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**PLANNING COMMISSION WORKSHOP AGENDA  
HUMAN RESOURCES TRAINING ROOM  
CITY HALL, 250 N 5<sup>TH</sup> STREET  
THURSDAY, AUGUST 7, 2025 - 12:00 PM  
*Attend virtually:* [bit.ly/GJ-PCW-2025](http://bit.ly/GJ-PCW-2025)**

**Call to Order - 12:00 PM**

1. Discussion Regarding Zone District Setbacks in the Zoning and Development Code

**Other Business**

**Adjournment**



## Grand Junction Planning Commission

### Workshop Session

**Item #1.**

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<b><u>Meeting Date:</u></b>	August 7, 2025
<b><u>Presented By:</u></b>	Tim Lehrbach, Principal Planner, Thomas Lloyd, Senior Planner
<b><u>Department:</u></b>	Community Development
<b><u>Submitted By:</u></b>	Tim Lehrbach, Principal Planner Thomas Lloyd, Senior Planner

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### **Information**

#### **SUBJECT:**

Discussion Regarding Zone District Setbacks in the Zoning and Development Code

#### **RECOMMENDATION:**

#### **EXECUTIVE SUMMARY:**

Discussion Regarding Zone District Setbacks in the Zoning and Development Code

#### **BACKGROUND OR DETAILED INFORMATION:**

With approval of the new Zoning and Development Code, the removal of the Form District Zone process eliminated some flexibility in terms of setbacks and the opportunity for applicants to reduce their front and street-side setbacks. Since the change, staff have heard from members of the development community who are interested in attaining more flexibility when it comes to front and street-side setbacks for new development in order to build in ways consistent with the Comprehensive Plan. Staff is revisiting this topic, which was previously discussed at the November workshop, after reviewing proposed changes with the City's Development Engineers and Xcel.

At the previous workshop, there was buy-in from the Planning Commission on reducing or outright eliminating front yard setbacks in the higher-density zone districts. This would include the RM-12, RH-16, RH-24, MU-1, MU-2, MU-3, and CG zone districts. In these zone districts, staff is proposing eliminating the front setback and making all of

them 0'. After discussing this proposal with our Development Engineers and Xcel, it was determined that doing so would require more front-end coordination during the design process between all agencies, but would ultimately provide the development community with more flexibility with their end product if the additional work is completed up front. This proposal will also require amendments to TEDS.

There was also discussion about the side yard setbacks and whether there should be a difference between the street-side and side yard setbacks, as well as whether there is any benefit to having a rear yard setback. After those discussions, staff proposes eliminating side yard setbacks and rear yard setbacks entirely and combining them into an "All Others" setback category that would equal the existing side yard setbacks in the affected zone districts. For example, the RM-12 zone district would have a front setback of 0' and an "All Others" setback of 5'. It's important to note that the placement of buildings will still be governed by the lot coverage requirements of the code. These changes are being proposed in RL-4, RL-5, RM-8, RM-12, RH-16, RH-24, MU-1, MU-2, MU-3, and CG.

As mentioned earlier, the proposed amendment will also require minor changes to TEDS. The first is to revise the MPE text to allow administrative reductions of the MPE to 0' where site design otherwise accommodates utilities. These changes will also require a note to be added to each standard street section allowing the administrative reduction of the MPE to 0' where site design otherwise accommodates utilities. There are also further minor, routine TEDS amendments that will be wrapped into this process.

#### **SUGGESTED MOTION:**

This item is for discussion purposes only.

#### **Attachments**

None