

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4998

**AN ORDINANCE TO AMEND TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE TO MODIFY AND CLARIFY VARIOUS REGULATIONS**

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

When the One Grand Junction 2020 Comprehensive Plan was adopted, Staff recommended that Title 21 be amended in its entirety to conform with and implement the vision, goals and policies of the new Plan. In the meantime, there are various elements of the Zoning and Development Code that the City Staff recommended the Planning Commission and City Council modify in order to alleviate clarity and applicability problems encountered by the development community in application submittals and the City staff in processing those applications. The amendments address ten different sections of the Code.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the planned development zone standards and requirements implement the vision and goals of the Comprehensive Plan provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City and otherwise advance and protect the public health, safety and welfare of the City and its residents.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) BE AMENDED AS FOLLOWS (new text underlined, deleted text strikethrough):**

**1. GJMC 21.04.040(i) Accessory Uses and Structures - Fences**

*(3)(iii) On that part of the lot other than the required front yard setback area, fences may be erected to six feet in height. Fences within a required principal structure setback exceeding six feet in height require a special permit (see GJMC 21.02.120). ~~Fences meeting principal structure setbacks shall not exceed eight feet in height without a special permit.~~*

**2. GJMC 21.02.070(s)(4)(iii) Notice for Final Plat (Subdivision)**

~~(iii) — Notice. Notice of a final plat is not required.~~

**3. GJMC 21.04.040(g)(2) Home Occupation Standards**

HOME OCCUPATION PERFORMANCE STANDARDS	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B or C	MU
1. Conform with applicable State and County statutes, City code and regulations and has obtained permits	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Full-time resident operator	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3a. No employees other than those residing in home				Y	Y	Y	Y						
3b. No more than one nonresident employee	Y	Y	Y					Y	Y	Y	Y		
4. Maintain residential appearance	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5. Not more than six customers or clients/day are allowed to visit home occupation. Customer hours shall be between 8:00 a.m. and 8:00 p.m.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y
6. Not more than 25 percent gross floor area of the residence, including accessory structure for home occupation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
7. Music, art, craft or similar lessons:													
a. Six or fewer clients per day	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y
b. Six to 12 clients per day	Y	Y	Y	Y				Y	Y	Y	Y		
8. Adequate public facilities and utilities are adequate to safely accommodate equipment used for home occupation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
9. Storage of goods and materials shall be inside and shall not include flammable, combustible or explosive materials other than those customary to household uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10. Parking shall be provided and shall not create hazard or street congestion	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
11. Mechanized equipment shall be used only in a completely enclosed building		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
12. Dust, odors, noise, vibration or electrical interference or fluctuation that is not perceptible beyond the property line	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
13. Deliveries and pickups shall be those normally associated with residential services and shall:													
a. Not block traffic circulation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y
b. Occur only between 8:00 a.m. and 8:00 p.m. Monday – Saturday	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y

#### 4. GJMC 21.03 Zoning Districts – Building Size

\*\* Gross Floor Area calculated for maximum size may exclude eaves, covered or uncovered porches, upper story decks and balconies, breezeways, exterior covered stairwells and attached decorative walls which are less than or equal to three feet in height.

Mixed Use and Industrial Bulk Standards Summary Table

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
<b>Lot</b>											
Area (min. ft. unless otherwise specified)	5,000	10,000	n/a	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	n/a	50	50	100	100	100	100	100	100
Frontage	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Setback</b>											
Principal structure											
Front (min. ft.)	20	15	0	15	15	15	15	15	15	15	15
Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	n/a	10	n/a	10	10	10	10	10	10	10	n/a
Rear (min. ft.)	10	15	0	10	10	10	10	10	10	10	10
Accessory structure											
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	3	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	n/a	5	n/a	5	5	5	5	5	5	5	n/a
Rear (min. ft.)	5	15	0	10	10	10	10	10	10	10	10
<b>Other Dimensional Requirements</b>											
Lot coverage (max.)	70%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Height (max. ft.)	40	40	80	65	65	65	65	65	65	50	50
Density (min. units per acre)	4	8	8	12	n/a	n/a	8	8	n/a	n/a	n/a
Density (max. units per acre)	n/a	16	n/a	24	n/a	n/a	24	24	n/a	n/a	n/a
Building size (max. sf) ** Gross Floor Area	10,000	15,000	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

**Notes**

**B-1:** Max. Gross Floor Area building size varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000

**B-2:** Parking front setback for parking as a principal use – 30 ft., as an accessory use – 6 ft.

**C-1:** Min. rear setback – 0 if an alley is present

**CSR:** Maximum building height abutting residential – 40 ft.

**5. GJMC 21.04.010 Use Table – Mobile Home Parks**

Key: A = Allowed; C = Conditional; Blank Cell = Not Permitted

USE CATEGORY	PRINCIPAL USE	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Household Living – residential occupancy of a dwelling unit by a “household”	Business Residence											A	A	A	A	A	A	A	A	A	A	A
	Two Family Dwelling				A	A	A	A	A			A	C									
	Single-Family Detached	A	A	A	A	A	A	A				A	C	C			A					
	Multifamily						A	A	A	A	A	A	A	A	A			A	A			
	Accessory Dwelling Unit	A	A	A	A	A	A	A	A			A		A								
	Agricultural Labor Housing	A															A					
	Manufactured Housing Park						CA	CA	CA													
	All Other Household Living																					

**6. GJMC 21.03.050(b)(4)(iii) Zero Lot Line Development**

~~(iii) If the side wall of a house is on or within three feet of the property line, no windows or other openings in the wall are allowed, for privacy and due to the building and fire codes.~~

(iii) If a side wall of a structure is on the property line, or within three (3) feet of the property line, windows or other openings that allow for visibility into the side yard of the adjacent lot are not allowed. Windows that do not allow visibility into the side yard of the adjacent lot, such as a clerestory window or translucent window, are allowed. When such openings are permitted, all building and fire codes shall apply.

**7. GJMC 21.01.130(f) Historic Preservation Board**

~~(f)(2) Member Qualifications. When there are more than five members, at least four shall be professionals or have expertise in a preservation-related discipline such as history, architecture, or planning or archaeology; when there are five members, at least three shall have such qualifications. One member shall be a member of the Downtown Development Authority (DDA) board or an employee of the DDA.~~

## GJMC 21.03.080 Mixed Use and Industrial Standards Summary Table

### Mixed Use and Industrial Bulk Standards Summary Table

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
<b>Lot</b>											
Area (min. ft. unless otherwise specified)	5,000	10,000	n/a None	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	n/a None	50	50	100	100	100	100	100	100
Frontage	n/a None	n/a None	n/a None	n/a None	n/a None	n/a None	n/a None	n/a None	n/a None	n/a None	n/a None
<b>Setback</b>											
<b>Principal structure</b>											
Front (min. ft.)	20	20	0	15	15	15	15	15	15	15	15
Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	n/a 0	10	n/a 0	10	10	10	10	10	10	10	n/a 10
Rear (min. ft.)	10	15	0	10	10	10	10	10	10	10	10
<b>Accessory structure</b>											
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	3	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	n/a 0	5	n/a 0	5	5	5	5	5	5	5	n/a 0
Rear (min. ft.)	5	15	0	10	10	10	10	10	10	10	10
<b>Other Dimensional Requirements</b>											
Lot coverage (max.)	70%	n/a 100%	n/a 100%	n/a 100%	n/a 100%	n/a 100%	n/a 100%	n/a 100%	n/a 100%	n/a 100%	n/a 100%
Height (max. ft.)	40	40	80	40	40	65	65	65	65	50	50
Density (min. units per acre)	4	8	8	12	n/a	n/a	8	8	n/a	n/a	n/a

## GJMC 21.03.080 Mixed Use and Industrial Standards Summary Table

Mixed Use and Industrial Bulk Standards Summary Table

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Density (max. units per acre)	n/a <u>None</u>	16	n/a <u>None</u>	24	n/a <u>None</u>	n/a <u>None</u>	24	24	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>
Building size (max. sf)	10,000	15,000	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>

### 9. GJMC 21.04.010 Telecommunications Facilities

Key: A = Allowed; C = Conditional; Blank Cell = Not Permitted

USE CATEGORY	PRINCIPAL USE	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2	MX-
	All Other Mining						C					C	
<b>Telecommunications Facilities</b> – devices and supporting elements necessary to produce nonionizing electromagnetic radiation operating to produce a signal	Facilities on Wireless Master Plan Priority Site When Developed in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A	A	A	A	A	A	A	A	A
	Temporary PWSF (e.g., COW)	A	A	A	A	A	A	A	A	A	A	A	A
	Co-Location	A	A	A	A	A	A	A	A	A	A	A	A
	Tower Replacement	A	A	A	A	A	A	A	A	A	A	A	A
	Dual Purpose Facility	A	A	A	A	A	A	A	A	A	A	A	A
	DAS and Small Cell Facilities	A	A	A	A	A	A	A	A	A	A	A	A
	Base Station with Concealed Attached Antennas	A**	A**	A	A	A	A	A**	A**	A	A	A	A**
	Base Station with Non-Concealed Attached Antennas	C**	C**	C	A	A	A	<u>C</u> A**	A**	A	A	A	C**
	Tower, Concealed	C	C	C	A	A	C	C	C	C	A	A	
	Tower, Non-Concealed				C	C	C				C	C	
	Broadcast Tower										C	C	

**NOTES:**

\* Refer to Chapter 5.15 GJMC.

\*\* Except NOT allowed on structures the principal use of which is single- or two-family residential, group living, or day care, or on multifamily structures of fewer than three stories.

\*\*\* Except NOT allowed on any site or lot where the principal use is single- or two-family residential.

Introduced on first reading this 7<sup>th</sup> day of April 2021 and ordered published in pamphlet form.

Adopted on second reading this 21<sup>st</sup> day of April 2021 and ordered published in pamphlet form.

ATEST:

W Winkelmann

City Clerk

C. S. [Signature]

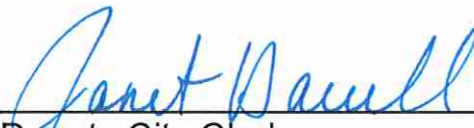
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4998 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7<sup>th</sup> day of April 2021 and 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 21<sup>st</sup> day of April 2021, at which Ordinance No. 4998 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 23<sup>rd</sup> day of April 2021.

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

Published: April 09, 2021  
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