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**GRAND JUNCTION CITY COUNCIL
MONDAY, JUNE 16, 2025
WORKSHOP, 5:30 PM
FIRE DEPARTMENT TRAINING ROOM
625 UTE AVENUE**

1. Discussion Topics

- a. An Update on the Proposed Adoption of New Building and Construction Codes. The codes under consideration are: The 2024 Editions of the International Building, Residential, Mechanical, Existing Building and 2021 Energy Conservation. Also under consideration are the National Electric Code, International Plumbing, Fuel Gas as adopted by the State of Colorado, Model Electric Ready and Solar Ready Code
- b. Update on Changes to the 2024 International Fire Code to Include Highlights and Amendments of Interest
- c. Parking Overview
- d. Overview of Residential Occupancy Limitations related to the implementation of HB 24-1007

2. City Council Communication

An unstructured time for Councilmembers to discuss current matters, share ideas for possible future consideration by Council, and provide information from board & commission participation.

3. Next Workshop Topics

4. Other Business

What is the purpose of a Workshop?

The purpose of the Workshop is to facilitate City Council discussion through analyzing

information, studying issues, and clarifying problems. The less formal setting of the Workshop promotes conversation regarding items and topics that may be considered at a future City Council meeting.

How can I provide my input about a topic on tonight's Workshop agenda?

Individuals wishing to provide input about Workshop topics can:

1. Send input by emailing a City Council member ([Council email addresses](#)) or call one or more members of City Council (970-244-1504)
 2. Provide information to the City Manager (citymanager@gjcity.org) for dissemination to the City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies will be provided to Council that evening. Information provided after 3 p.m. will be disseminated the next business day.
 3. Attend a Regular Council Meeting (generally held the 1st and 3rd Wednesdays of each month at 5:30 p.m. at City Hall) and provide comments during "Public Comments."
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Grand Junction City Council

Workshop Session

Item #1.a.

Meeting Date: June 16, 2025
Presented By: John Shaver, City Attorney
Department: City Attorney
Submitted By: Jamie B. Beard

Information

SUBJECT:

An Update on the Proposed Adoption of New Building and Construction Codes. The codes under consideration are: The 2024 Editions of the International Building, Residential, Mechanical, Existing Building and 2021 Energy Conservation. Also under consideration are the National Electric Code, International Plumbing, Fuel Gas as adopted by the State of Colorado, Model Electric Ready and Solar Ready Code

EXECUTIVE SUMMARY:

The City has historically reviewed and adopted various current building codes every six years. Mesa County adopted the proposed codes referenced as the subject of this topic earlier this year, eight codes in all, but the effective date for the enforcement of those codes is September 1, 2025. The City contracts with Mesa County for the Mesa County Building Department to act as the City's Building Department. The City has agreed as a part of the contract that the City will have the same regulations in place as the County regarding the building codes for efficiency's sake. The City last adopted the 2018 editions in January 2019. Due to requirements of changes in state law, the City did adopt the 2018 Energy Conservation Code in 2023 and is now considering the 2021 Energy Conservation Code. The proposed ordinance will provide for the adoption of the current editions, which is necessary to keep up with more modern construction methods, materials, techniques and state requirements. The codes under consideration are: The 2024 Code Editions of the International Building, Residential, Mechanical, Existing Building and 2021 Energy Conservation. Also under consideration are the National Electric Code, International Plumbing, Fuel Gas as adopted by the State of Colorado, Model Electric Ready and Solar Ready Code.

BACKGROUND OR DETAILED INFORMATION:

For years, the City has adopted by ordinance various versions of the International Codes promulgated by the International Code Council, Inc., to provide minimum standards to safeguard life and limb, health, property and the public welfare by

regulating and controlling various matters including, but not limited to, the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the jurisdiction of the City. The City last adopted the 2018 editions of the International Codes in January 2019 (except for the International Energy Conservation Code, which was the 2009 version at that time.) Due to requirements of changes in state law, the City did adopt the 2018 Energy Conservation Code in 2023 and is now considering the 2021 Energy Conservation Code. The County Building Official and County staff, in conjunction with some assistance from City staff, review the upcoming new editions every six years on behalf of the County and City to determine if updates should occur and, if so, what section(s) may need to be amended or eliminated if adopted. The amendments are included for adoption.

Colorado has adopted a Plumbing and Fuel Gas Code with applicable chapters of the International Residential Code and the state's code proposed for adoption is in place of the International Plumbing Code and the International Fuel Gas Code. (The state's code includes portions of versions of both of these codes.)

Pursuant to HB 22-1362, with the adoption of these proposed International Codes, the City is required to adopt the 2021 edition of the Energy Conservation Code or later. It is proposed that the 2021 version be adopted with some amendments. The same House bill requires the City to also adopt the Colorado Model Electric Ready and Solar Ready Code.

Various amendments are proposed to the Codes to be more relevant to the construction and maintenance of buildings in the Grand Valley.

FISCAL IMPACT:

Nominal costs

SUGGESTED ACTION:

Discussion and direction regarding the adoption of the codes.

Attachments

1. 2024 Adoption Summary (1) (3)

MESA COUNTY ORDINANCE

NO. 008(D) REVISIONS

ADOPTION OF THE 2024 INTERNATIONAL CODES

The following illustrates the proposed changes/revisions to Ordinance No 008(C)

Adopting codes in Mesa County

The additional differences between the 2018 and the 2024 Ordinances is for clarification and consistency only.

2018 Ordinance	Proposed 2024 Changes	Narrative
2018 IBC had no appendix for sleeping lofts available or adopted.	The 2024 International Building Code (IBC) added Appendix P and we propose adopting it to address these use cases.	Adding Appendix P provides allowances for, and limitations in R occupancies to be used as sleeping lofts, in habitable space regulated under this code. We currently have not seen these in commercial occupancies, but we have seen them in one- and two-family residences. This provides clear direction for utilizing in these spaces.
2018 IBC Section 105.1 was adopted with no amendments.	Part 4, Section 2, 105 is amended by adding the sentence “Each separate building, structure, pool, retaining wall, etc. shall require a separate permit.	This is how the permitting process is currently being done. Placing it in the ordinance will make it clear to everyone that this is how it is being enforced for consistency and record tracking.
2018 IBC Section 105.2 “Work exempt from permit” with amendments was adopted.	Part 4, Section 2, 105.2 is amended by adding swings and other playground equipment, located outside, for all occupancies covered by this code, shade fabric structures 400 square feet or less, and storage containers on active construction sites for short-term utilization, subject to annual review. are being added to the exceptions.	Mesa County has historically not required permits for work that does not pose a significant risk to the residents. The IBC has a list of these instances broken down by trade type, but we are proposing adding to the list with these items. Outdoor playground equipment, this equipment isn’t designed to meet code. To modify it so it to meet code would be extremely difficult, costly, and negate the purpose of the equipment (fun) and in some cases make it less safe.

		<p>400 sq. ft or less fabric shade structures. These are typically small in size and trying to make them comply with the snow and wind loads has proven to be costly and difficult. They typically cover playground equipment or picnic area that is used in the summer. We feel that the risk of these two items is minimal with the limitations included.</p> <p>Storage containers, typically shipping containers, are often used on commercial construction sites and we have not required a permit for them. This addition just clarifies this and adds a stipulation of an annual review to verify they are utilizing them on the jobsite safely.</p>
2018 IBC Section 310.5, R-4 was adopted with the amendment, “or shall comply with the International Residential Code (IRC).”	Part 4, Section 2, 310.6 was added, with a new Residential Group classification (R-5), to address congregate living facilities (nontransient) with 16 or fewer occupants, for whom supervision is provided on a 24-hour basis within the building, structure, or portion thereof.	The code adoption in 2018 allowed this unique scenario to also include alcohol and drug centers, assisted living, halfway houses, etc. The intent of this change is to limit the usage of this scenario to the groups and uses that it was originally intended. It requires staff supervision on a 24-hour basis and that all persons residing within be capable of responding to an emergency situation to complete building evacuation, without any assistance. It also requires that the structure comply with the IRC for smoke detectors, carbon monoxide detectors, emergency egress, etc.
Adoption of the 2018 International Plumbing Code (IPC) and the International Fuel Gas Code (IFGC)	Combining and adopting the Colorado Plumbing and Fuel Gas Code and applicable chapters of the IRC.	Under Title 12, Article 15 Colorado Revised Statutes (CRS), the State of Colorado Plumbing Board adopts and amends the plumbing and fuel gas code for the State of Colorado. This references the adoption to this state code with it’s amendments rather than its model codes the IPC, IFGC and IRC. We are required by the State to adopt this code within one year of the

		State adoption.
Multiple IRC sections were adopted as written in reference to flood hazard areas	Flood hazard areas have been revised in the 2024 IRC adoption to reference the local jurisdiction floodplain administrator.	This amendment is meant to remove the duplicate review of these elements by the floodplain administrator and the building department. The floodplain provisions are reviewed by the floodplain administrator. After communicating with these entities, we feel that this will remove the chance for these requirements to be in conflict with one another. The building department will now receive an approval from the jurisdiction floodplain administrator prior to issuance of the permit.
2018 IRC Section R105.1 was adopted with no amendments.	Part 8, Section 2, R105 is amended by adding the sentence “Each separate building, structure, pool, retaining wall, etc. shall require a separate permit.	This is how the permitting process is currently being done. Placing it in the ordinance will make it clear to everyone that this is how it is being enforced for consistency and record tracking.
2018 IRC Section R105.2 “Work exempt from permit” was adopted with amendments	Part 8, Section 2, R105.2 is amended by adding temporary prefabricated swimming pools installed for a maximum of 180 days per year is being added to the list.	The code only allowed a temporary prefabricated less than 24 inches deep. This change will allow temporary prefabricated that are up for 180 days or less without a permit.
2018 IRC Section R302.3 “Two-family dwellings was adopted with no amendments.	Part 8, Section 2, R302.3 is amended by adding the sentence “Two-family dwelling does not include buildings that are used, intended, or designed to be separated as individually owned properties. See definition of townhouse.”	Based on the 2018 IRC, these individually owned properties (single-family attached) were required to have a two-hour separation based on proximity to a property line. Under the 2024 wording, this would be allowed to be dropped to a one-hour separation based on there being only two dwelling units. This is in conflict with the setback requirements of the code, which requires that each wall within 3’ of the property line is required to be one hour rated (combined to two hours). By allowing this in a non-property line property, future ability to separate units into individually owned properties is extremely difficult and expensive. Code has

		switched from a two-hour to a one-hour and vice versa several times in recent history. We are attempting to alleviate future limitations and changes by sticking with how we have enforced it for the past couple of code cycles.
2018 IRC Section R309.1 “Townhouse automatic sprinkler system” was amended out of the adoption.	Part 8, Section 2, R309.1 is being implemented with the requirement modified to more than four units in a single townhouse structure.	The general code requirement is that all residential units must be sprinklered. We are looking to implement a sprinkler requirement for more than four units within the same structure, due to the higher level of hazard associated. There are very few developments that have more than four units currently and this will help limit the increased hazard associated with these attached units.
2018 IRC Section R319.1 “Emergency escape and rescue openings required” was adopted with the amendment of floors above grade plane requiring an emergency escape and rescue opening.	Part 8, Section 2, R319.1 is being amended with an additional exception for storage rooms located above a garage and accessed only through the garage.	The amendment had the unintended effect of requiring an emergency escape and rescue opening on these storages only (non-habitable) spaces. This exception is intended to remove this requirement, but limit it to spaces that can not be classified as habitable space.
2018 IRC Section R322 was adopted with no amendments.	Part 8, Section 2, R322.1 is being removed from the proposed adoption.	CRS2023 Title 9 Article 5 sets a State standard for accessible housing and is different than the IRC standard. To remove this conflict and provide for consistency, we are removing the IRC provisions and enforcing the State law only. This state law is less restrictive than the IRC provision.
2018 IRC Section R323 was adopted with no amendments.	Part 8, Section 2, R323 is being removed from the proposed adoption.	This section of the IRC references an ASME standard (Elevators) that is not published by the IRC and would require additional certification from an external entity. We see very few of these in one- and two-family construction.

Section R328 was added to address Wildland-Urban Interface (Wildfire hazard areas)	<p>Part 8, Section 2, R333 is being amended to match the changes to Class 3 ignition resistant construction specified in the International Wildland-Urban Interface Code.</p> <p>We will be adopting a new Wildland Fire Code before the end of the year.</p>	This is not a change from what we had adopted before, but is addressing the changes to the Wildland-Urban Interface Code for this Class 3 construction. The two changes are enclosing underfloor spaces (stilt construction) to prevent fire entry and installing screens on vents to prevent the entry of flames or embers. Colorado will be adopting a State wildfire resiliency code this year that we will be required to adopt.
2018 IECC was adopted with amendments	2021 IECC with amendments along with the Colorado Model Electric Ready and Solar Ready Code is being proposed.	In 2022, the Colorado General Assembly passed HB22-1362. This requires local jurisdictions to adopt an energy code that is equivalent to or stronger than the 2021 IECC and the Colorado Model Electric Ready and Solar Ready Code upon updating or adopting any other building code between July 1, 2023 and June 30, 2026. We have made some amendments to try and combat the increased cost of this code implementation, while maintaining our compliance with this law.
Exhibit A:	Exhibit A:	
Inspections outside of normal business hours \$50	Inspections outside of normal business hours (2-hour min.) - \$60	This increase proposal is to help cover overtime wages and vehicle cost
Inspections or plan review for which no fee is specifically indicated - \$45	Inspections or plan review for which no fee is specifically indicated - \$50	We propose changing all of the minimum fees that have been \$35 to \$45 for the last 30 years. This is to help cover cost of administrative staff, plans examiners and field inspectors.
Minimum permit fee \$35	Minimum permit fee \$50	Move on houses, First reactivation of expired permit, Additional reactivation or release of non-compliance per trade, Decks, Patio Covers, Storage Sheds & Open Carports

		Less than 400 sq. ft. in area and accessory to residences, Intermodal Shipping Container Shed/Storage with No Utilities or Attached Construction
<p>Manufactured home permit fee - \$100</p> <p>Manufactured home on required permanent foundation permit fee - \$150</p> <p>International Residential Code certified home permit fee - \$150</p>	<p>Manufactured home permit fee - \$150</p> <p>Manufactured home on required permanent foundation permit fee - \$200</p> <p>International Residential Code certified home permit fee - \$200</p> <p>IRC certified homes with On-Site Construction inspections to be verified by Mesa County Building Department – Table 2 (based on sq. ft valuation same as regular construction)</p>	<p>Manufactured homes now require us to send two inspectors to verify electrical and building elements, a plan examiner to review and the support services to complete the permit process. IRC manufactured homes are now reviewed by the State and contain elements (On-Site Construction) for the local jurisdiction to review and inspect (ex. completion of the thermal envelope, installation of heating/cooling equipment, verification of Manual J & S, etc.) that was not historical practice.</p>
None	<p>Residential Submittal Fee: Applies to residential projects that hold a risk of non-issuance after staff intake and review, as determined by the Building Official – Maximum of \$250 non-refundable fee, to be applied to the permit fee at the time of issuance.</p>	<p>The residential submittal fee is to address projects that hold a risk of non-issuance after staff intake and review. It has been used recently on residential solar permits, due to the practice of applying for a permit when a job was bid. We completed many reviews for the permits to not be issued and withdrawn. This was a drain on our staff's time and we received no compensation for the time. The charge is not an additional fee, as it is structured to apply to the permit fee at issuance. If the application expires we have to send an inspector out to verify that the work wasn't done.</p>

None	Work commencing before permit issuance (at Building Official discretion) – 2x permit fee	Work prior to permit issuance has been a repeat problem over the past few years. Last year we issued over 100 stop work notices in our normal course of business. The vast majority of these occurrences were re-roofs and window replacements being completed without a permit. We are looking to implement a double permit fee (which both the IRC and IBC currently have written into them) to potentially curtail this trend.
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Grand Junction City Council

Workshop Session

Item #1.b.

Meeting Date: June 16, 2025

Presented By: John Shaver, City Attorney, Gus Hendricks, Deputy Chief/Emergency Manager

Department: Fire

Submitted By: Gus Hendricks, Deputy Chief/Emergency Manager, Steve Kollar, Fire Marshal

Information

SUBJECT:

Update on Changes to the 2024 International Fire Code to Include Highlights and Amendments of Interest

EXECUTIVE SUMMARY:

The City will transition from the International Fire Code (IFC) 2018 edition to the IFC 2024 edition as part of a greater county-wide jurisdictional effort to move to the 2024 International Code Council (ICC) Series, which includes the International Building Code, International Residential Code, International Mechanical Code, etc. The IFC 2024 edition contains updates and amendments that include construction requirements for existing buildings, fire department access to shared driveways, liquefied petroleum gas use and permitting, and the addition of new chapters to provide direction for the use of storage systems for powered micromobility devices and trash collection in apartments.

BACKGROUND OR DETAILED INFORMATION:

Prior to 2000, there were three major codes used in the United States - the BOCA, Southern, and Uniform codes. In 1999, the three code organizations merged to form one family of codes, which are known as the International Codes, to be used throughout the country. City Council adopted the 2000 edition of the International Codes in December 2000; the 2006 edition was adopted by City Council, replacing the 2000 edition in January 2007; the 2012 edition was adopted by City Council in February 2012, replacing the 2006 edition; the 2018 edition was adopted by City Council in February 2019, replacing the 2012 edition; and the 2018 edition has been revised and updated by the International Code Council with the proposed 2024 edition.

The ICC develops construction and public safety codes through a transparent and

inclusive governmental consensus process. The code development process, a nearly three-year endeavor ending in published documents, consists of three distinct stages:

- Code Development Committee and Code Change Review
- Code Committee Action Hearings and Public Comment/Testimony
- Government Consensus Vote, Validation Committee review and ICC Board Confirmation

A broad cross-section of stakeholders participates in the code development process, including, but not limited to, the fire service, building officials, building owners, designers, insurance companies, private inspection agencies, academics, contractors, manufacturers, and distributors. Anyone can submit a code change proposal to ICC for consideration. ICC develops and publishes codes on a three-year code cycle. The City and Mesa County typically adopt these codes every other code cycle (i.e., 2006, 2012, 2018, 2024). This means the local jurisdiction adopts six years' worth of prescriptive code changes.

IFC Highlights and Amendments of Interest

Outdoor Burning Regulations - No changes are proposed, given the broader public policy implications, reserving this important topic for community leaders. IFC Section 307, as previously amended, governs open burning, recreational fires, fire pits, portable outdoor fireplaces (chimineas, burn bowls, etc.), and permanent fire pits and fireplaces. Regulations reflect those that became effective via City Ordinance No. 4733 (2017) as a direct result of City Council's public policy efforts and outreach. The regulations were subsequently re-adopted locally in the International Fire Code (2018 ed.) in February 2019 and remain intact for the 2024 adoption process.

Chapter 11 (Construction Requirements for Existing Buildings) - Significant amendments are not proposed to Chapter 11, which maintains prescriptive retroactive code requirements for existing buildings in the jurisdiction. Municipalities and Fire Districts across Colorado, to include Grand Junction, have addressed this chapter in a myriad of ways, from keeping it intact, deleting it or modifying it to reflect local needs in the past, however peer organizations now have seemingly embraced the prescriptive retroactive safety requirements as 2021 and 2024 versions of the IFC have been adopted.

Chapter 11 applies to existing buildings constructed prior to the adoption of the code (2024 ed.) and is intended to provide a minimum degree of fire and life safety to persons and emergency responders occupying such buildings by necessitating alterations that comply with the minimum requirements of the International Building Code. It differs from most retroactive code applications in that it does not require construction work to be completed prior to its implementation. Essentially, the ICC code committee and subsequently Chapter 11 recognized that many conditions allowed under previous codes present conditions with serious consequences/distinct hazards to fire and life safety affecting citizens and emergency responders alike, and as such, they must be mitigated.

The provisions pertain to emergency responder radio coverage, automatic smoke detection systems, manual fire alarm systems, fire sprinkler systems, single-station smoke alarms, carbon monoxide alarms, elevators, vertical openings, means of egress, energy storage systems, etc. Portions of this chapter pertaining to structural matters have been amended to require a decision-making partnership with the Building Official prior to enforcement action commencing.

It is difficult to conclude how many occupancies would be affected, given the number of qualifying construction factors and exceptions included. However, it is likely that it would involve reviewing structures built in the 1980s or earlier. Implementation would entail careful research and deliberation, thoughtful processes, and patient timelines to bring occupancies into compliance in collaboration with building owners.

Several sections of Chapter 11 are notable and potentially more challenging than others. They include fire sprinklers for high-rise buildings, fire sprinklers for restaurants/bars serving alcohol with an occupant load greater than 300 (Group A-2), automatic smoke detection in Hotel/Motels with interior corridors, manual fire alarm installations in Hotel/Motels (Group R-1) with more than one story or 20 sleeping units, and manual fire alarm installations in Apartments/Dorms that exceed three stories or exceed 16 dwellings (Group R-2).

The chapter on construction requirements for existing buildings first appeared in the IFC (2009 ed.) as Chapter 46 and brought many retroactive requirements scattered throughout previous editions into one consolidated location (plus additional requirements). It became Chapter 11 in the IFC (2012 ed.). Iterations of sections related to Fire Alarm Systems for Group R-1 (Hotels/Motels) and R-2 (Apartments) have been in the code at a minimum since 2009, while fire sprinklers for Group A-2 (Restaurant, Tavern, Nightclub) that serve alcohol/over 300 occ load was added in 2018 and fire sprinklers for high rise buildings was added in 2021. Other chapter topics include, but are not limited to, means of egress, elevators, vertical openings, energy storage systems, etc.

Fire Department Access - Chapter 5 and Appendix D address matters related to fire department apparatus roads (i.e., fire lanes). Minor amendments have been proposed to Loop Lane and Shared Driveway requirements to align with recent changes to the City's Land Development and Zoning Code and Transportation Engineering Design Standard (TEDS), specifically removing the limitation concerning the number of units that may utilize shared access driveways. The amendments adopted in the IFC (2018 ed.) to better facilitate a balance of fire department needs with urban planning principles have been retained in the proposed IFC (2024 ed.). Most of those minor amendments recognized the use of fire sprinkler systems in structures, thereby providing exceptions and/or development flexibility when it comes to code-required fire apparatus turnaround locations and aerial apparatus road widths.

Chapter 61 (Liquefied Petroleum Gases LP-G) - Proposed code sections and

language have been added to Chapter 61, clarifying minimum permit thresholds of 120-gallon (water capacity), minimum plan review submittal documents, and clarifying the adherence to manufacturer specifications and product listings. Amendments also prohibit ancillary installations (i.e., cascading) unless designed and reviewed by a registered design professional. Additionally, LP-Gas tank/gas installations under certain circumstances would not be allowed to be connected in lieu of connecting to permanent utilities (i.e., natural gas) to augment existing land development and zoning code regulations.

New Chapters and/or Sections - The national ICC code committees have added several new chapters and sections (IFC 2024 ed.). Information has either been created, added new information or consolidated previous information into single chapters or sections. Notable new chapters or sections include, but are not limited to, Powered Micromobility Devices, Energy Storage Systems in Group R-3 and R-4 Occupancies (Single Family, Residential Care), and Valet Trash and Recycling in Group R-2 Occupancies (Apartments).

FISCAL IMPACT:

Nominal costs for printed materials.

SUGGESTED ACTION:

Information only for updates in the 2024 International Fire Code

Attachments

None



Grand Junction City Council

Workshop Session

Item #1.c.

Meeting Date: June 16, 2025
Presented By: Jay Valentine, General Services Director
Department: General Services
Submitted By: Kyle Coltrinari

Information

SUBJECT:

Parking Overview

EXECUTIVE SUMMARY:

The City's parking system faces several challenges. Rising demand has increased pressure on available spaces with peak occupancy growing despite added supply. The system is projected to reach capacity by 2030, requiring expansion planning by 2027. Financially, the Parking Fund operates with narrow margins, limiting its ability to build reserves which do not align with future needs. This ongoing strain has been intensified by recent operational and legal limitations affecting enforcement effectiveness and space availability. These challenges have contributed to decreased revenue and reduced turnover, underscoring the importance of strategic planning moving forward.

BACKGROUND OR DETAILED INFORMATION:

Downtown Grand Junction's parking system is a vital asset that supports local economic activity, visitor access, and overall community livability. Operated as an enterprise fund, all revenue from meters, permits, and fines is reinvested into system operations, equipment, and personnel independent of the General Fund.

Two comprehensive studies, conducted by Walker Consultants in 2015 and 2022, have provided valuable data on parking usage, availability, and future needs. During this time, the number of parking spaces increased. Despite this expansion, peak occupancy also rose from 45% to 55%, particularly in the downtown core, indicating growing pressure on the system. The 2022 study projects that the parking system will reach effective capacity by 2030. Given the estimated three-year timeline to plan, fund, and build new structured parking, a strategy to expand supply should be in place by 2027.

The Parking Fund budget reflects narrow revenue-to-expense margins, limiting the City's ability to build reserves for future needs. Ongoing challenges have placed additional pressure on system performance, leading to decreased revenue and reduced space turnover. These trends emphasize the need for thoughtful, long-term planning to ensure a sustainable and effective approach moving forward.

Downtown parking remains a critical mobility resource and a key policy tool for economic development. While Grand Junction's parking system has evolved thoughtfully, increasing demand, legal constraints, and financial pressures underscore the need for strategic planning and action.

FISCAL IMPACT:

For discussion only

SUGGESTED ACTION:

For discussion only

Attachments

None



Grand Junction City Council

Workshop Session

Item #1.d.

Meeting Date: June 16, 2025
Presented By: Niki Galehouse, Planning Manager
Department: Community Development
Submitted By: Niki Galehouse, Planning Manager

Information

SUBJECT:

Overview of Residential Occupancy Limitations related to the implementation of HB 24-1007

EXECUTIVE SUMMARY:

In 2024 the State passed HB-24-1007 Home (Harmonizing Occupancy Measures Equitably) Act with an effective date of July 1, 2024. The State has declared the number of people living together in a single dwelling cannot be limited based on a familial relationship, except in the very limited circumstance stated in the law. The State has said this is “mixed concern” and as such the City cannot limit the number of people living in a single dwelling based on the familial relationship. While the City has not been enforcing these standards, this Ordinance brings the City's Zoning & Development Code into compliance with State law.

BACKGROUND OR DETAILED INFORMATION:

In 2024, the State passed HB-24-1007 Home (Harmonizing Occupancy Measures Equitably) Act with an effective date of July 1, 2024. The State has declared the number of people living together in a single dwelling cannot be limited based on a familial relationship, except in the very limited circumstances stated in the law. The State has said this is a “mixed concern” and, as such, the City cannot limit the number of people living in a single dwelling based on the familial relationship.

While the City has not been enforcing these standards, this Ordinance brings the City's Zoning & Development Code into compliance with State law. Specifically, the proposed amendments remove the definition of “family” and revise related terminology throughout the Code. This includes renaming “single-family” and “multifamily” dwellings to “single-unit” and “multi-unit” dwellings, respectively, with corresponding updates made throughout Title 21.

There remains some uncertainty around how the HOME Act may affect group living uses. To allow time for further evaluation, a separate ordinance establishing a moratorium on enforcement of the City's group living regulations will be brought forward for City Council consideration.

FISCAL IMPACT:

N/A

SUGGESTED ACTION:

This item is for discussion purposes only.

Attachments

1. Household Definition Draft Ordinance_CLEAN

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING DEFINITIONS AND REGULATIONS RELATED TO HOUSEHOLD OCCUPANCY LIMITS AND GROUP LIVING FACILITIES

Recitals

In 2024 Governor Polis signed HB-24-1007 (Harmonizing Occupancy Measures Equitably) (“Act”) with an effective date of July 1, 2024. The Act establishes that the City of Grand Junction (“City”) shall not limit the number of people living together in a single dwelling based on a familial relationship. The Act establishes that the matter is of “mixed concern” and, as such, the City shall not limit the number of people who may live together in a single dwelling based on familial relationship. The Act further provides that “Local governments retain the authority to implement residential occupancy limits based only on demonstrated health and safety standards...or affordable housing program guidelines.” (Emphasis added.)

After public notice and public hearing as required by the Grand Junction Zoning and Development Code (“Code”), the Grand Junction Planning Commission recommended approval of the amendments to the Code regarding the Act.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development Code implement the amendments required by the Act.

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):

21.02.070 DEVELOPMENT FEES

(a) Development Impact Fees.

...

(5) Development Impact Fees to Be Imposed.

(i) Fee Obligation, Payment, and Deposit.

...

- (G) Time of Submittal. For nonresidential and multifamily-unit development [excluding townhomes, duplexes, and condominium residence(s)] the fee shall be calculated as of the submission of a complete application and construction commences within two years of approval. Should construction fail to commence within two years, the applicant shall pay those fees in place at the time of issuance of a Planning Clearance.

...

(ii) Exemptions.

...

- (G) Complete Development Application Approved Prior to Effective Date of Chapter. For development for which a complete application for a Planning Clearance was approved prior to January 1, 2020; and for nonresidential and multifamily-unit development for which a complete application was submitted prior to January 1, 2020, so long as construction commences by January 1, 2022, the required fees shall be those in effect at time of submittal.

Table 21.02-8: Impact Fee Schedule (2023) Fire, Police, Parks and Recreation & Transportation

		Fire	Police	Parks & Recreation	Transportation
Single-Familyunit					
...					
Multi-familyunit	Dwelling	\$494	\$212	\$897	\$2,881
...					

...

(b) School Land Dedication Fee.

(1) Standard for School Land Dedication....

...

(ii) Payment, Prepayment, Exemption, Credit, and Refund of SLD Fee.

(A) No building permit shall be issued for a ~~building dwelling, multiple-family dwelling or multifamily dwelling~~ which is or contains one or more dwelling units until and unless the SLD fee for such dwelling unit in effect at the time such permit is applied for has been paid as required by this section.

(B) Nothing in GJMC § 21.02.070(b)(1)(i) shall preclude a holder of a development permit for a residential development or mixed-use development containing a residential development component from prepaying the SLD fees to become due under this section ~~for one or more dwellings, multiple-family dwellings or multifamily dwellings to be constructed in such development~~. Such prepayment shall be made upon the filing of a Final Plat for residential development, at the SLD fee rate then in effect and in the amount which would have been due had a building permit application for such dwelling been pending at the time of prepayment. A subsequent building permit for a dwelling, ~~multiple-family dwelling or multifamily dwelling which is or contains one or more dwelling units~~ for which the SLD fees have been prepaid shall be issued without payment of any additional SLD fees. However, if such permit would allow additional dwelling units for which SLD fees have not been prepaid, such permit shall not be issued until the SLD fees for such additional dwelling units have been paid at the rate per dwelling unit in effect at the time the building permit application was made.

21.03.040 DIMENSIONAL STANDARDS GENERAL RULES AND EXCEPTIONS

...

(e) Setback Exceptions

...

(5) Special Setbacks. The following special setbacks shall apply where noted:

...

(i) On corner lots, in areas where an existing parkway strip exceeds 10 feet in width between a sidewalk and the curb, the front yard setback on a side street may be varied by the Director under the conditions and restrictions listed below. A side street shall be considered that street corresponding to the side yard of the majority of the structures on a block. In unusual or conflicting circumstances, the Director shall designate which street is the side street.

...

(B) A variance may be approved only for a single-family unit residential use.

...

21.03.050 ZONE DISTRICTS AND DIMENSIONAL STANDARDS

21.03.050 Residential Districts.

...

(c) Standards Applicable to All Residential Zone Districts

...

(1) Setbacks

...

- (ii) Attached ~~single-family~~unit dwellings that front onto a private drive, shared drive, parking lot, or other private access way shall be set back a minimum of 15 feet from the edge of the access way, with front loading garages set back a minimum of 20 feet from any vehicular or pedestrian access way.

(d) Residential Rural (R-R).

- (1) Intent. To provide areas for low intensity agricultural operations and large lot single-~~family~~unit detached dwelling uses in a rural setting. This district is appropriate for the Rural Residential future land use designation or where terrain and/or lack of public facilities and services require low intensity development, as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

(e) Residential Estate Retired (R-ER).

- (1) Intent. The Residential Estate zone district has been retired from future use. Property that is zoned R-E as of the Effective Date shall be permitted to continue as conforming to this Code but rezoning any additional areas to R-E is prohibited. The intent of the R-ER zone district is to provide areas for low density, estate-type single-~~family~~unit residential detached dwelling development on lots of at least one acre in size.

...

(g) Residential 2 Retired (R-2R).

- (1) Intent. The Residential 2 zone district has been retired from future use. Property that is zoned R-2 as of the Effective Date shall be permitted to continue as conforming to this Code but rezoning any additional areas to R-2 is prohibited. The intent of the R-2R district is to provide areas for single-~~family~~unit and two-~~family~~residential and duplex uses where adequate public facilities and services exist.

...

(h) Residential Low 4 (RL-4).

- (1) Intent. To provide for single-~~family~~unit and two-~~family~~residential and duplex uses where adequate public facilities and services are available. The RL-4 zone district is appropriate to implement the Residential Low future land use designation, as indicated in Table 21.03-2: Comprehensive Plan Implementation, and may be used as a transition between Rural Residential more intense RL-5 for RM-8 zone districts.

...

Lot Standards

Dimensions (min, length ft or area sf)

Building Standards

Setbacks: Principal Structure (min, ft)

Lot Standards	
Lot Area	
Single-unit <u>Detached</u> , Duplex	7,000/structure
Single-Family-unit Attached	2,500/unit
Multifamily-unit	Not allowed
Civic and Institutional	20,000/structure
Lot Width	
Lot area measured by structure	70
Lot area measured by unit	25
Lot Frontage	20
Cluster allowed per Error! Reference source not found.	Yes
Density (units/acre)	
Minimum Maximum	2 4
Cluster allowed per Error! Reference source not found.	Yes
Lot Coverage (max, %)	
Lot Coverage	50
Maximum Number of Dwelling Units	
Single-Family-unit Attached	4
All Other Residential Uses	As allowed by density

Building Standards		
A	Front	15
B	Street Side	15
C	Side	7
D	Rear	25
Setbacks: Accessory Structure (min, ft)		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
E	Height	40

Notes: See **Error! Reference source not found.** for setback adjustments

(i) Residential Low 5 (RL-5).

- (1) Intent. To provide for a low-density development pattern that may include detached and attached dwellings along with small-scale multifamily-unit structures in the Residential Low future land use designation, as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area	

Building Standards		
Setbacks: Principal Structure (min, ft)		
A	Front	15

Single-unit <u>Detached</u> , Duplex	4,000/structure
Single-Family <u>unit</u> Attached	2,000/unit
Multifamily <u>unit</u>	No min
Civic and Institutional	20,000
Lot Width	
Lot area measured by structure	40
Lot area measured by unit	20
Lot Frontage	20
Cluster allowed per Error! Reference source not found.	Yes
Density (units/acre)	
Minimum Maximum	3 5.5
Lot Coverage (max, %)	
Lot Coverage	60
Maximum Number of Dwelling Units	
Multifamily <u>unit</u>	4
All Other Residential Uses	As allowed by density

B	Street Side	15
C	Side	5
D	Rear	15
Setbacks: Accessory Structure (min, ft)		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
E	Height	40

Notes: See **Error! Reference source not found.** for setback adjustments

(j) Residential Medium 8 (RM-8).

- (1) Intent. To provide for medium density detached dwellings, ~~two-family duplex~~ and other attached single-family unit dwellings, and medium-sized multifamily unit structures. RM-8 is appropriate for the creation of neighborhoods with a mix of housing types or as a transitional district between low density zone districts such as RL-4 and higher density multifamily unit or Mixed-Use districts. RM-8 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area	
Single-unit <u>Detached</u> , Duplex	3,000/structure
Single-Family <u>unit</u> Attached	1,200/unit
Multifamily <u>unit</u>	No min
Civic and Institutional	20,000

Building Standards		
Setbacks: Structure (min)		
A	Front [1]	15
B	Street Side	15
C	Side	5
D	Rear	10
Setbacks: Accessory Structure (min)		

Lot Standards	
Lot Width	
Lot Area Set by Structure	40 per lot
Lot Area Set by Unit	16 per unit
Lot Frontage	20 per lot
Density (units/acre)	
Minimum Maximum	5.5 8
Lot Coverage (max, %)	
Lot coverage	75

Building Standards		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
E	Height	50

Notes: [1] Vehicle storage, including a garage, required front setback is 20 ft.

See **Error! Reference source not found.** for setback adjustments

(k) Residential Medium 12 (RM-12)

...

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area, any type of unit	No min
Lot Width	30 per lot
Triplex, Fourplex, Townhome	16 per unit
Lot Frontage	20
Density (units/acre) GJMC Error! Reference source not found.	
Minimum Maximum	8 12
Lot Coverage (max, %)	
Lot coverage	75

Notes: [1] Single-family unit attached vehicle storage, including a garage, required front setback is 20 ft.

See **Error! Reference source not found.** for setback adjustments

Building Standards		
Setbacks: Principal Structure (min)		
A	Front [1]	15
B	Street Side	15
C	Side	5
D	Rear	10
Setbacks: Accessory Structure (min)		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
E	Multifamily-unit	65
	Single-Familyunit Attached	50

(l) Residential High 16 (RH-16).

- (1) Intent. To provide for high density residential use. This district allows multifamily-unit development within specified densities. This district is intended to allow high density residential unit types and densities to provide a balance of housing opportunities in the community. RH-16 may also serve as a transitional district between Residential Medium and Mixed-Use or Commercial future land use designations and zone districts. RH-16 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area any type of unit	No min
Lot Width	30 per lot
Triplex, Fourplex, Townhome	16 per unit
Lot Frontage	20
Density (units/acre)	
Minimum Maximum	12 16
<i>Density measurement GJMC Error! Reference source not found.</i>	
Lot Coverage (max, %)	
Lot coverage	75
Notes: [1] Single-family-unit attached vehicle storage, including a garage, required front setback is 20 ft. See Error! Reference source not found. for setback adjustments	

Building Standards		
Setbacks: Principal Structure (min)		
A	Front [1]	15
B	Street Side	15
C	Side	5
D	Rear	10
Setbacks: Accessory Structure (min)		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
E	Multifamily-unit	60
	Single-Family-unit Attached	50

(m) Residential High 24 (RH-24).

- (1) Intent. To provide for high density residential use. RH-24 allows multifamily-unit development within specified densities. This district is intended to allow high density residential unit types and densities to provide a balance of housing opportunities in the community. RH-24 may also serve as a transitional district between Residential Medium and Mixed-Use or Commercial future land use designations and zone districts. RH-24 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area, all unit types	No min
Lot Width	30 per lot

Building Standards		
Setbacks: Principal Structure (min)		
A	Front [1]	15
B	Street Side	15

Lot Standards	
Triplex, Fourplex, Townhome	16 per unit
Lot Frontage	20
Density (units/acre)	
Minimum Maximum	16 N/A
<i>Density measurement GJMC Error! Reference source not found.</i>	
Lot Coverage (max, %)	
Lot coverage	80
Notes: [1] Single-family-unit attached vehicle storage, including a garage, required front setback is 20 ft. See Error! Reference source not found. for setback adjustments	

Building Standards		
C	Side	5
D	Rear	10
Setbacks: Accessory Structure (min)		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
E	Multifamily-unit	100
Single-Familyunit Attached	Single-unit Attached	50

21.03.060 Mixed-use districts.

...

(d) Mixed-Use Light Commercial (MU-2).

- (1) Intent. The MU-2 district is intended to accommodate commercial, employment, multifamily-unit, and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking. Commercial uses in the MU-2 district may be somewhat larger in scale and more flexible than the MU-1 district, including more auto-oriented uses such as gas stations. While ground stories along streets are intended for commercial uses, the upper stories are appropriate for residential and/or office uses. MU-2 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

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

...

(4) District Specific Standards

...

- (ii) Open Space. Applications for multifamily-unit or mixed-use developments in an MU-3 zone district shall be required to pay the in-lieu fee, as determined in GJMC § 21.05.030(a), rather than provide a land dedication.

21.04.020 PRINCIPAL USE TABLE

...

- (c) Abbreviations Used in the Table. This excerpt from Table 21.04-1 is included to illustrate the use table abbreviations. Current use allocations are provided in Table 21.04-1; this excerpt is not regulatory.

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
Residential Uses												
Household Living												
Dwelling, single-family-unit attached	A	A	A	A	A	A	A				A	

...

(e) Use Table

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	...
Residential Uses												

Household Living												
...												
Dwelling, single-family-unit detached	A	A	A	A	A	A	A					
Dwelling, single-family-unit attached			A		A	A	A	A	A	A	A	A
...												
Dwelling, multifamily-unit						A	A	A	A	A	A	A
...												
Telecommunications												
...												
Base station with concealed attached antennas	<p>A</p> <p>Except NOT allowed on structures the principal use of which is a single-family-unit detached or attached dwelling, tiny home dwelling, duplex, group living (all), day care center, and multifamily-unit dwellings of fewer than three stories.</p>											
Base station with non-concealed attached antennas	<p>C</p> <p>Except NOT allowed on structures the principal use of which is a single-family-unit detached or attached dwelling, tiny home dwelling, duplex, group living (all), day care center, and multifamily-unit dwellings of fewer than three stories.</p>											
Tower, concealed	C	<p>C</p> <p>Except NOT allowed on any site or lot where the principal use is a single-family-unit detached or attached, tiny home, or duplex dwelling.</p>						C	C	C	C	
...												

...

(b) Residential Uses and Structures.

(1) Cottage Court Dwelling.

...

(ii) Design Standards.

...

- (E) Multifamily-unit dwellings landscaping requirements apply per GJMC Chapter 21.07 and may count toward up to 30% of the required private common open space.

...

(5) Group Living Facility.

(i) Standards.

...

(C) Density and Minimum Lot Area.

...

- b. The site must contain at least 500 square feet per resident, except where a multifamily-unit structure is being converted to a group living facility, in which case the minimum adequate lot area shall be in accordance with the requirements of the zone district.

(e) Industrial Uses.

...

(5) Telecommunications Facilities.

...

(xiii) New Base Stations – Concealed and Nonconcealed.

- (A) Antennas and equipment may be mounted onto a structure that is not primarily constructed for telecommunications purposes in accordance with Table 21.04-1: Principal Use Table. A permit is required for base station antennas and equipment mounted onto such an alternative structure. In Residential zone districts, the following structures shall not be used as base stations or to support PWSF or commercial antenna(s): single-familyunit detached dwelling, single-familyunit attached dwelling, duplex dwelling, multifamily-unit dwelling of fewer than three stories in height, any use categorized as group living in Table 21.04-1: Principal Use Table, or adult or child day care center.

...

(xvii) Concealed and Nonconcealed Telecommunications Towers (Not Including DAS or Broadcast Tower).

...

(B) Development Standards

h. Visibility.

1. Concealed.

...

- iii. In Residential zone districts and in Mixed-Use zone districts that include residential uses, new concealed towers shall not be permitted on lots where the principal use or principal structure is single-family~~unit~~ detached dwelling, single-family~~unit~~ attached dwelling, duplex dwelling, multifamily~~unit~~ dwelling of fewer than three stories in height, any use categorized as group living in Table 21.04-1: Principal Use Table, or adult or child day care center of fewer than three stories. Examples of land uses/structure types in residential areas where the site may include a concealed tower are: school, religious assembly, fire station, stadium tower or stand, or other similar institutional/civic uses/structures.

...

(xviii) Broadcast Towers...

...

- (a) Setbacks. New broadcast facilities and anchors shall be set back a minimum of 500 feet from any single-family~~unit~~ detached dwelling unit on the same zone lot; and a minimum of one-foot for every one-foot of tower height from all adjacent lots of record.

...

21.04.040 ACCESSORY USES AND STRUCTURES

...

(e) Accessory Use-Specific Standards.

...

(1) Residential Uses.

- (i) Accessory Dwelling Unit. An accessory dwelling unit (ADU) is allowed only in conjunction with a single-family~~unit~~ attached dwelling, a single-family~~unit~~ detached dwelling, or a duplex dwelling. ADUs are not allowed in conjunction with cottage court dwellings. ADUs shall not be included in density calculations. A Planning Clearance is required for any ADU and an ADU must demonstrate compliance with the following:

- (A) Maximum Number of ADUs.

- a. A lot with one single-family~~unit~~ detached dwelling or a single-family~~unit~~ attached dwelling with two units in the structure may have two ADUs if at least one of the ADUs is attached to the principal dwelling unit (e.g., attic, basement, carriage house, etc.).

...

(3) Industrial Uses.

...

(ii) Outdoor Storage, Accessory.

...

(B) Additional Standards for Residential Zone Districts.

...

- b. Dumpsters and refuse containers for new multifamily-unit dwellings, commercial and industrial uses shall be enclosed in a solid, opaque enclosure constructed of brick, masonry, stucco, or wood at least six feet tall.

21.05.020 REQUIRED IMPROVEMENTS

...

(e) Multi-Modal Transportation System.

...

(5) Shared Driveway (Autocourt).

(iii) Access.

- (A) No more than five single-family-unit lots shall abut or touch any portion of the shared driveway and no more than five single-family-unit dwellings units may utilize a single shared driveway.

...

(7) Bicycle Circulation.

(i) Required Bicycle Access.

- (A) All new development, except individual lot development of a single-family-unit detached or duplex dwelling, shall include reasonably direct connections to Active Transportation Corridors to the maximum extent practicable.

...

(ii) Bike Lane Right-of-Way Required.

- (A) All new development except individual lot development of a single-family-unit detached or duplex dwelling (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.

...

(8) Pedestrian Circulation.

(i) Required Pedestrian Access.

- (A) Each development with one or more buildings, except individual lot development of a single-family-unit detached or duplex dwelling, shall provide reasonably direct paved pedestrian sidewalk connections from the front of principal building main entrances to abutting public streets, between all principal buildings, between buildings and outlying parking areas, between buildings and transit facilities, and between the development and any abutting Active Transportation Corridor.

21.05.030 PARKS, OPEN SPACE, AND TRAILS.

...

- (a) Open Space Dedication or Payment of Fee In-Lieu.

...

- (1) Applicability.

...

- (ii) Private open space and/or a private recreational area(s) in any development, or an outdoor living area(s) required in a multifamily-unit development, shall not satisfy this open space dedication requirement.

21.05.040 RESIDENTIAL COMPATIBILITY STANDARDS

...

- (b) Applicability.

- (1) The residential compatibility standards in this subsection apply when single-family-unit attached of three units or more, multifamily-unit residential, mixed-use development, or nonresidential development is proposed adjacent to structures in an R-R, R-ER, R-1R, R-2R, RL-4, or RL-5 zone district (protected residential districts).

...

- (3) Conformity with the design requirements in this section shall be the responsibility of the multifamily-unit, mixed-use, or nonresidential development applicant and shall be located on the property subject to the development application.

21.05.050 RESIDENTIAL ATTACHED AND MULTIFAMILY-UNIT DESIGN STANDARDS

...

- (b) Applicability.

...

- (1) New Development.

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

...

- (c) General Standards for All Residential Attached and Multifamily-Unit Development.

- (1) Mix of Housing Types. Developments should promote a diverse community through the provision of a variety of housing types, such as a combination of duplex, tri-plex, four-plex, townhomes, apartments, and single-family-unit dwellings units in a range of sizes. Developments are encouraged that are not dominated by a single type of home or dwelling unit.

...

- (d) Development with Three or More Principal Structures. In addition to GJMC § 21.05.050(c), these standards apply to all attached single-family-unit or multifamily-unit developments with three or more principal structures. For example, this would include a development with three rows of townhomes or three apartment buildings. These standards are applicable whether the units are designed for individual lots or not.

...

(3) Circulation and Parking

...

- (iii) Parking areas and freestanding parking structures (detached garages or carports) shall not occupy more than 30% of each perimeter public street frontage of a multifamily-unit development.

...

21.06.010 ENVIRONMENTAL AND SENSITIVE LAND REGULATIONS

...

- (b) Applicability. The provisions of this section, in addition to any other applicable regulation(s), shall apply to a Planned Development Outline Development plan, Preliminary Subdivision Plat or Simple Minor ¹Subdivision for environmental and sensitive lands. This section shall not apply to the following:

- (1) Development of a single-family-unit detached dwelling on any lot or parcel in existence as of the Effective Date;

...

21.08.010 OFF-STREET PARKING AND LOADING

...

Table 21.08-1: Minimum Off-Street Vehicle Parking Requirements	
GFA = Gross Floor Area	
	Minimum Vehicle Parking
Residential Uses	
Household Living	
Dwelling, Single-Family-unit Detached	2 per unit
Dwelling, Single-Family-unit Attached	1 per unit
...	
Dwelling, Multifamily-unit	1 bedroom: 1 per unit 2 bedroom: 1.5 per unit 3+ bedroom: 2 per unit Affordable Housing: 0.75 per unit

¹ Pending adoption of Ordinance ____, being heard by City Council on June 18, 2025.

Table 21.08-1: Minimum Off-Street Vehicle Parking Requirements

GFA = Gross Floor Area

	Minimum Vehicle Parking
...	

(d) Parking Credits and Adjustments.

- (1) **Parking Reductions.** The minimum parking requirements in Table 21.04-1 may be adjusted as described in this section. The following reductions do not require the submittal of an alternative parking plan.

...

(ii) Shared Parking Facility Reduction.**(A) Calculation.**

- a. Where two or more uses listed in Table 21.04-1 share a parking lot or structure, the total off-street parking requirement for those uses may be reduced by the factors shown in the table below.

Table 21.08-2: Shared Parking Reduction

Property Use	Multifamily-unit Dwellings	Public, Institutional, and Civic	Food and Beverage, Indoor Recreation, or Lodging	Retail Sales	Other Commercial or Industrial
Multifamily-unit Dwellings	1.0				
...					

- b. To calculate the shared parking reduction, add the requirements for each use category and then divide the sum by the factor shown for that combination of use categories in Table 21.08-3. For example, a development with 5,000 square feet of small retail space (three per 1,000 square feet gross floor area) and 20, two-bedroom multifamily-unit dwelling units (1.5 per dwelling unit) would take the total spaces required and divide by 1.2.

$$(15) + (30) = 45$$

$$45/1.2 = 37.5$$

The shared parking requirement is 38 spaces.

...

(e) Vehicle Parking Location and Design.**(1) Location.**

...

- (ii) Parking spaces in Residential zone districts shall not be in a front yard setback, except for parking in driveways for detached single-family-unit detached or duplex dwelling structures. In no case shall parking be allowed in parkway strips (the area between the sidewalk and curb or edge of pavement).

...

(4) Pedestrian Crossings.

...

- (iv) To the maximum extent practicable, parking lots for multifamily-unit, mixed-use, and nonresidential development shall be designed to allow for cross-access to adjacent properties to encourage shared parking and access points on public or private streets. This may be established by one or more of the following:

...

21.08.020 BICYCLE PARKING AND STORAGE

(a) Amount Required.

- (1) Each nonresidential principal structure shall provide the following, depending on the category of the use as shown in Table 21.04-1: Principal Use Table:

Table 21.08-3: Minimum Bicycle Parking Spaces Required		
Use or Use Category	Short-Term Spaces	Long-Term Spaces
Multifamily-unit Dwelling	2 plus .05 per bedroom	2 plus .05 per bedroom
...		

21.08.030 ELECTRIC VEHICLE CHARGING FACILITIES

Where a permanent parking lot or structure is required for new development or the redevelopment of multifamily-unit 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% or greater increase of the gross square footage of an existing structure.

...

21.09.050 ACCESS, CIRCULATION, AND CONNECTIVITY

...

(b) Access to Public Streets.

...

- (3) Single-family-unit attached dwellings and/or multifamily-unit dwellings with no street frontage or limited street frontage may be allowed by the Director provided access is reasonably and readily available for each dwelling unit through the use of private streets, shared drives, parking lots, and/or other specifically identified limited common elements.
- (4) Single-family-unit residential lots may be located on a loop lane providing access to a public street, provided the loop lane complies with standards in GJMC § 21.05.020(e)(6).

...

21.10.080 SIGN STANDARDS BY ZONE DISTRICT

...

(b) Residential Zone Districts. One permanent sign per residential lot not exceeding six square feet in area is allowed, subject to the standards below.

...

- (1) One permanent monument sign up to 32 square feet in area is allowed at a multifamily-unit apartment/condominium building/complex and on each common area parcel that abuts a public right-of-way; for purposes of this subsection, "common area parcel" means a parcel that is owned by a homeowners' association for the benefit of all lot owners in a planned community, common interest community or condominium.

...

21.12.010 NONCONFORMITIES IN GENERAL

...

(d) Abandonment

...

(2) Residential Nonconformities

(i) A nonconforming residential use, other than a single-familyunit dwelling, that has not been occupied for a continuous period of 12 months, for whatever reason, shall be considered to be abandoned and shall not be reoccupied except in conformance with all applicable provisions of this Code.

(ii) A nonconforming single-familyunit dwelling that has not been occupied for a continuous period of 12 months or longer shall not be considered to be abandoned and may be reoccupied at any time provided the structure has not been changed, legally or illegally, to a nonresidential use or multiple-unit residential use.

...

21.14.010 MEASUREMENTS

...

(c) Lot and Site Measurements

...

(5) Setbacks.

...

(i) Measurement

...

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

...

(e) Household Occupancy.

(1) The number of occupants in a dwelling unit shall not exceed the maximum allowed by health and safety standards (if and when any are found or adopted) and/or by any applicable state or federal law or regulation, and/or by applicable affordable housing standards, if any.

...

21.14.020 DEFINITIONS

Campsite means any defined area which is used for overnight stays by an individual, a ~~single camping family~~, group, or other similar entity.

...

Development Impact Fee-Related Definitions. For purposes of GJMC § 21.02.070, the following terms shall have the following meanings:

...

Commencement of impact-generating development. Commencement of impact-generating development occurs upon either:

1. The submittal of a complete application for the development of a nonresidential development or ~~multifamily-unit~~ for-rent development for which construction commences on or before two years from the date of complete application submittal; or
2. Planning Clearance for residential uses intended for fee simple ownership such as single-~~family-unit~~ homes, townhomes, or condominiums.

...

Dwelling unit means a building or portion thereof that provides complete, independent living facilities for a ~~single family-one or more individuals~~ maintaining a household, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

...

Dwelling, co-housing means a community of private dwelling units that includes shared spaces, such as a community room, or shared facilities, such as a kitchen for community use. Each private unit must include sleeping and sanitary facilities. Where community spaces or facilities are provided, they need not be provided in individual units. Dormitories, rooming/boarding houses, and fraternities or sororities are not considered co-housing. Co-housing may be designed as either a ~~multifamily-unit~~ structure or cottage court development.

Dwelling, cottage court means a residential development, including co-housing developments, that combines a group of small individually owned or rented ~~single-family unit dwellings-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.

Dwelling, duplex means a single residential building on a single lot containing two dwelling units, each designed for use and occupancy by no more than one ~~family household~~. 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.

Dwelling, multifamily-unit means a building(s) arranged, designed, and intended to be used for occupancy by three or more ~~families households~~ living independently of each other and containing three or more dwelling units on the same or separate lots.

Dwelling, single-familyunit detached means a residential building designed for use and occupancy by no more than one family household 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 and tiny homes shall be considered single-familyunit detached dwellings.

Dwelling, single-familyunit attached means two or more attached single-familyunit dwellings 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. This use is also referred to as a townhome.

Dwelling, tiny home means 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.

In order to meet this definition, a tiny home must be built to the International Residential Code as adopted by the Building Codes & Standards program within the Division of Housing. Colorado tiny homes will receive a metal plate insignia that certifies the tiny home is built to the codes and standards of the program. This use does not include manufactured homes, recreational park trailers, or recreational vehicles.

A tiny home may be a single-familyunit detached dwelling unit or an accessory dwelling unit.

...

~~*Family* means any number of related persons living together within a single dwelling unit as a single housekeeping unit, but not more than four persons who are unrelated by blood, marriage, guardianship, or adoption.~~

...

Group living (Use Category). Uses in this category are characterized by residential occupancy of a structure by a group of people who do not meet "the definition of "household living." Tenancy is arranged on a month-to-month or longer basis ~~and the size of the group may be larger than a family.~~ Group living usually includes common eating areas for residents, and residents may receive care, training, or treatment. Caregivers often reside at the site. Accessory uses commonly include recreational facilities, personal storage buildings, gardens, and parking.

Group living facility means a type of group living characterized by the provision of training, treatment, supervision or other professional support or care and who receive care, training, treatment, supervision or other support from caregivers or staff on site. Tenancy is arranged on a monthly or longer basis, ~~and the size of the group may be larger than a typical family.~~ Uses where tenancy may be arranged for a shorter period are not considered residential; they are considered to be either a form of lodging facility. Generally, group living structures have a common eating area for residents, but a common eating area by itself, without other care, treatment, supervision or other professional or health support services being provided on site, does not indicate a group living facility (a multifamily-unit residential facility, such as apartments, may, for example, have a common eating area).

Group living facility, small means a facility designed for and occupied by five to nine residents living together.

Group living facility, large means a facility designed for and occupied by 10 to 16 residents living together.

Group living facility, unlimited means a facility designed for and occupied by 17 or more residents living together.

...

Home occupation means a business activity or occupation carried on within a dwelling by members of the ~~family~~ household occupying the dwelling.

...

Household means a ~~family~~, an individual, or a group of individuals ~~of not more than four unrelated persons~~ living together in a single dwelling unit, with common access to and common use of all living and eating areas and all areas and facilities for the preparation and serving of food within the dwelling unit.

...

Manufactured home or housing means factory-built, single-family-unit structures that meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. Section 5401 et seq.), commonly known as the HUD Code (U.S. Department of Housing and Urban Development).

...

Mobile home means a single-family-unit dwelling, factory-built and factory-assembled residence which does not comply with the National Manufactured Homes Construction Safety and Standards Act. (42 U.S.C. Section 5401 et seq., 1978, as amended).

INTRODUCED on first reading this 18th day of June 2025 and ordered published in pamphlet form.

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ATTEST:

Cody Kennedy
President of the City Council

Selestina Sandoval
City Clerk