

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5267

**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.

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(5) Development Impact Fees to Be Imposed.

(i) Fee Obligation, Payment, and Deposit.

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- (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.

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(ii) Exemptions.

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- (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

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(e) Setback Exceptions

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

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(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.

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

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21.03.050 ZONE DISTRICTS AND DIMENSIONAL STANDARDS

21.03.050 Residential Districts.

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(c) Standards Applicable to All Residential Zone Districts

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(1) Setbacks

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- (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.

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(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.

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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)

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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-familyunit 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-familyunit 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-Familyunit 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.

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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

...

(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.

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2013年12月29日

21.04.020 PRINCIPAL USE TABLE

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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	

...

[illegible]

[illegible]

21.04.030 USE-SPECIFIC STANDARDS

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(b) Residential Uses and Structures.

(1) Cottage Court Dwelling.

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(ii) Design Standards.

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- (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.

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(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.

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21.04.040 ACCESSORY USES AND STRUCTURES

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(e) Accessory Use-Specific Standards.

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(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. Any restrictions in an ODP or PD ordinance regarding accessory dwelling units that are more restrictive than the Code shall not be enforced¹. 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.

...

^{11 1} Pending adoption of Ordinance ____, being heard by City Council on June 18, 2025.

(ii) Outdoor Storage, Accessory.

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(B) Additional Standards for Residential Zone Districts.

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- 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

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(e) Multi-Modal Transportation System.

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(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.

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

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(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

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(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).

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(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

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(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.

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(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.

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- (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.

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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 Minor² Subdivision 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
...	

² 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
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
...	

(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.

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21.09.050 ACCESS, CIRCULATION, AND CONNECTIVITY

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(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

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

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- (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.

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21.12.010 NONCONFORMITIES IN GENERAL

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- (d) Abandonment

...

- (2) Residential Nonconformities

(i) A nonconforming residential use, other than a single-family~~unit~~ 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-family~~unit~~ 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

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- (c) Lot and Site Measurements

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- (5) Setbacks.

...

- (i) Measurement

...

- (B) There is no internal side setback for attached single-family~~unit~~ 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/boardings 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-family~~unit~~ 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-family~~unit~~ detached dwellings.

Dwelling, single-family~~unit~~ attached means two or more attached single-family~~unit~~ 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-family~~unit~~ 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).

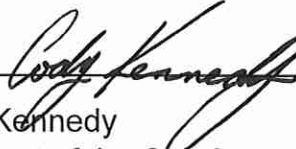
...

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.

ADOPTED on second reading this 16th day of July 2025 and ordered published in pamphlet form.

ATTEST:


Cody Kennedy
President of the City Council


Selestina Sandoval
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5267 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18th day of June, 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 16th of July 2025, at which Ordinance No. 5267 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 21st day of July 2025.



Deputy City Clerk

Published: June 21, 2025
Published: July 19, 2025
Effective: August 18, 2025

