

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5115

AN ORDINANCE AMENDING THE ZONING AND DEVELOPMENT CODE SECTION 21.04.040(F) ACCESSORY DWELLING UNIT STANDARDS OF THE GRAND JUNCTION MUNICIPAL CODE.

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.

The amendments to the Zoning and Development Code eliminate (1) requirements that have been proven, over time, impractical, difficult, or impossible to apply or enforce, and for which there are other safeguards in the Code furthering the intent of the provisions; (2) inconsistencies within the Code; (3) unnecessary regulations; or (4) duplicative information.

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 Code amendments.

After public notice and public hearing, the Grand Junction City Council finds that the proposed Code amendments are necessary to maintain effective regulations to implement the Comprehensive Plan.

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

Sections 21.04.040(f) Accessory Dwelling Unit standards are amended as follows (deletions struck through, added language underlined):

(f) **Accessory Dwelling Unit.** An accessory dwelling unit (ADU) is allowed only in conjunction with a single-family or two-family use ~~and only on a lot of 3,000 square feet or more.~~ The ADUs shall ~~is~~ not be included in ~~the~~ density calculations. The ADU must comply A planning clearance is required for any ADU and an ADU must demonstrate compliance with the following:

- (1) A lot with a single family detached unit or two family unit united by a common wall and located on two separate lots may have two ADU's if one of the ADUs is attached to the primary dwelling unit (e.g. attic, basement, carriage house, etc.). Lots with a two family dwelling unit sharing a single lot may have no more than one ADU on the lot. ~~No more than one ADU is allowed in conjunction with a single-family use.~~

(2) The design and location of the ADU shall be clearly subordinate to the principal structure.

(3) The ADU must meet all requirements of the building and fire codes.

(4) One ~~additional off-street~~ parking space shall be provided for the ADU. On-street parking within 100 feet of the lot may serve as the required parking shall suffice for an ADU.

~~(5) The ADU shall share utility meters with the principal structure, except where the utility provider requires separate meters for an accessory dwelling unit.~~

~~(65)~~ The ADU shall not ~~be more than exceed~~ 900 square feet of habitable space.

~~(78) The ADU shall be integrated into the site by appropriate site grading, earthwork and landscaping and be harmonious with the character of the neighborhood.~~

~~(89) The outside appearance of the principal structure shall not be changed from that of a single-family residence.~~

~~(9) Private entrances to the ADU shall be located on the side or rear of the residence and shall not be located on the same side as the primary residence's entrance.~~

~~(610)~~ The ADU shall not be located in front of the principal structure.

~~(711)~~ The design and construction material of the ADU shall be complementary to those of the principal structure.

~~A planning clearance is required to establish an accessory dwelling unit; to obtain a planning clearance, the applicant must demonstrate that the unit will meet all the foregoing standards, limitations and requirements.~~

Introduced on first reading this 7th day of December 2022 and ordered published in pamphlet form.

Adopted on second reading this 21st day of December 2022 and ordered published in pamphlet form.



Anna M. Stout
Mayor

ATTEST:



Janet Harrell
Deputy City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5115 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7th day of December 2022 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 21st day of December 2022, at which Ordinance No. 5115 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 28th day of December 2022.



Deputy City Clerk

Published: December 9, 2022
Published: December 23, 2022
Effective: January 22, 2023

