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**PLANNING COMMISSION WORKSHOP AGENDA
HUMAN RESOURCES TRAINING ROOM
CITY HALL, 250 N 5TH STREET
THURSDAY, SEPTEMBER 4, 2025 - 12:00 PM
Attend virtually: bit.ly/GJ-PCW-2025**

Call to Order - 12:00 PM

Other Business

1. Updates Regarding Zone District Setbacks & Residential Housing Type Amendments in the Zoning and Development Code

Adjournment



Grand Junction Planning Commission

Workshop Session

Item #1.

<u>Meeting Date:</u>	September 4, 2025
<u>Presented By:</u>	Tim Lehrbach, Principal Planner, Niki Galehouse, Planning Manager
<u>Department:</u>	Community Development
<u>Submitted By:</u>	Tim Lehrbach, Principal Planner Daniella Acosta-Stine, Principal Planner Thomas Lloyd, Senior Planner

Information

SUBJECT:

Updates Regarding Zone District Setbacks & Residential Housing Type Amendments 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.

At the August 7 workshop, Planning Commission addressed modifying setback requirements in most zone districts. Following a staff presentation and discussion, all members of the Commission present indicated their support for amending minimum setbacks for principal structures as follows:

- Front setback reduced to 0 feet in RM-12, RH-16, RH-24, MU-1, MU-2, and CG
- Front setback reduced to 7 feet in RM-8
- Side, street side, and rear setbacks consolidated into a uniform “All Others” setback in most districts equal to the existing side setback for each

As staff has worked through the ordinance to implement these amendments, several additional considerations have come to light that we would like to review with the Commission prior to the hearing. The amendments also align with revisions previously discussed regarding housing types in residential zone districts, so the two sets of changes are being consolidated.

As a reminder, on July 17, 2025, staff presented a zoning text amendment to the Planning Commission to add single-unit housing types in all residential districts, and to potentially allow a full range of housing forms - including single-unit detached, duplexes, and multi-unit - provided projects meet existing minimum density, dimensional, and site design standards. The Commission’s feedback at that time supported staff developing standards to address urban form, infrastructure efficiency, and neighborhood compatibility in higher-density districts. These considerations are now being brought back for further review.

SUGGESTED MOTION:

This item is for discussion purposes only.

Attachments

None