

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5260**

**AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING ZONE DISTRICT AND DIMENSIONAL STANDARDS, USE STANDARDS, AND SIGN STANDARDS**

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When the Zoning & Development Code was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with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 items that presents 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:**

**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):**

...

...

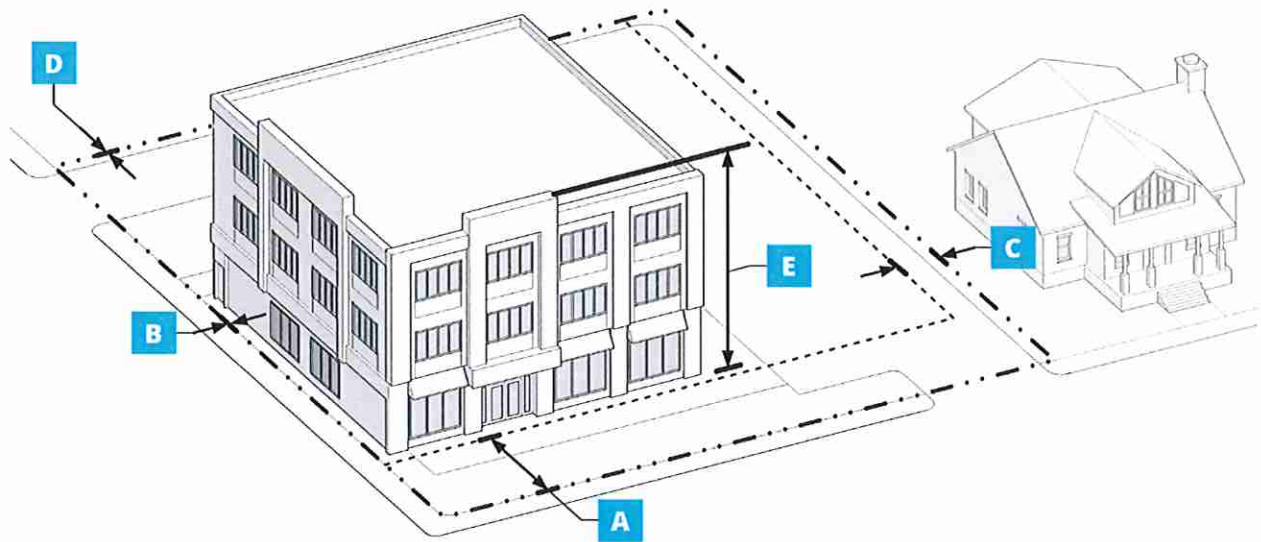
...

**(c) Mixed-Use Neighborhood (MU-1)**

...

**(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 zone district referenced here. Residential development shall comply with the density standards provided for MU-1.
  - (B) Structures that are either mixed-use or nonresidential shall comply with the dimensional standards for MU-1 provided here.



Lot Standards	
Residential Standards	
Applicable district standards [1]	RM-8 or RM-12
Minimum Density	8 du/acre
Mixed-Use Lot Standards	
Lot Area (minimum, feet)	4,000
Lot Width (minimum, feet)	50
Lot Coverage (maximum)	70%
Parking, Loading, Service	
Access and Location	Side or Rear
Use Limits	
<del>Outdoor uses are not allowed on residential-only lots</del>	
<u>Retail uses require a Conditional Use Permit on lots with a Comprehensive Plan land use designation including "Residential" in the title</u>	
Notes: [1] Either district may be chosen at rezoning; the chosen district shall be applied consistently.	

...

Building Standards		
Setbacks: Principal Structure (minimum)		
A	Front	15
B	Side	0
D	Rear	10
Setbacks: Accessory Structure (minimum)		
	Front	25
	Side	0
	Rear	0
Height (maximum, feet)		
E	Height	40
Gross Floor Area (maximum, square feet)		
	Retail	15,000
	Office	30,000

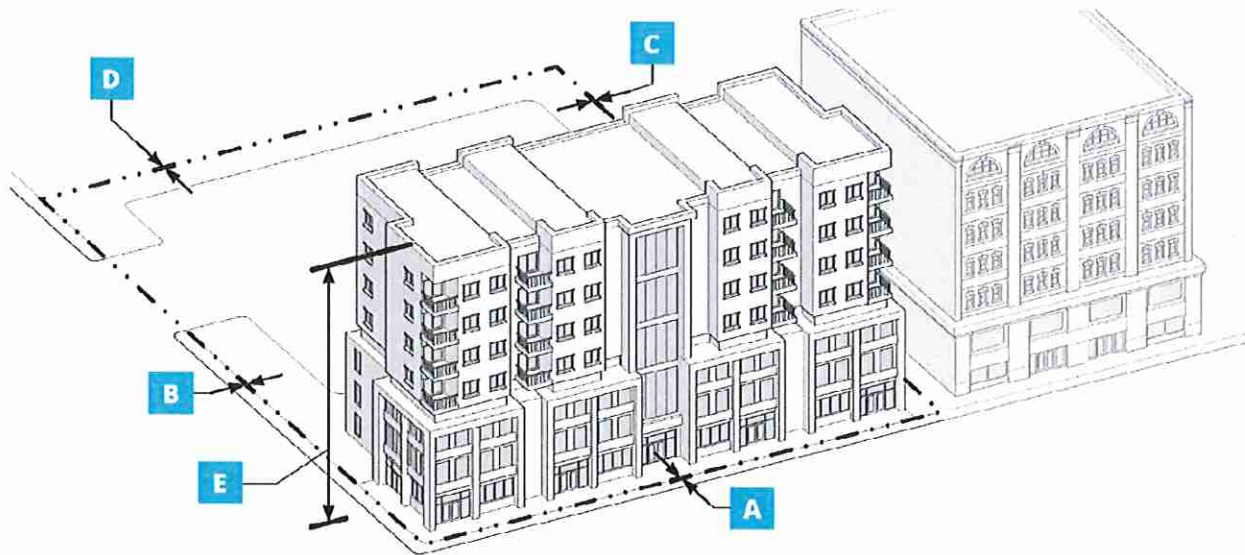


(e) Mixed-Use Downtown (MU-3)

...

(3) Dimensions

(i) The following dimensions apply in the MU-3 zone district as follows:



Lot Standards	
Residential Standards	
Minimum Density	8 du/acre
Mixed-Use Lot Standards	
Lot area (minimum, feet)	n/a
Lot width (minimum, feet)	n/a
Lot coverage (maximum)	100%
Parking, Loading, Service	
Access: alley where available, otherwise side or rear	
Location: side or rear	
Use Limits	

Building Standards		
Setbacks: Principal Structure (minimum)		
A	Front	0
B	Side	0
D	Rear	0
Setbacks: Accessory Structure (minimum)		
	Front	25 0
	Side	0
	Rear	0
Height (maximum, feet)		
E	Height	80

## Lot Standards

Outdoor Entertainment and Recreation  
uses require a Conditional Use Permit on  
lots adjacent to a residential zone district

## Building Standards

## 21.04.020 PRINCIPAL USE TABLE

### (e) Use Table

Table 21.04-1: Principal Use Table A = Allowed Use C = Conditional Use A/C = Allowed or Conditional (refer to Use-Specific Standards) For accessory use regulations, see Table 21.04-2 in §						
Zone Districts	...	MU-1	...	MU-3	...	Use-Specific Standards
Commercial Uses						
Recreation and Entertainment						
...						
Outdoor entertainment and recreation				A/C		21.03.060(e)(3) (MU-3)
...						
Retail Sales						
...						
Retail sales and service, small		A/C		A		21.03.060(c)(3) (MU-1)
Retail sales and service, medium		A/C		A		21.03.060(c)(3) (MU-1)
...						

...

## 21.10.080 SIGN STANDARDS BY ZONE DISTRICT

...

### (c) MU-1 District.

- (1) General. The MU-1 zone district provides a transition from residential to commercial development, and consequently requires Those properties within the MU-1 zone district which have an underlying land use designation including "Residential" in the title are frequently developed with existing residences or are adjacent to residences and require more restrictive sign regulations to maintain compatibility. The standards within this subsection apply only to properties within the MU-1 zone district with a land use designation with "Residential" in the title. For standards applicable to properties within the MU-1 zone district with a Mixed Use, Commercial, or other land use designation, refer to GJMC 21.10.080(d).

## 21.14.020 DEFINITIONS

---

...

*Retail sales and service* means establishments engaged in selling, leasing, or renting goods or merchandise to the general public for personal or household consumption including, but not limited to antiques, art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, hardware, home improvements, household products, jewelry, pet food, pharmaceuticals, printed material, and sporting goods, and rendering services incidental to the sale of such goods.

*Retail sales and service, small* means a facility or establishment with up to 5,000 square feet of gross floor area.

*Retail sales and service, medium* means a facility or establishment with more than 5,000 square feet ~~between 5,001 and~~ up to 15,000 ~~10,000 square feet of~~ gross floor area.

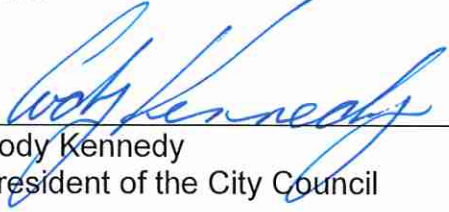
*Retail sales and service, large* means a facility or establishment with more than 15,000 square feet ~~between 10,001 and~~ up to 60,000 square feet of gross floor area.

*Retail sales and service, big box* means a facility or establishment with more than 60,000 square feet of gross floor area.

...


**INTRODUCED** on first reading this 16<sup>th</sup> day of April 2025 and ordered published in pamphlet form.

**ADOPTED** on second reading this 7<sup>th</sup> day of May 2025 and ordered published in pamphlet form.

  
Cody Kennedy  
President of the City Council



ATTEST:

  
City Clerk  
Selestina Sandoval



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5260 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 16<sup>th</sup> day of April 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 day of the 7<sup>th</sup> of May 2025, at which Ordinance No. 5260 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 12<sup>th</sup> day of May 2025.

  
Deputy City Clerk

Published: April 19, 2025  
Published: May 10, 2025  
Effective: June 9, 2025

