

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5252**

**AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING RESIDENTIAL DISTRICT STANDARDS, RESIDENTIAL SINGLE-FAMILY ATTACHED DWELLINGS IN MIXED-USE ZONE DISTRICTS, ADDING A NEW USE FOR MULTI-DWELLING LOTS, RESIDENTIAL ATTACHED AND MULTIFAMILY DESIGN STANDARDS, AND DEFINITIONS RELATED TO RESIDENTIAL USES**

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When the Zoning and Development Code was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. Staff has identified several items that were amended which inadvertently conflict with standard practice, have challenges with implementation of new practice, or could use additional clarification.

In addition, in the general course of usage of the Zoning & Development Code, certain items have come to light that also necessitate amendments to create additional clarity within the document. These revisions are of a similar nature and scope as those associated with the adoption of the 2023 Zoning & Development 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 Zoning & Development Code implement the vision and goals of the Comprehensive Plan and that the amendments 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:**

**In consideration of the Recitals and adoption thereof the following sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions ~~struck through~~, added language underlined):**

## 21.04.020 PRINCIPAL USE TABLE

...

### (e) Use Table

Zone Districts	...	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	...
Residential Uses											
Household Living											
...											
Dwelling, single-family attached		A	A	A	A	A	A	A	A	A	
...											

## 21.05.050 RESIDENTIAL ATTACHED AND MULTIFAMILY DESIGN STANDARDS

...

### (b) Applicability.

#### (1) New Development.

This section applies to all new attached residential with three or more units, and all multifamily development. This section does not apply to single-family detached or duplex units, or to multifamily uses composed of multiple individual dwelling units in separate buildings on the same lot.

...

## 21.14.020 DEFINITIONS

...

### (b) Terms Defined

...

#### Dwelling, Multifamily

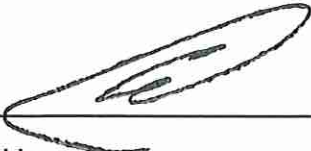
A single building that contains three or more dwelling units on the same lot, including co-housing dwellings.

A building(s) arranged, designed, and intended to be used for occupancy by three or more families living independently of each other and containing three or more dwelling units on the same or separate lots.

...

**INTRODUCED** on first reading this 5<sup>th</sup> day of March 2025 and ordered published in pamphlet form.

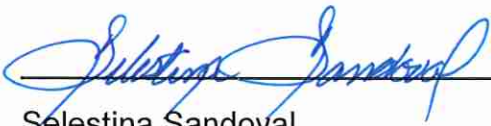
**ADOPTED** on second reading this 19<sup>th</sup> day of March 2025 and ordered published in pamphlet form.

  
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Abram Herman  
President of the City Council



ATTEST:

  
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Selestina Sandoval  
City Clerk

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5252 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 5<sup>th</sup> day of March 2025 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 19<sup>th</sup> day of March 2025, at which Ordinance No. 5252 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 24<sup>th</sup> day of March 2025.

  
Deputy City Clerk

Published: March 8, 2025  
Published: March 22, 2025  
Effective: April 21, 2025

