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**PLANNING COMMISSION WORKSHOP AGENDA
HUMAN RESOURCES TRAINING ROOM
CITY HALL, 250 N 5TH STREET
THURSDAY, AUGUST 17, 2023 - 12:00 PM**

Call to Order - 12:00 PM

Other Business

1. Zoning & Development Code Update

Adjournment



Grand Junction Planning Commission

Workshop Session

Item #1.

Meeting Date: August 17, 2023
Presented By: Niki Galehouse, Interim Planning Supervisor
Department: Community Development
Submitted By: Niki Galehouse, Planning Supervisor

Information

SUBJECT:

Zoning & Development Code Update

RECOMMENDATION:

EXECUTIVE SUMMARY:

The City hired Clarion Associates to work on updating the City's Zoning and Development Regulations, Title 21 of the Grand Junction Municipal Code. This effort will work toward three primary goals:

- Update the City's development regulations to better implement the City's vision and goals as described in the 2020 One Grand Junction Comprehensive Plan
- Achieve greater simplicity, efficiency, consistency, and legal effectiveness in the code language
- Identify opportunities to facilitate the development of affordable and attainable housing

The project team will present, for Planning Commission discussion, the recent discussions with the Zoning & Development Code Committee regarding the Consolidated Draft of the code and provide an overview of the changes made in the Consolidated Draft.

BACKGROUND OR DETAILED INFORMATION:

The project team has been reviewing and discussing the Consolidated Draft of the code with the City Council, Planning Commission, and the Zoning & Development Code Committee. We've received valuable feedback and continue to discuss the changes

with these public bodies. Some of the major discussion items updated in the consolidated draft include, but are not limited to:

- Cottage Court Regulations
- Manufactured Home Communities
- Housing Definitions
- Commercial Parking Downtown
- Drive-Through Regulations
- Electric Vehicle Charging
- The Principle Use Table
- Rezoning Review Criteria
- Bicycle Circulation

The project team has presented the changes made to the Consolidated Draft to the Zoning & Development Code Committee, the Planning Commission, and to City Council for discussion and feedback. Those meetings occurred on:

- June 14 - Zoning & Development Code Committee
- June 22 - Planning Commission Workshop
- June 28 - Zoning & Development Code Committee
- July 6 - Planning Commission Workshop
- July 12 - Zoning & Development Code Committee
- July 20 - Planning Commission Workshop
- July 26 - Zoning & Development Code Committee
- August 9 - Zoning & Development Code Committee

A variety of upcoming meetings have also been scheduled, which include:

- August 17 - Planning Commission Workshop
- August 23 - Zoning & Development Code Committee
- September 6 - Zoning & Development Code Committee
- September 7 - Planning Commission Workshop

Two working documents are attached to this agenda item. A brief synopsis of these documents follows:

- Review Completed
 - Updated Minim/Maximum density in MU-1 (pg. 1-2)
 - Cottage Court Dwellings (pg. 3, 6-7, 14)
 - Manufactured Home Communities (pg. 7-8)
 - Temporary Commercial Parking Lots in Downtown (pg. 4-5, 9, 11-12)
 - EV Charging Requirements (pg. 13)

- Updated Utility Language (discussed and confirmed at prior DCC meetings) (pg. 10)
- To Be Reviewed
 - Rezoning Criteria (pg. 1-2) (*Discussed at the 08.09.23 ZDC Committee Meeting*)
 - Housing Definitions: Co-Housing, Tiny Home/House, Boarding or Rooming House, Transitional Housing (this term isn't in the draft, but we want to discuss it at the meeting) (pg. 12-15)
 - Drive-Through Facility Updates (pg. 3-5)
 - Stormwater and Multi-Modal System (pg. 6-7, 9)
 - Bicycle Circulation (pg. 8)
 - Frontage Measurement Update (relocated from Setbacks) (pg. 10-11)
- Also discussed at the 08.09.23 ZDC Committee Meeting was the topic of significant trees

Staff anticipates that an adoption hearing schedule will promptly follow the final meeting on September 7.

SUGGESTED MOTION:

This item is for discussion only.

Attachments

1. GJZDC_Adoption Draft_Working_To Be Reviewed
2. GJZDC_Adoption Draft_Working_Review Completed

(d) Code Text Amendment or Rezoning

(1) Purpose

The purpose of this section is to establish the procedure and requirements for requested amendments to the text of this Code or the Zoning Map.

(2) Authority to Initiate

Amendments to this Code and Zoning Map may be proposed by property owners, the City, the Planning Commission, or City Council in order to:

- (i) Reflect trends in development or regulatory practices;
- (ii) Expand, modify, or add requirements for development in general or to address specific development issues;
- (iii) To add, modify or expand zone districts; or
- (iv) To clarify or modify procedures for processing development applications.

(3) Review Procedures

Applications for Code Text Amendment or Rezoning shall meet the common review procedures for major development applications in GJMC 21.02.050(b), with the following modifications:

(i) Application Information

An application for a Code Amendment shall address in writing the reasons for the proposed amendment.

(ii) Public Notice and Hearing Requirements

- (A) The application for either Code Text Amendment or Rezoning shall be scheduled for public hearings before the Planning Commission and City Council and shall be noticed pursuant to **GJMC 21.02.030(f)**.
- (B) The Planning Commission or City Council may add additional property to be considered for a Rezoning if such additional property is identified in the notice.

(iii) Review Criteria

An applicant for text amendment or rezoning has the burden of producing evidence that proves each of the following criteria:

(A) Consistency

The proposed zoning is predominantly consistent with the Comprehensive Plan.

Common Procedures for Major Development Applications	
1	General Meeting or Pre-Application Meeting Sec. 21.02.030(b)
2	Application Submittal & Review Sec. 21.02.030(d)(1)
3	Complete Applications with Changed Status Sec. 21.02.030(f)
4	Public Notice Sec. 21.02.030(g)
5	Planning Commission Recommendation or Decision Sec. 21.02.030(h)
6	City Council Decision Sec. 21.02.030(h)
7	Post-Decision Actions Sec. 21.02.030(i)

ALTERNATIVE: The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

(B) Development Patterns

The proposed zoning will result in logical and orderly development pattern(s).

(C) Benefits

The community and/or area may derive additional benefit(s) from the proposed zoning.

- ~~(A) The proposed text amendment or rezoning is consistent with the adopted Comprehensive Plan and the plan's land use plan and map. Application of the plan principles, goals, and strategies and the responses to Criterion (B) may be used to help show the consistency of the proposal.~~
- ~~(B) A residential rezoning request must be consistent with the preponderance of relevant numbered items listed in the How We Will Get There section of Principles 3 and 5 of the 2020 Grand Junction Comprehensive Plan. A mixed-use or nonresidential rezoning request must be consistent with a preponderance of the relevant numbered items listed in the How We Will Get There section of Principles 2 and 3.~~
- ~~(C) If the Comprehensive Plan (as amended) recommends more than one zone district as an implementing zone district (not including Public, Parks, and Open Space districts), the applicant will also have the burden to provide evidence that the densest or most intense form of development allowed in the required zone district can feasibly occur in a manner compatible with future surrounding development as identified in the Comprehensive Plan. Compatible, for the purposes of this section, is defined in terms of:
 - ~~a. The comparative generation of vehicle traffic between the proposed zone district, the adjacent existing development, the adjacent future development as indicated in the Comprehensive Plan Land Use Map, and other less-intense zone districts also identified as implementing zone districts by the Comprehensive Plan; and~~
 - ~~b. The ability of the subject site to meet required transitions in GJMC 21.05.040 between the range of structures and uses allowed and adjacent structures and uses where applicable.~~~~

(4) Lapsing and Extension of Approvals

Approved Code Text Amendments or Rezoning do not expire.

Table 21.04-2: Accessory Use Table
 A = Allowed Use C = Conditional Use

Current Zone Districts	R-R	R-E	R-1	R-2	R-4	R-5	R-8, MXR-3	R-12, MXR-5	R-16	R-24, MXR-8	R-O, B-1, MXG-3, MXS-3, MXOC	M-U, BP, C-1, MXG-5, MXS-5, MXG-8, MXS-8	B-2	C-2	I-O	I-1	I-2	CSR/New	CSR/New	
Proposed Zone Districts	R-R	R-ER	R-IR	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CC	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Commercial Uses																				
Agri-business ³³⁰	C	C																C	C	
Animal Agriculture ³³¹	A/C	A/C	A/C													A/C	A/C	A/C	A/C	21.04.030(d)(2)
Drive-Through Facility ³³²											C ³³³	AC ³³⁴	A	A	A ³³⁵	A			C ³³⁶	21.04.040(e)(2)(i)

³³⁰ Existing use term not currently included in the Use Table.

³³¹ New as an accessory use. Reflects the combined use permissions of "Animal Confinement," "Confined Animal Feeding Operation, Feedlot," and "Dairy."

³³² Consolidates "Drive-Through Uses" for Restaurants, Retail, and Office.

³³³ Drive-Through Retail and Office are currently Allowed uses and Drive Through Restaurant is a prohibited use in B-1 and Drive-Through Retail, Restaurant and Office are currently prohibited uses in R-O.

³³⁴ Drive-Through Retail and Restaurants are currently prohibited uses and Drive-Through Office is currently an Allowed use in M-U and Drive-Through Retail, Restaurant and Offices are currently Allowed uses in BP and C-1. Updated from Conditional to Allowed use (July 2023).

³³⁵ Drive-Through Retail and Restaurant are currently prohibited uses and Drive-Through Office is currently an Allowed use in I-O.

³³⁶ Drive-Through Retail and Restaurant are currently prohibited uses and Drive-Through Office is currently an Allowed use in CSR.

- b. The construction and location of the loft shall not conflict with the requirements of this Code or building code. The loft shall be enclosed except for the aviary portion which cannot exceed 20 percent of the floor area of the loft.
- c. The loft shall be maintained in a sanitary condition and in compliance with all applicable health regulations of the City.
- d. All feed for said pigeons shall be stored in such containers as to protect against intrusion by rodents and other vermin.
- e. A maximum of 50 performing birds shall be allowed on parcels of one-half acre or less. On parcels greater than one-half acre, a maximum of 100 performing birds shall be allowed. Performing birds are birds that leave the loft in training and for racing.
- f. All pigeons shall be confined to the loft, except for limited periods necessary for exercise, training and competition; and at no time shall pigeons be allowed to perch or linger on the buildings or property of others. Pigeons shall be fed only in the confines of the loft.
- g. No one shall release pigeons to fly for exercise, training or competition except in compliance with the following rules:
 1. The owner of the pigeons must be a member in good standing of an organized pigeon club, such as the Grand Junction Racing Pigeon Club, The American Racing Pigeon Union, Inc. or other club that has rules that will help preserve the peace and tranquility of the neighborhood.
 2. Pigeons will not be released for flying which have been fed within the previous four hours.
 3. Pigeons shall be banded and registered with one of the national pigeon associations/registries.
 4. A structure housing racing pigeons shall be no closer than 50 feet to any adjacent residential or commercial structure on another property.

(2) Commercial Uses

(i) Drive-Through Facility³⁵¹

~~(A) Drive-through windows shall be located to the side or rear of the principal building and not between any side of a principal building and any street, to the maximum extent practicable.~~

~~(B)~~(A) All drive-through facilities shall be designed and located to avoid impairing pedestrian mobility to or from the principal structure or creating risks to pedestrian safety.

³⁵¹ New.

~~(C)~~(B) Drive-through facilities shall be clearly signed and marked to provide efficient flow through the facility.

~~(D)~~(C) Drive-through lanes shall be set back at least 10 feet from a residentially zoned lot.

~~(E)~~(D) All drive-through facilities shall comply with the loading and stacking standards as set forth in TEDS.

(ii) Electric Vehicle (EV) Charging Facility³⁵²

- (A) EV charging facility spaces shall count toward the minimum off-street parking requirement and shall be located on the same lot as the principal use.
- (B) EV charging facility spaces shall be signed for the charging of electric vehicles only.³⁵³
- (C) EV charging facility equipment shall be located so that it does not interfere with vehicular, bicycle, or pedestrian access and circulation, or with required landscaping.

(iii) Home Occupation, Daycare or Other³⁵⁴

(A) Applicability

- a. A home occupation, daycare or other is allowed in accordance with Table 21.04-2: Accessory Use Table.
- b. All home occupations listed below shall not be subject to all applicable home occupation regulations and standards if all persons engaged in such activities reside on the premises and all applicable conditions are satisfied:
 - 1. Artists, sculptors, composers not selling their artistic product to the public on the premises;
 - 2. Craft work, such as jewelry-making and pottery with no sales permitted on the premises;
 - 3. Home offices with no client visits to the home permitted;
 - 4. Telephone answering and message services; and
 - 5. Medical marijuana cultivation by a patient or primary caregiver; provided, however, that:

³⁵² New.

³⁵³ Removed "Such spaces shall be posted accordingly, including any amperage and voltage levels, time limits, and contact information for reporting issues" in Consolidated Draft.

³⁵⁴ Current 21.04.040(g), unless otherwise noted. Overall structure of the content has been reorganized to increase user friendliness.

(2) Sanitary Sewer System

All lots must be served by a sewer system connected to a public wastewater treatment facility. Sewer variance requests are subject to "Permit Application for Sewer Variance" administered by the Manager of the Persigo Wastewater Treatment Plant.

(3) Utilities³⁸¹

All new electric utilities shall be provided and paid for by the developer and shall be installed underground. ~~Necessary~~ Above-ground facilities associated with new installations (e.g., pedestals, transformers, and transmission lines of 50kv capacity or greater) and temporary overhead lines may be allowed if deemed necessary by the Director.

(4) Stormwater Management

- (i) All proposed development must ~~provide for on-site runoff collection and conveyance in accordance with~~ comply with GJMC Title 28, Stormwater Management Manual (SWMM), and applicable state and federal regulations.
- (ii) An impact fee may be paid in-lieu of the construction of applicable stormwater facilities where the project meets the requirements of GJMC 28.56.050, Drainage Fee in-Lieu of Detention.

(e) Multi-Modal Transportation System³⁸²

(1) Design Standards

- (i) The developer shall design and ~~provide a multi-modal transportation system, including construct all~~ streets, alleys, sidewalks, trails, active transportation corridors, and ~~bike paths~~ Active Transportation Corridors shall be designed and constructed in accordance with GJMC Title 29, TEDS.
- (ii) No developer shall propose a site design or plan which could result in the developer controlling access to a street, alley, or right-of-way.
- (iii) Easements shall be provided as required for improvements. Alleys may be used for placement of utilities and infrastructure.
- (iv) The developer shall provide off-site ~~infrastructure access into or out of the perimeter of the site if~~ needed to provide safe and adequate access and circulation for all users.
- (v) Each development with one or more buildings (except detached dwellings) shall provide paved pedestrian sidewalk connections to nearby public streets. Pedestrian connections shall be separate from parking and driveway areas.

(2) Right-of-Way Dedication

- (i) A developer shall dedicate to the City all rights-of-way needed to serve the project in accordance with the Grand Junction Circulation Plan, as amended.
- (ii) Required right-of-way dedications shall be at no cost to the City. Such dedications shall not be eligible for transportation impact fee credit.

³⁸¹ Removed "necessary" and added "associated with new installations" (July 2023).

³⁸² Current 21.06.010 (partial), 21.06.100, and 21.06.090. Revised for clarity (July 2023).

(3) Required Street Improvements

(i) Scope of Street Improvements

Minimum street improvements shall be those required for the safe ingress and egress of vehicular traffic to and from the development and include the design and construction of all streets internal to and ~~fronting along the perimeter of~~ a development that are designated as local or unclassified in the Grand Junction Circulation Plan.

(ii) Applicable Street Standard and Oversizing

~~(A)~~ Minimum access is taken from a collector or arterial road.

~~(A)(B)~~ Any unbuilt street that is designated in the Grand Junction Circulation Plan as a collector or arterial and is internal to the development shall be constructed to a local street standard by the developer.

~~(B)(C)~~ Based on the City's Circulation Plan and input from the Public Works Director, the City may require the developer to design and construct the street to a collector or arterial standard, thereby requiring the oversizing of streets. When oversizing is required, the developer may be eligible for a City cost-share agreement in the differential amount between the required local street improvement and the required collector or arterial street improvement.

(iii) Safe Ingress and Egress

~~(A)~~ Commencing January 1, 2012, tThe developer shall be responsible for the design and construction of any turn lanes needed to achieve safe ingress and/or egress, if turn lanes to and from the development are warranted based on a traffic impact study.

~~(A)(B)~~ Where a perimeter street is not required for minimum access, no local improvements will be required.

~~(B)(C)~~ Where a safety improvement is for the benefit of a development but will benefit other future developments, the developer may request the City to provide a reimbursement agreement.

(4) Improvement Deferral for Existing Local Streets

(i) Policy and Applicability

(A) Many areas of the City were developed in the unincorporated areas of Mesa County without modern urban street and drainage facilities. In many such neighborhoods and areas, the existing local streets do not have curbs, gutters or sidewalks. Given that there are no serious safety or drainage problems associated with these local streets, there is no current reason to improve these streets or to install curbs, gutters and/or sidewalks. When an owner in one of these established neighborhoods chooses to subdivide a lot or parcel or an owner in a commercial or industrial area chooses to develop a lot or parcel, unless such improvements are extended off site to connect to a larger system, the new "short

- (C) Lots on the loop lane may be 20 percent smaller and the rear setback can be 10 feet less (10 feet minimum) than as required by the zone district.
- (D) No gateways, locked entries or other access constraints are allowed across the loop lane.

(8) Bicycle Circulation³⁸⁶

(i) Required Bicycle Access³⁸⁷

- (A) All new development, except individual lot development of a single-family detached or duplex dwellings, shall include reasonably direct connections to the City's on-street bikeway network and ~~off-road trail system~~[Active Transportation Corridors](#) to the maximum extent practicable.
- (B) The connection(s) and/or access point(s) shall be located so that it does not interfere with vehicular or pedestrian access and circulation, or with required landscaping.

(ii) Bike Lane Right-of-Ways Required

- (A) All new development except individual lot development of a single-family detached or duplex dwellings (including subdivisions for such dwellings) shall provide right-of-way for bike lanes along the frontage of the development site with an existing street where bike lanes are called for by the comprehensive plan or other City-adopted plans addressing transportation (unless an existing bike lane meeting City standards is already in place). The Director and/or the City Engineer may allow alternatives to this requirement where compliance is impractical.
- (B) Required bike lanes shall be ~~provided located~~ within the right-of-way of the street ~~and not on private property~~ unless the City Engineer determines that location within the right-of-way is not practicable or preferable—in which case, alternatives may be allowed by the Director and/or the City Engineer.
- (C) Bike lanes shall conform to GJMC Title 29, TEDS.

21.05.030 PARKS, OPEN SPACE, AND TRAILS³⁸⁸

(a) Open Space Dedication

(1) Applicability

- (i) The owner of any residential development of 10 or more lots or dwelling units shall dedicate 10 percent of the gross acreage of the property or the equivalent of 10 percent of the value of the property as a fee in-lieu of dedication. The decision as to

³⁸⁶ New

³⁸⁷ Deleted proposed internal bicycle circulation requirements and replaced with external connection requirement in Consolidated Draft.

³⁸⁸ Current 21.06.020.

whether to accept the fee in-lieu or land as required by this section shall be made by the Director.

- (ii) Subdivisions with fewer than 10 lots or residential dwelling units are exempt from this requirement unless the developer or owner also owns land adjacent to the proposed subdivision, in which case the Planning Commission shall determine the open space requirement.

(2) Calculation of Fee In-Lieu

- (i) To calculate the correct fee in-lieu, the owner shall have the property appraised by an MAI appraiser. For purposes of this requirement, the property shall be considered the total acreage notwithstanding the fact that the owner may develop or propose to develop the property in filings or phases. The owner is responsible for all costs of the appraisal and report. An appraisal is not required for a 10 percent land dedication.
- (ii) The appraiser's report shall be submitted to the City for purposes of determining fair market value and otherwise determining compliance with this section. The owner waives any privilege and/or protection that may exist or be asserted to exist over the details of the appraisal. The appraisal is and shall be considered by the City as an open record under the Colorado Open Records Act.

(3) Dedication and/or Fee Payment

- (i) The required dedication and/or payment shall be subject to and made in accordance with this Code. The City Council may accept the dedication of land so long as the land dedicated to the City is at least 10 percent of gross acreage or is found to provide adequate public benefit. If the dedication is less than 10 percent of the gross acreage and is not found to provide adequate public benefit, the owner shall have the property appraised per GJMC 21.05.030(a)(2) to determine the difference in value between the land dedication and value of the property and to calculate a fee that corrects the difference.
- (ii) As part of any project approval, the owner shall dedicate, at no cost to the City, public trails, rights-of-way and waterfront greenbelts/access as designed on and as needed to implement adopted plans of the City. Property dedicated to meet this requirement shall be included in the 10 percent land dedication calculation. If such dedication is claimed to exceed constitutional standards, the owner shall so inform the City Attorney who, if he agrees, shall ask the City Council to pay a fair share of the value of such dedication or waive all or part of such required dedication.
- (iii) For subdivisions, the land dedication or open space fee is required and payable at the time of platting, when applicable.

(4) Private Open Space

Private open space and/or recreational area in any development, or outdoor living area required in a multifamily development, shall not be a substitute for the required land dedication.

(b) Pedestrian and Bicycle Trails

- (1) Trails shall be constructed in accordance with applicable City standards.

(b) Distances

(1) Cannabis Operation Separation

The separation distance shall be computed by direct measurement from the nearest property line of the land use to the nearest portion of the building or unit in which the regulated cannabis is to be sold, using a route of direct pedestrian access, measured as a person would walk safely and properly, without trespassing or utilizing alleys, following striping or parking patterns or on-site designated pedestrian routes, with right angles at crossings and with the observance of traffic regulations and traffic signals.

(c) Lot and Site Measurements

(1) Frontage

- (i) Lot frontage is measured as the distance for which a lot abuts a street.
- (ii) Street frontage is measured between side lot lines along the front lot line.
- (iii) When a lot fronts on more than one public street, one side shall be designated by the property owner or applicant as the front. This will be used for the purposes of determining setbacks, street orientation, and other similar measurements.

(-)

~~(3)~~(2) Lot Area Measurement

Lot area is measured as the amount of net land area contained within the property lines of a lot or parcel, not including street right-of-way.

~~(4)~~(3) Lot Coverage⁵²⁸

- (i) Lot coverage is measured as the percentage of the total lot area covered by structures. It is calculated by dividing the square footage of structure coverage by the square footage of the lot.
- (ii) The following shall be counted as structures for purposes of determining lot coverage:⁵²⁹
 - (A) Areas covered by swimming pools;
 - (B) Areas covered by structures with a roof; and
 - (C) Structures that are more than six feet tall and enclosed on three or more sides with walls that are less than 25 percent open.

~~(5)~~(4) Lot Width

Lot width is measured between side lot lines along the front lot line.

⁵²⁸Updated per Landscaping Ordinance adopted December 21, 2022.

⁵²⁹ New.

~~(6)(5)~~ **Setbacks**

(i) Measurement

- (A) Setbacks are measured as the unobstructed unoccupied open area between the furthestmost projection of a structure and the property line of the lot on which the structure is located, except as modified by the standards of this Code.

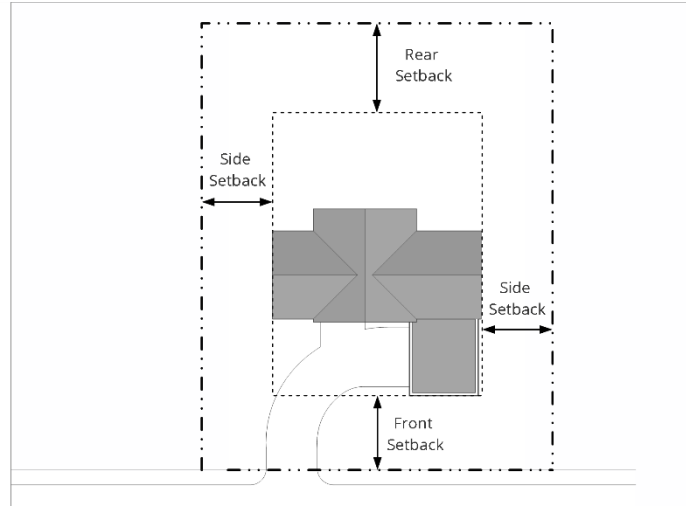


Figure 14.01-1 Setbacks

~~(B)~~ When a lot fronts on more than one public street, one side shall be designated by the property owner as the front. All other frontages shall comply with the street side setback.

~~(C)(B)~~ There is no internal side setback for attached single-family dwellings or the common wall of two-family dwellings. Side setbacks shall be measured at the external wall of attached dwellings.

~~(D)(C)~~ Setbacks shall be unobstructed from the ground to the sky except as specified in this section.

~~(E)(D)~~ Vehicle storage setbacks are measured from the storage entrance to the property line.

(ii) Setback Encroachment Measurement

Setback encroachment shall be measured from the minimum required setback line towards the lot line; setback encroachments are always measured from the same point and are not cumulative.

(d) Structure Measurements

(1) Gross Floor Area (GFA)

- (i) Gross floor area is measured within the exterior face of exterior walls or the centerline of walls separating two abutting buildings, but excluding any space where floor-to-ceiling height is less than 6.5 feet. Gross floor area includes covered and uncovered outdoor courtyards, arcades, atria, paseos, walkways, and corridors location at or near



Figure 14.02-2 Landscaped Berm

Block

A land area consisting of contiguous lots established by recorded plats, usually bordered by a combination of streets, public parks, cemeteries, railroad right-of-way, or other barrier to the continuity of development.

Block Frontage

All property fronting on one side of a street between intersecting or intercepting streets, or between a street and a street right-of-way, waterway (wider than 30 feet), or end of a dead end street. An intercepting street shall determine only the boundary of the frontage of the side of the street which it intercepts.

Board

Unless otherwise indicated in the text, shall refer to the Zoning Board of Appeals.

Boarding or Rooming House⁵⁴⁴

~~A residential structure that is the operator's personal primary residence where lodging is provided, with or without meals, for compensation. A boarding house is not a bed and breakfast or short-term rental building containing a single dwelling unit and three or more rooms where lodging is provided, with or without meals, for compensation. "Compensation" may include money, services, or other things of value.~~

Brewery, Distillery, or Winery⁵⁴⁵

Brewery

Any establishment where malt liquors are manufactured, except a brew pub.

⁵⁴⁴ Deleted "A rooming/boarding house differs from a Group Living Facility in that a boarding and rooming house does not have staff and its residents do not receive care, treatment or assistance with daily living at the facility. For purposes of this definition, receiving compensation in the form of rent or "room and board" does not render someone "staff"; staff is compensated by a salary or rate of pay based upon hours worked or work accomplished." [Replaced definition in entirety in July 2023 draft.](#)

⁵⁴⁵ Replaces "Alcoholic Beverage Production." Terms and definitions align with those Title 44 C.R.S (Alcohol and Tobacco Regulation).

Dwelling Unit

One or more rooms designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

Dwelling, Co-Housing⁵⁶²

~~A residential development that contains four or more individual bedrooms or dwelling unit where each bedroom or dwelling unit is leased for a period of at least 28 consecutive days. When the co-housing development is contained within one residential building, each bedroom may, but need not, contain food preparation, sanitary facilities, or both. The building may contain some combination of shared bath or toilet facilities and/or shared cooking or eating facilities for occupants. When the co-housing development includes multiple dwelling units, the individual units may or may not have partial or complete kitchens and may include a community building(s) with a community kitchen and dining room intended for communal use on a regular basis. This use includes but is not limited to single-room occupancy facilities, dormitories, and both non-profit and for-profit housing cooperatives, but does not include any facility meeting the definition of a group living facility, fraternity or sorority, or rooming and boarding house.~~
~~sidential development that does not meet the definition of a group living facility, that combines individual dwelling units that may or may not have partial or complete kitchens with common access to and common use of some living and eating areas and areas and facilities for the preparation and serving of food within the dwelling unit.~~

Dwelling, Cottage Court⁵⁶³

A residential development, including co-housing developments, that combines a group of small individually owned single-family dwelling units, including tiny homes, on a single parcel of land that are oriented around a shared open space for communal use by the residents of the development and may include a shared parking area and/or a shared community building. This definition shall not include any use meeting the definition of a manufactured housing community.

Dwelling, Duplex⁵⁶⁴

A single residential building on a single lot containing two dwelling units, each designed for use and occupancy by no more than one family. The two units must be able to function as dwelling units independently of each other, but may be located side-by-side, in front and behind, or above and below each other.

⁵⁶² Renamed from "Other Group Living" and refined definition. Replaced in entirety with new definition July 2023.

⁵⁶³ New term and definition. Removed size limitation from definition and relocated to the new use-specific standards for cottage court dwellings in Consolidated Draft. Added reference to co-housing development and "that are oriented around a shared open space for communal use by the residents of the development and may include a shared parking area and/or a shared community building" (July 2023).

⁵⁶⁴ Renamed from "Two-Family Dwelling." Refined definition for clarity.

Dwelling, Live/Work⁵⁶⁵

A single building containing an integrated living and working space, and in which the living areas is located above or behind the working space.

Dwelling, Multifamily⁵⁶⁶

One or more buildings or portion of buildings on a single lot arranged, designed, and intended to be used for occupancy by five or more families living independently of each other or as a co-housing development and containing five or more dwelling units on the same or separate lots.

Medium Multifamily

A multifamily dwelling lot that contains 5 to 12 dwelling units.

Large Multifamily

A multifamily dwelling that contains over 12 dwelling units.

Dwelling, Single-Family Detached⁵⁶⁷

A residential building designed for use and occupancy by no more than one family and is not attached to any other dwelling or building by any means (except an approved accessory dwelling unit), on a single lot. Manufactured homes shall be considered single-family detached dwellings.⁵⁶⁸

Dwelling, Single-Family Attached⁵⁶⁹

Three or more attached single-family dwelling units attached side by side under one roof that share a common vertical side or rear wall reaching from the building foundation to the roof structure, each of which is located on its own separate lot.

Dwelling, Tiny Home⁵⁷⁰

A structure that:

1. Is permanently constructed on a vehicle chassis;
2. Is designed for long-term residency;
3. Includes electrical, mechanical, or plumbing services that are fabricated, formed, or assembled at a location other than the site of the completed home;
4. Is not self-propelled; and
5. Has a square footage of not more than 400 square feet, single-family dwelling constructed on a frame and capable of being transported on its own wheels but from which the wheels have been removed, that contains less than 400 square feet of gross floor area, and that meets

⁵⁶⁵ New term and definition.

⁵⁶⁶ New definition for existing term. Removed previously proposed size distinctions based on maximum residential density in Consolidated Draft. Added reference to co-housing development (July 2023).

⁵⁶⁷ Refined definition for clarification.

⁵⁶⁸ Manufactured homes added to definition.

⁵⁶⁹ New term and definition.

⁵⁷⁰ New term and definition.

~~either the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sections 5401 et. seq.) or the building code.~~

This use does not include manufactured homes, recreational park trailers, or recreational vehicles.

Dwelling, Triplex or Fourplex⁵⁷¹

A single residential building on a single lot containing either three or four dwelling units, each of which is designed for use and occupancy by one family.

E

Easement

An interest in land that is less than fee title which entitles the holder to a specific limited use or enjoyment.

Educational Facilities (Use Category)⁵⁷²

Use in this category include public, private, and parochial institutions at the primary, elementary, middle, high school, or post-secondary level, including colleges and college campuses. Accessory uses commonly include play areas, cafeterias, recreation areas, auditoriums, and day care facilities.

Electric Vehicle Charging Facility⁵⁷³

A facility in which electric vehicle charging services are made available to the public or to members for a fee, including structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

Emergency Shelter⁵⁷⁴

A facility providing basic services that may include food; personal hygiene support; information and referrals; employment, mail and telephone services; including overnight sleeping accommodations, to people with limited financial resources, including people who are experiencing homelessness.

Eminent Domain

The authority to acquire or take, or to authorize the taking of, private property for the public use or public purpose.

Engineer

An engineer licensed by the Colorado Board of Registration.

Equipment

Rolling stock or movable personal property except that, for the purpose of this Code, it shall not include those items defined as heavy equipment.

⁵⁷¹ New term and definition.

⁵⁷² New definition for new use category.

⁵⁷³ New term and definition.

⁵⁷⁴ Replaces "Homeless Shelter" term and definition.

(c) Mixed-Use Neighborhood (MU-1)⁵⁹

(1) Intent

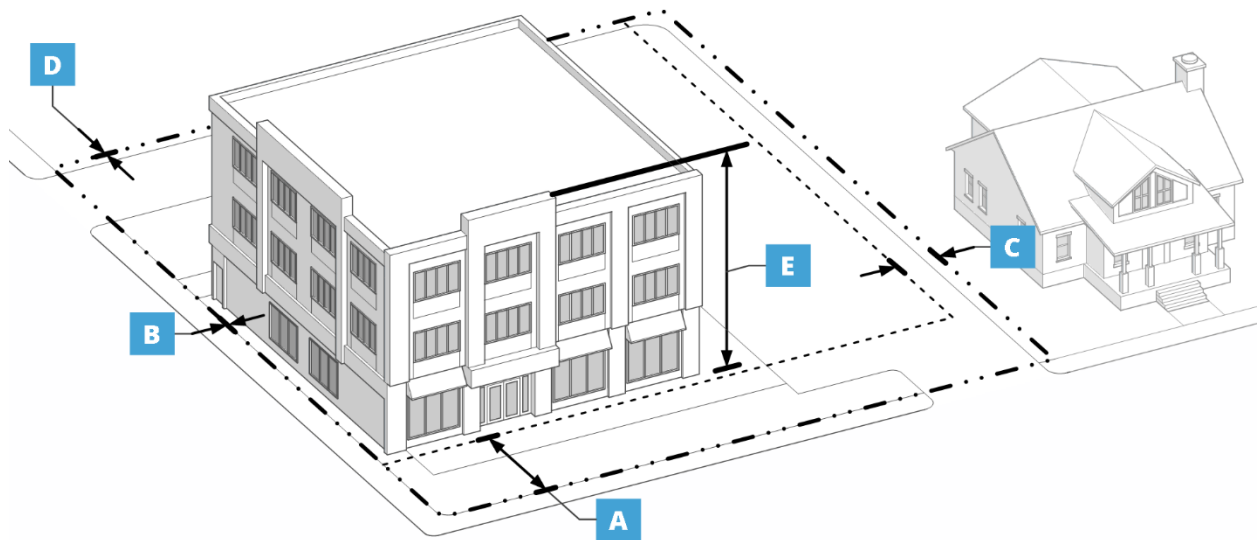
The MU-1 district is intended to provide low intensity, neighborhood service, office, and limited retail uses that can include second residential uses and are compatible with adjacent residential neighborhoods. Development should be compatible and complementary in scale and appearance to a residential environment. MU-1 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

(2) Uses

Permitted principal and accessory uses are identified in GJMC Chapter 21.04.

(3) Dimensions

- (i) The following dimensions apply in the MU-1 zone district as follows:
 - (A) Structures that are designed for residential use only shall comply with the dimensional standards of the residential district referenced here. Residential development shall comply with the density standards provided for MU-1.
 - (B) Structures that are either mixed-use or non-residential shall comply with the dimensional standards for MU-1 provided here.



Lot Standards		Building Standards		
Residential Standards		Setbacks: Principal Structure (min)		
Applicable district standards [1]	RM-8 or RM-12	A	Front	15

⁵⁹ Based on current R-O and B-1 and incorporating the more permissive dimensional standards except the minimum density of 8 du/acre that is established by One Grand Junction. Relevant dimensional and district-specific standards have been carried forward into the zone district and applicable design requirements have been relocated to [Chapter 21.05](#), Site and Structure Development Standards.

Chapter 21.03: Zone Districts and Dimensional Standards

21.03.060(c): Mixed-Use Neighborhood (MU-1)

21.03.060. Mixed-Use Districts

Lot Standards	
Minimum Density, <u>Min Max</u> ⁶⁰	8 du/acre <u>N/A</u>
Mixed-Use Lot Standards	
Lot Area (min, ft)	4,000
Lot Width (min, ft)	50
Lot Coverage (max, %)	70 ⁶¹
Parking, Loading, Service	
Access and Location	Side or Rear
Use Limits	
Outdoor uses are not allowed on residential-only lots	
Notes: [1] Either district may be chosen at rezoning; the chosen district shall be applied consistently.	

Building Standards		
B	Side	0
C	Side Abutting Residential	5
D	Rear	10
Setbacks: Accessory Structure (min)		
	Front	25
	Side	0
	Side Abutting Residential	5
	Rear	0
Height (max, ft)		
E	Height	40
Gross Floor Area (max, sf)		
	Retail	15,000
	Office	30,000

⁶⁰ New (July 2023). Replaced 8 du/acre maximum.

⁶¹ Updated to align with Landscaping Ordinance.

Table 21.04-1: Principal Use Table																				
A= Allowed Use C= Conditional Use																				
Current Zone Districts	R-R	R-E	R-1	R-2	R-4	R-5	R-8, MXR-3	R-12, MXR-5	R-16	R-24, MXR-8	R-O, B-1, MXG-3, MXS-3, MXOC	M-U, BP, C-1, MXG-5, MXS-5, MXG-8, MXS-8	B-2	C-2	I-O	I-1	I-2	CSR/New	CSR/New	
Proposed Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Residential Uses																				
Household Living ⁷⁵																				
Dwelling, Single-Family Detached	A	A	A	A	A	A	A				A ⁷⁶		77						A	
Dwelling, Tiny Home ⁷⁸	A	A	A		A	A	A				A								A	
Dwelling, Single-Family Attached			A		A	A	A	A			A								A	
Dwelling, Co-Housing⁷⁹					A	A	A	A	A	A	A		A							
Dwelling, Cottage Court					A	A	A	A	A	A	A	A								

⁷⁵ ~~Removed co-housing dwelling as separate use type and integrated into definitions of cottage court and multi-family dwellings (July 2023).~~

⁷⁶ Currently a Conditional use in B-1 and an allowed use in R-O.

⁷⁷ Currently a Conditional use in B-2.

⁷⁸ Reference new definition that clarifies this does not include Tiny Houses on Wheels (based on Building Code restrictions for dwellings).

⁷⁹ ~~Based on "Other Group Living" category.~~

Table 21.04-1: Principal Use Table																				
A= Allowed Use C= Conditional Use																				
Current Zone Districts	R-R	R-E	R-1	R-2	R-4	R-5	R-8, MXR-3	R-12, MXR-5	R-16	R-24, MXR-8	R-O, B-1, MXG-3, MXS-3, MXOC	M-U, BP, C-1, MXG-5, MXS-5, MXG-8, MXS-8	B-2	C-2	I-O	I-1	I-2	CSR/New	CSR/New	
Proposed Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Parking Lot or Garage, Commercial ¹⁹⁶											A ¹⁹⁷	A		A	A	A	A		A	
Parking Lot, Commercial ¹⁹⁸											A ¹⁹⁹	A	C ²⁰⁰	A	A	A	A		A	21.04.030(d)(10)
Transportation Depot ²⁰¹												A ²⁰²	A	A	A	A	A		A	
Truck Stop														A		A	A			
Vehicles and Equipment																				

¹⁹⁶ Renamed from "Parking, Commercial." Separated from "Parking Lot or Garage" (July 2023).

¹⁹⁷ Currently a Conditional use in R-O and an Allowed use in B-1.

¹⁹⁸ Renamed from "Parking, Commercial." Separated from "Parking Lot or Garage" (July 2023).

¹⁹⁹ Currently a Conditional use in R-O and an Allowed use in B-1.

²⁰⁰ New.

²⁰¹ Replaces Bus/Railroad Depot.

²⁰² Currently a prohibited use in M-U and BP and an Allowed use in C-1.

²⁰³ Currently an Allowed use in C-1 and BP and a prohibited use in M-U.

Table 21.04-1: Principal Use Table																				
A= Allowed Use C= Conditional Use																				
Current Zone Districts	R-R	R-E	R-1	R-2	R-4	R-5	R-8, MXR-3	R-12, MXR-5	R-16	R-24, MXR-8	R-O, B-1, MXG-3, MXS-3, MXOC	M-U, BP, C-1, MXG-5, MXS-5, MXG-8, MXS-8	B-2	C-2	I-O	I-1	I-2	CSR/New	CSR/New	
Proposed Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Transfer Facility, Solid Waste																C	C		253	
Recycling Collection Facility																C	C			
Recycling Collection Point											C ²⁵⁴	C ²⁵⁵	C	C	C	C	C	C	C	
Solid Waste Disposal or Processing Facility																C	C		256	
Temporary Uses																				
<u>Parking Lot, Temporary</u> ²⁵⁷											A	A	A	A	A	A	A		A	21.04.050(b)
All <u>Other</u>											A	A	A	A		A	A	A	A	21.04.050(c)

²⁵³ Currently a Conditional use in CSR.

²⁵⁴ Currently a prohibited use in R-O and a Conditional use in B-1.

²⁵⁵ Currently a prohibited use in M-U and BP and a Conditional use in C-1.

²⁵⁶ Currently a Conditional use in CSR.

²⁵⁷ Relocated from off-street parking standards (July 2023).

activity or at the time of any change of use or expansion, even for existing uses, shall be provided to the Director.

(b) Residential Uses and Structures²⁵⁹

(1) Cottage Court Dwelling²⁶⁰

(i) Dimensional and Density Standards

(A) The minimum project size for a cottage court development is one-half acre and the maximum project size is five acres. The cottage court development may be a designated area within a larger development.

(B) The maximum density permitted is the maximum density of the Comprehensive Plan Land Use Designation applicable to the A minimum of one dwelling unit or an increase of up to 20 percent increase over the maximum density (rounded up) permitted in the underlying zoning district by 20 percent is allowed when the project can meet other GJMC standards.

~~(i)~~—

~~(ii)(C) The maximum size of the building footprint of each ground floor dwelling unit shall be 1,000 square feet.~~

(D) The maximum building height of the individual dwelling units shall not exceed 25 feet.

(E) All other building and lot requirements, including principal and accessory structure setbacks and lot coverage limitations, for the base zoning district shall apply to the project site as a whole (not individual units). Building separation shall meet the minimum requirements of the building code.

(ii) Design Standards

(A) Individual dwellings shall be clustered around a shared open space containing a minimum of 10 percent of the total lotsite area shall be private common open space.

~~(ii)(B) No portion of private common open space may be less than 20 feet in width or length.~~

(C) A community building(s) for the sole use of the cottage court dwelling residents may be used to meet up to 25 percent of the required common open space requirement, but the building square footage shall total no more than 1,500 square feet gross floor area. A shared facility for communal cooking, dining, and other activities containing no more than 2,000 square feet may be provided and

²⁵⁹ For multifamily dwellings, current standards related to site or structure layout or design, including the open space dedication requirement, have been removed and are addressed in the Site and Structure Standards.

²⁶⁰ New standards in Consolidated Draft. Updated July 2023.

~~shall not count against the maximum density limits. Community buildings shall not count toward the maximum density calculation.~~

~~(D) Paved paths for pedestrian circulation may count toward common open space, but parking areas and driveways for vehicular circulation may not count toward common open space.~~

~~(E) Cottage court developments may use the [narrow street cross section] set forth in GJMC Title 29 (TEDS).~~

~~(iv)(F) If Required landscaping is required by per GJMC Chapter 21.07, landscaped areas may count toward up to 30 percent of the required private common open space.~~

~~(v) Lot and setback requirements for the base zoning district shall apply to the project site as a whole.~~

(2) Manufactured and Mobile Homes

The following regulations apply to the construction or placement of a manufactured home on a lot²⁶¹:

- (i) No mobile home may be used as a dwelling in the City except in an established mobile home park. No new mobile homes shall be established in the City.²⁶²
- (ii) Every dwelling, with the exception of mobile or ~~m~~Manufactured ~~h~~Homes placed in mobile home parks, shall meet the standards set forth on the City's website.

(3) Manufactured Housing Community²⁶³

(i) Density and Setbacks²⁶⁴

~~All building and lot requirements, including principal structure setbacks and maximum density requirements, for the base zoning district shall apply to the project site as a whole (not individual units).~~

~~(-) Manufactured housing communities shall have a maximum density of eight units per acre and a minimum density of four units per acre.~~

~~(-) No manufactured home or structure shall be closer than 25 feet to any perimeter property line, nor closer than 20 feet to another manufactured home or any building in the community, except where manufactured homes are parked end-to-end, the end clearance shall be at least 15 feet.~~

²⁶¹ Deleted reference to modular home – modular homes are a type of single-family detached dwelling.

²⁶² Second sentence is new for clarification.

²⁶³ Current 21.04.03(f), unless otherwise noted. Removed specific criteria for approval to prevent the application of overburdensome requirements to this residential use type, when similar residential uses are not required to meet the same or similar standards. Content reorganized with additional headings for clarity.

²⁶⁴ New (July 2023).

(iv)(ii) Manufactured Homes and Spaces

- (A) Mobile homes, recreational vehicles, or travel trailers may not be used as residences within a manufactured housing community.
- (B) Each space shall be numbered in a conspicuous location and a space map posted at the entrance to the property.
- (C) All manufactured home spaces shall abut on a hard-surfaced roadway of not less than 24 feet in width. The roadway shall be adequately lighted and drained and shall have unobstructed access to a paved public street or highway.
- (D) No additions shall be built onto any manufactured home other than a porch or entryway. Porches and entryways may not extend any closer than 105 feet²⁶⁵ from the nearest manufactured home and its additions.
- (E) All manufactured homes shall be skirted and anchored in a manner approved by the Director.

(v)(iii) Site Design²⁶⁶

- (A) All buildings and manufactured homes within the community shall be served with centralized water supply and sewage disposal systems approved by the City.
- (B) All parking and driveway areas shall be paved with an all-weather surface that is constructed of concrete, asphalt, or a similar dust-free impermeable or permeable material.²⁶⁷
- (C) Convenient, safe pedestrian path networks at least five feet wide shall be provided from dwelling units to recreation areas, bus stops, parking areas, commercial uses, nearby schools, and any public facility. All access shall conform to City standards.²⁶⁸
- (D) At least 15 percent of the gross area of the manufactured housing community shall be set aside for recreational purposes for use by the residents of the community. Outdoor recreation areas may include but are not limited to adult recreation and child play areas, such as outdoor games, picnic tables and seating, playgrounds and swimming pools. They do not include areas for guest parking, or utilities.²⁶⁹
- (E) No portion of a recreation area may be less than 20 feet in width or length.
- (F) All manufactured housing communities shall meet the applicable landscaping and buffering standards set forth in GJMC Chapter 21.07.

²⁶⁵ Decreased from 15 feet (July 2023).

²⁶⁶ (E) and (F) new (July 2023).

²⁶⁷ Paving details added (July 2023).

²⁶⁸ New.

²⁶⁹ New.

(iii) Separation

No regulated cannabis stores shall be located within any of the following required separation distances, measured as specified in GJMC 21.14.010(b)(1):

- (A) Within 1,000 feet of any private or public elementary, middle, junior high, or high school.
- (B) Within 1,000 feet of Colorado Mesa University (Main Campus) and Western Colorado Community College.
- (C) Within 500 feet of any services for prevention, treatment, or recovery from substance use and mental health concerns, as licensed by the Colorado Department of Human Services, Office of Behavioral Health (OBH).

(9) Vehicle Fuel Sales, Vehicle Repair, Major and Minor, or Vehicle Wash

- (i) No above ground equipment for the service of gasoline, oil, air, or water shall be closer than 10 feet to any right-of-way.
- (ii) If the principal use of the property is major or minor vehicle repair, the vehicles intended for repair shall not be stored in any right-of-way or in required parking spaces. Areas for storage of vehicles intended for repair must be screened along any street frontage.

(10) Parking Lot, Commercial²⁹⁸

In the MU-3 zoning district, the following standards apply:

- (i) The parking lot shall comply with the temporary parking lot standards in GJMC 21.04.050(b).
- (ii) A Conditional Use Permit for a commercial parking lot shall not be granted if demolition of an existing building is required to complete the project or the prior building on the lot was demolished within the previous three years.
- (iii) The approval conditions of a Conditional Use Permit for a commercial parking lot shall specify a period of validity not to exceed five years and shall allow for up to two, five-year extensions of the approval.

(10)(11) Vehicle Impound Lot²⁹⁹

(i) Screening

Screening shall be provided as required in GJMC 21.07.110.

(ii) Location

No storage yard or storage lot shall be placed or maintained within a required setback.

²⁹⁸ New (July 2023).

²⁹⁹ Separated "New Car/Auto Recycler, End Recycler (Salvage Yard), Wrecking Yards, Appliance Recycler, Impound Lots" into standards for Vehicle Impound Lots and Junkyards or Salvage Yards. Current 21.04.03(d), except (3)(ii), (4) and (6) related to inoperable vehicles or compaction/cutting operations.

(2) Sanitary Sewer System

All lots must be served by a sewer system connected to a public wastewater treatment facility. Sewer variance requests are subject to "Permit Application for Sewer Variance" administered by the Manager of the Persigo Wastewater Treatment Plant.

(3) Utilities³⁸¹

All new electric utilities shall be provided and paid for by the developer and shall be installed underground. ~~Necessary~~ Above-ground facilities associated with new installations (e.g., pedestals, transformers, and transmission lines of 50kv capacity or greater) and temporary overhead lines may be allowed if deemed necessary by the Director.

(4) Stormwater Management

- (i) All proposed development must ~~provide for on-site runoff collection and conveyance in accordance with~~ comply with GJMC Title 28, Stormwater Management Manual (SWMM), and applicable state and federal regulations.
- (ii) An impact fee may be paid in-lieu of the construction of applicable stormwater facilities where the project meets the requirements of GJMC 28.56.050, Drainage Fee in-Lieu of Detention.

(e) Multi-Modal Transportation System³⁸²

(1) Design Standards

- (i) The developer shall design and ~~provide a multi-modal transportation system, including construct all~~ streets, alleys, sidewalks, trails, active transportation corridors, and ~~bike paths~~ Active Transportation Corridors shall be designed and constructed in accordance with GJMC Title 29, TEDS.
- (ii) No developer shall propose a site design or plan which could result in the developer controlling access to a street, alley, or right-of-way.
- (iii) Easements shall be provided as required for improvements. Alleys may be used for placement of utilities and infrastructure.
- (iv) The developer shall provide off-site ~~infrastructure access into or out of the perimeter of the site if~~ needed to provide safe and adequate access and circulation for all users.
- (v) Each development with one or more buildings (except detached dwellings) shall provide paved pedestrian sidewalk connections to nearby public streets. Pedestrian connections shall be separate from parking and driveway areas.

(2) Right-of-Way Dedication

- (i) A developer shall dedicate to the City all rights-of-way needed to serve the project in accordance with the Grand Junction Circulation Plan, as amended.
- (ii) Required right-of-way dedications shall be at no cost to the City. Such dedications shall not be eligible for transportation impact fee credit.

³⁸¹ Removed "necessary" and added "associated with new installations" (July 2023).

³⁸² Current 21.06.010 (partial), 21.06.100, and 21.06.090. Revised for clarity (July 2023).

21.04.050 TEMPORARY USES AND STRUCTURES³⁷²

(a) Purpose

The purpose of this section is to allow for a use to locate within the City on an occasional, temporary, or seasonal basis and ensure such use or activity is consistent with the intent and regulations of this Code.

(b) Temporary Parking Lots

(1) Temporary parking lots are parking areas which that serve during transition of a property during development and shall not be used for more than 24 months from issuance of a City site plan for such parking use.

(2) A temporary parking lot:

(i) Is allowed only in MU-1, MU-2, MU-3, P-2, CG, I-OR, I-1, or I-2 zone districts³⁷³ and only if a site plan has been approved by the Director;

(ii) Shall be hard surfaced or gravel;

(iii) Shall be graded for drainage;

(iv) Shall be maintained in good condition free of weeds, dust, trash and debris;

(v) Shall be landscaped and screened along the perimeter of any abutting public street;

(vi) Parking spaces within a gravel lot shall be delineated with concrete "bumper blocks"; and

(vii) Only used for a total of 24 months unless a site plan for a permanent lot usage is approved.

(c) All Other Temporary Uses

(b)(1) Applicability³⁷⁴

(1)(i) This subsection shall apply to the following types of temporary uses and structures:

(i)(A) Temporary buildings;

(ii)(B) Temporary display and sale of merchandise;

(iii)(C) Model homes, trailers, activities, and/or uses incidental to the construction of a building or group of buildings on the same or adjacent premises;

(iv)(D) Seasonal uses (e.g., fireworks stands, Christmas tree lots, and produce stands); and

(v)(E) Other uses that clearly are not associated with a holiday, the growing season, or a construction project may be considered for approval by the Director.

³⁷² Current 21.040.050, unless otherwise noted. This section has been significantly reorganized and simplify to reduce existing redundancies.

³⁷³ Replaced "R-0, B-1, B-2, C-1, C-2, I-O, I-1, or I-2" to align with new zone districts.

³⁷⁴ New applicability section to increase clarity.

generating less than 30 average daily trips." Industrial yards that accommodate large trucks and/or heavy equipment shall be surfaced and maintained with materials to prevent dust, mud and debris from leaving the site and being tracked onto the public right-of-way.⁴⁶⁸

- (ii) All surfaces shall be maintained in good condition free of weeds, dust, trash and debris. All vehicular traffic areas shall be built according to the construction standards established by the City.

(6) Parking Lot Landscaping

Parking lots, excluding those accessory to a park, lake, reservoir, or other open space use, shall be landscaped pursuant to GJMC 21.07.040.⁴⁶⁹

~~(0)(1) Temporary Parking Lots~~

~~(i) Temporary parking lots are parking areas which serve during transition of a property during development and shall not be used for more than 24 months from issuance of a City site plan for such parking use.~~

~~(i) A temporary parking lot:~~

~~(A) Is allowed only in MU-1, MU-2, MU-3, P-2, CG, I-OR, I-1, or I-2 zone districts⁴⁷⁰ and only if a site plan has been approved by the Director;~~

~~(A) Shall be hard surfaced or gravel;~~

~~(A) Shall be graded for drainage;~~

~~(A) Shall be maintained in good condition free of weeds, dust, trash and debris;~~

~~(A) Shall be landscaped and screened;~~

~~(A) Parking spaces within a gravel lot shall be delineated with concrete "bumper blocks"; and~~

~~(A) Only used for a total of 24 months unless a site plan for a permanent lot usage is approved.~~

~~(p)(f) Loading⁴⁷¹~~

A site plan for a proposed nonresidential⁴⁷² use shall identify loading/unloading areas and shall be built and maintained in accordance with TEDS (GJMC Title 29).

⁴⁶⁸ Added exemption for park, lake, reservoir, or other open space in Consolidated Draft.

⁴⁶⁹ Added exemption for park, lake, reservoir, or other open space in Consolidated Draft.

⁴⁷⁰ Replaced "R-0, B-1, B-2, C-1, C-2, I-O, I-1, or I-2" to align with new zone districts.

⁴⁷¹ Current 21.06.050(f).

⁴⁷² Replaced "business, commercial or industrial."

- (2) Existing bicycle parking facilities are located within the public right-of-way and within 100 feet of the building's main entrance, provided that a minimum of two bicycle parking spaces are provided on site.

21.08.030 ELECTRIC VEHICLE CHARGING FACILITIES⁴⁷⁹⁴⁸⁰

Where a permanent parking lot or structure is required for new or the redevelopment of multifamily dwellings or nonresidential uses, the lot or structure shall be provided with electric vehicle power transfer infrastructure in compliance with the Colorado Model Electric Ready and Solar Ready Code. For the purpose of this section, redevelopment shall include the replacement or addition of dwellings units or redevelopment or expansion that results in a 65 percent or greater increase of the gross square footage of an existing structure. [Content to be added following completion of Colorado Model Electric and Solar Code.]

New reference to State regulations (July 2023). Description of redevelopment based on nonconformity standards and residential design standards.

New reference to State regulations (July 2023).

Dwelling Unit

One or more rooms designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

Dwelling, Co-Housing⁵⁶²

~~A residential development that contains four or more individual bedrooms or dwelling unit where each bedroom or dwelling unit is leased for a period of at least 28 consecutive days. When the co-housing development is contained within one residential building, each bedroom may, but need not, contain food preparation, sanitary facilities, or both. The building may contain some combination of shared bath or toilet facilities and/or shared cooking or eating facilities for occupants. When the co-housing development includes multiple dwelling units, the individual units may or may not have partial or complete kitchens and may include a community building(s) with a community kitchen and dining room intended for communal use on a regular basis. This use includes but is not limited to single-room occupancy facilities, dormitories, and both non-profit and for-profit housing cooperatives, but does not include any facility meeting the definition of a group living facility, fraternity or sorority, or rooming and boarding house.~~
~~sidential development that does not meet the definition of a group living facility, that combines individual dwelling units that may or may not have partial or complete kitchens with common access to and common use of some living and eating areas and areas and facilities for the preparation and serving of food within the dwelling unit.~~

Dwelling, Cottage Court⁵⁶³

A residential development, including co-housing developments, that combines a group of small individually owned single-family dwelling units, including tiny homes, on a single parcel of land that are oriented around a shared open space for communal use by the residents of the development and may include a shared parking area and/or a shared community building. This definition shall not include any use meeting the definition of a manufactured housing community.

Dwelling, Duplex⁵⁶⁴

A single residential building on a single lot containing two dwelling units, each designed for use and occupancy by no more than one family. The two units must be able to function as dwelling units independently of each other, but may be located side-by-side, in front and behind, or above and below each other.

⁵⁶² Renamed from "Other Group Living" and refined definition. Replaced in entirety with new definition July 2023.

⁵⁶³ New term and definition. Removed size limitation from definition and relocated to the new use-specific standards for cottage court dwellings in Consolidated Draft. Added reference to co-housing development and "that are oriented around a shared open space for communal use by the residents of the development and may include a shared parking area and/or a shared community building" (July 2023).

⁵⁶⁴ Renamed from "Two-Family Dwelling." Refined definition for clarity.