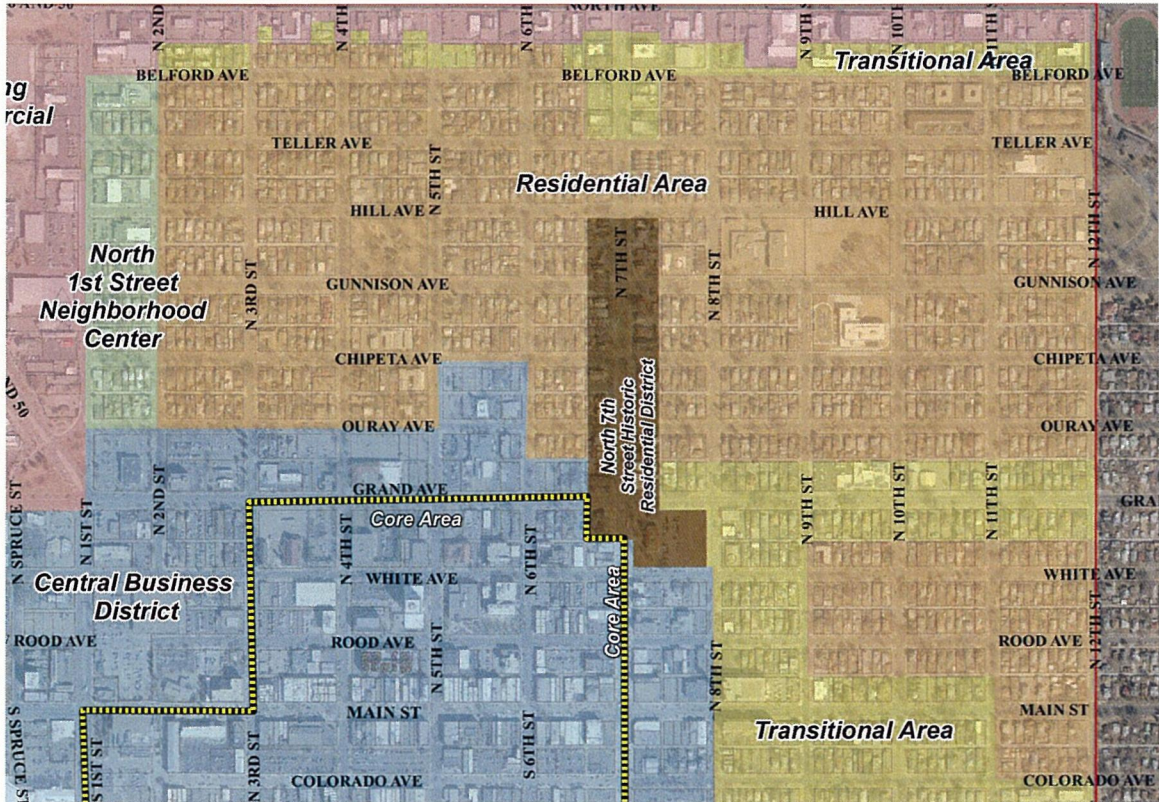
#### 4. RESIDENTIAL AREAS STANDARDS AND GUIDELINES

The following standards and guidelines apply to the Residential areas shown in Figure 10 (orange areas). The standards and guidelines are intended to apply to new development or substantial redevelopment within the area. Substantial redevelopment is any reconstruction, rehabilitation, addition or other improvements to the existing structure(s) on a site where the value of the improvement exceeds 50 percent of the fair market value of the building(s) before the start of construction.

##### A. Policies

1. The existing historic residential neighborhoods within the Downtown District will be stabilized and enhanced.
2. The existing historic residential neighborhoods within the Downtown District will be preserved for residential uses, with no further encroachment by nonresidential uses.

3. Where existing residential zoning allows, provide a diversity of housing types through development of multifamily housing that is in keeping with the character of the neighborhood (refer to Multifamily Development Section B.3.).
4. Enhance access to and improvements within existing public open spaces (e.g. parks and school grounds) within the downtown residential core.



**FIGURE 10**

5. Maintain and enhance the historic character of the streetscape with emphasis on the following elements: street trees, landscaping rather than parking or other uses in the park strip between sidewalk and curb, street signs that identify the neighborhoods, lighting and detached sidewalks.



*Existing Residential Subarea Streetscape Character*

## B. Standards

### 1. Architectural Considerations

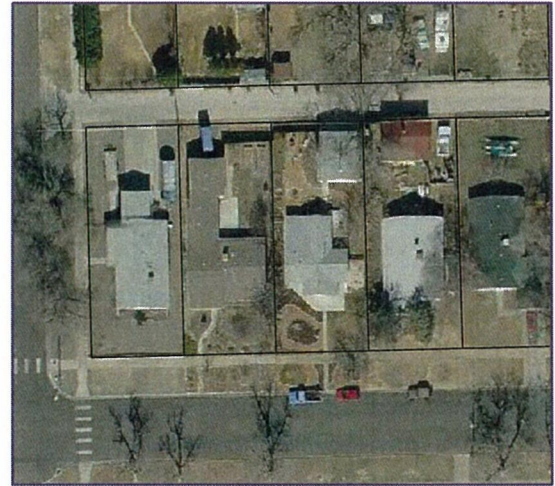
a. Building Style and Character. Maintain the existing character of the house styles within the residential neighborhoods in the Downtown District. New construction and alterations shall be compatible with key architectural characteristics and site elements of the neighborhood.

b. Accessory Structure Setbacks. The setback for accessory structures is a zero foot setback from the alley and three feet from neighboring property line(s).

c. Building Mass/Scale and Proportion. New buildings or additions to existing buildings shall be visually compatible with the area. Visually compatible means compatible with adjacent and neighboring buildings including mass and scale, shape, windows, doors, openings, roof shape, roof pitch and orientation.

d. Roof Shape. The roofs of new buildings shall be visually compatible with adjacent dwellings. If pitched, the roof pitch shall be at least 4:12.

e. Fenestration. Structures shall be visually compatible with surrounding residential structures. Visually compatible includes the relationship of width to height, and the spacing of windows and doors. For example, tall evenly-spaced rectangular windows are typical of many of the residential styles in the downtown area.



*Existing Residential Building Alignment*



*Example Existing Architectural Character*



f. Materials. The exterior materials of all new buildings, additions and alterations shall be similar in size and appearance to adjacent dwellings.

g. Setbacks. On a corner lot, the front yard setback for that part of the yard that extends to and along the side property line on the street side may be reduced to 10 feet on properties within the Downtown District Residential subareas.

## 2. Accessory Structures

a. Accessory structures shall be no taller than the highest eave line of the principal structure.

b. The footprint size of an accessory structure shall be a maximum of 35 percent of the footprint of the principal structure.

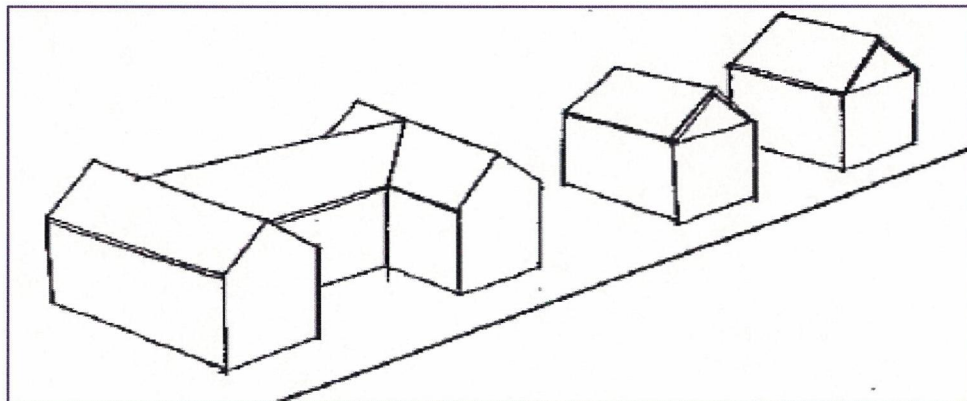
## 3. Multifamily Development

Infill of new multifamily buildings may occur where zoning allows within the residential neighborhoods of the Downtown District. However, the site design and structures for this type of development must maintain a scale and character compatible with the residential neighborhoods in the Downtown District. In addition to the Architectural Considerations listed in Section B.1., multifamily development shall follow the standards below.

a. Incorporate forms typical of the single family residential architecture of the Downtown District including sloping roofs, porches, roof dormers and other architectural details.

b. Break up the mass of larger buildings into forms that are similar in scale to the single family residential character.

c. Facades must be composed of smaller sections, similar in scale and material finish to single family residential structures.



*Example – Break Up Façade of Larger Structure to be Compatible with Single Family Scale*

d. Off-street parking for multifamily development shall not be located in the front yard setback. Parking shall be in the rear or side yards. If the property abuts an alley, the parking area shall take access from the alley. If the property has more than one street frontage, “behind the building” shall mean on the opposite side of the building from the front door or the main public door entrance to the building.

e. Develop pedestrian links between the front sidewalk and building entrances and between parking and rear or side entrances.

### C. Guidelines

1. Demolition of existing historic homes in order to construct new residential structures is strongly discouraged.

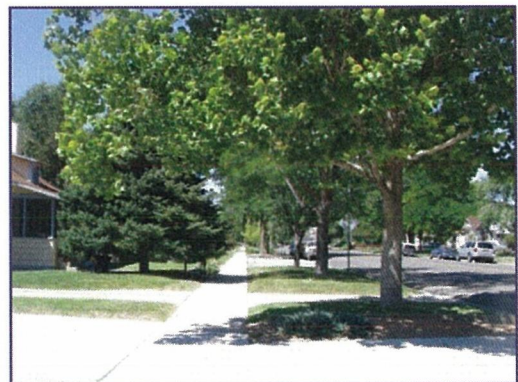
2. Maintain and enhance the pattern of landscaped front yards that gives the residential neighborhoods within the Downtown District a distinctive, friendly appearance.

3. Each new building and addition should be located so that it aligns with existing neighborhood buildings. “Aligns” means elevation (e.g. horizontal lines of peaks of roofs, cornices and window sills) and plan (e.g. setbacks from the street and rear property lines and spacing between structures/setbacks from side property lines).

4. Main entrances should open onto a street and should align with those of adjacent residential buildings. For example, on many of the downtown homes, raised foundations and steps that define the main entrance are prevailing characteristics. Door styles should be similar to those found on residential buildings within the area.

5. New buildings and additions should have the same number of stories and a height which is compatible with buildings within the same block.

6. Park strips will be landscaped in a traditional style, including street trees, grass, and low plantings or a combination thereof. Park strip landscaping should include some live material – use of all non-living material such as rock is discouraged. Use of drought-tolerant plants is encouraged.



*Existing Character of Front Yards and Park Strips*

## 5. TRANSITIONAL AREAS STANDARDS AND GUIDELINES

The following standards and guidelines apply to the Transitional areas shown in Figure 11 (yellow areas). The standards and guidelines are intended to apply to new development or substantial redevelopment within the area. Substantial redevelopment is any reconstruction, rehabilitation, addition or other improvements to the existing structure(s) on site where the value of the improvement exceeds 50 percent of the fair market value of the building(s) before the start of construction.

### A. Policy

The peripheral areas of the CBD provide a mix of established residential uses and low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential uses and neighborhoods. New development or reuse of existing structures will maintain compatibility with residential building scale and appearance.

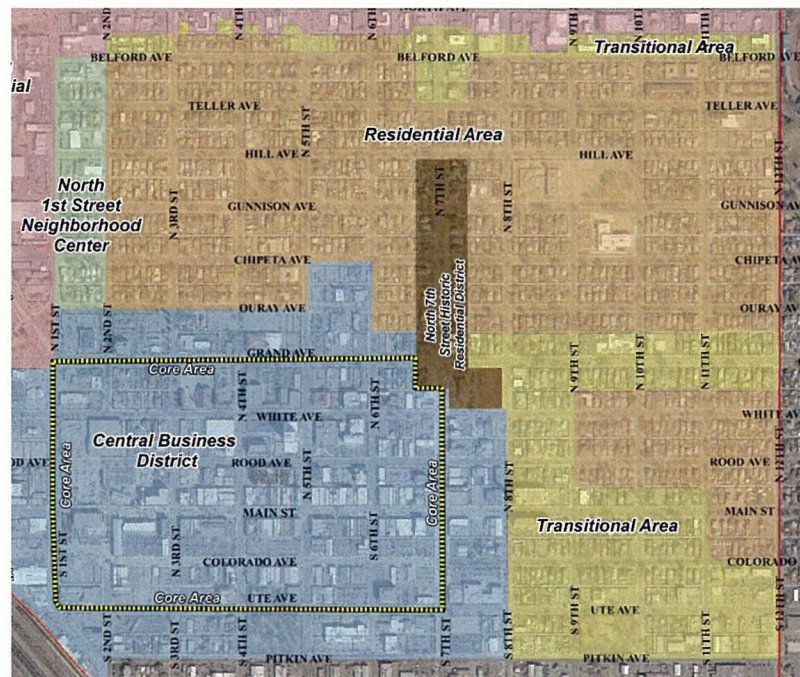


FIGURE 11

### B. Standards

#### 1. Land Use and Development Intensity

- a. Any mix of residential and nonresidential uses on the same lot shall be located in the same structure.
- b. No uses within the Transitional Subareas shall open earlier than 7:30 am and shall close no later than 8:00 pm.
- c. Maximum building size shall not exceed 10,000 square feet unless a Conditional Use Permit is issued.
- d. Outdoor storage and display areas are prohibited in the Transitional Subareas.

## 2. Architectural Considerations

New residential or nonresidential construction, including additions and rehabilitations, in the Transitional Subareas shall be designed to have a single family residential character consistent with existing buildings in the area. "Consistent" means the operational, site design and layout, and architectural considerations described below.

- a. Every new principal building shall be located so that it aligns with existing buildings within the same block. "Aligns" means elevation (*e.g.*, horizontal lines of peaks of roofs, cornices, window sills) and plan (*e.g.*, setbacks from the street and rear property lines and spacing between structures/setbacks from side property lines).



*Example Infill Development in Transitional Area - 9<sup>th</sup> Street and Colorado Avenue*

- b. Main entrances shall open onto a street and shall vertically align with those of adjacent residential buildings in the same block. For example, in areas adjacent to the Transitional Subareas, raised foundations and steps that define the main entrance are prevailing residential characteristics. Door styles shall be similar to those found on residential buildings.
- c. Each new principal building, its mass in relation to open spaces and its windows, doors, and openings shall be visually compatible. Visually compatible means compatible with adjacent and neighboring buildings including mass, shape, window, doors, openings, roof shape, roof pitch and orientation. For example, a large building shall be compatible with surrounding smaller dwellings by dividing its mass into smaller components to create a building elevation that is more like the size and proportion of the nearby single family homes.
- d. The roofs of new principal buildings or additions to principal buildings shall be visually compatible with buildings within the same block. When pitched, the roof pitch shall be at least 4:12.
- e. Structures shall be visually compatible with surrounding residential structures. Visually compatible includes the relationship of width to height, and the spacing of windows and doors. For example, tall evenly-spaced rectangular windows are typical of certain residential styles near the Transitional Subareas.

### 3. Signs

Development of non-single family uses in the downtown Transitional areas may directly abut existing single family residential areas. Thus, in order to maintain compatibility, more restrictive sign regulations shall apply.

- a. Flush wall signs and monument signs shall be the only sign type allowed. Only one real estate sign advertising the property for sale or lease shall be allowed and shall not exceed 10 square feet.
- b. Signs shall be located at least 10 feet behind the front property line. Total sign area, excluding real estate signs advertising the property for sale or lease, shall not exceed 25 square feet per street frontage. The sign allowance for one street frontage may be transferred to a side of a building that has no street frontage, but cannot be transferred to another street frontage. Monument signs shall not exceed eight feet in height.



*Example Signs within Transitional Subarea*

- c. Signs may only be illuminated between 7:30 a.m. and 8:00 p.m.
- d. Sign enhancement features such as bases, pillars, and other decorative elements as part of monument signs shall not be counted as part of the maximum square footage of the sign, provided such features do not exceed the size of the sign face.

### 4. Parking and Site Development

- a. Non-single family uses in the Transitional Subareas shall be designed and utilized not to increase on-street parking in front of single family dwellings in the neighborhood.
  - On-site parking shall be provided pursuant to the Zoning and Development Code; and
  - On-site parking spaces shall only be located in the side and rear yards. If the property abuts an alley, the parking area shall take access from the alley. If the property has more than one street frontage, side and rear yards shall mean on the opposite side of the building from the front door or the main public door entrance to the building; and
  - On-site parking shall be screened from nearby single family residential uses by a solid wall, fence or vegetation having a height of not less than four feet nor more than six feet (vegetation may exceed six feet in height).

b. Service entrances, loading areas and dumpster areas shall be located only in the rear or side yard. If the property has more than one street frontage, the rear or side shall mean on the opposite side of the building from the front door or the main public door entrance to the building; and each loading area shall be screened from each abutting residential use or zone.

c. Front yards shall contain only landscaping, sidewalks, driveway access to parking areas and signage.

### **C. Guidelines**

1. New buildings should have the same number of stories and a height which is compatible with those of nearby single family residential buildings.

2. The exterior of all new buildings, additions and alterations should be similar in size and appearance to nearby dwellings. Sign materials should be visually compatible with materials used on the building façade.