

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4428**

**AN ORDINANCE AMENDING SECTION 21.03.040(e), RESIDENTIAL DISTRICTS, R4; SECTION 21.03.040, RESIDENTIAL DISTRICT SUMMARY TABLE; SECTION 21.03.060(c)(5), CLUSTER DEVELOPMENTS, BULK STANDARDS; SECTION 21.02.120(b)(2), SPECIAL PERMITS; SECTION 21.06.020(c), PRIVATE AND PUBLIC PARKS AND OPEN SPACES, TRAILS; AND SECTION 21.10.020, TERMS DEFINED**

Recitals:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the Grand Junction Municipal Code.

As a part of the final review of the proposed Code, three additional changes were proposed that were not reviewed by the Planning Commission. City Council asked that each of the proposed amendments be reviewed by the Planning Commission for their recommendation. Each of the proposed amendments supports the vision and goals of the Comprehensive Plan.

After public notice and public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed amendments for the following reasons:

The request is consistent with the goals and policies of the Comprehensive Plan. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

After public notice and public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed amendments will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

Section 21.03.040(e) is amended to revise the following table:

<b>Primary Uses</b>		
Detached Single-Family, Two Family Dwelling, Civic See 21.04.010 Use Table		
<b>Lot</b>		
Area (min sq ft)		7,000
Width (min ft)		70
Frontage (min ft)		20
<b>Setback</b>	<b>Principal</b>	<b>Accessory</b>
Front (min ft)	20	25
Side (min ft)	7	3
Rear (min ft)	25	5
<b>Bulk</b>		
Lot Coverage (max)		50%
Height (max ft)		40
Height (max stories)		3
Density (min)		2 units/acre
Density (max)		4 units/acre
Cluster Allowed		Yes

All other provisions of Section 21.03.040(e) shall remain in full force and effect.

Section 21.03.040, Residential District Summary Table is amended as follows:

### RESIDENTIAL DISTRICT SUMMARY TABLE

	RR	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24
<b>Lot</b>										
Area (min ft unless otherwise specified)	5 acres	1 acre	30,000	15,000	7,000	4,000	3,000	n/a	n/a	n/a
Width (min ft)	150	100	100	100	70	40	40	30	30	30
Frontage (min ft)	50	50	50	50	20	20	20	20	20	20
Frontage on cul-de-sac (min ft)	30	30	30	30	n/a	n/a	n/a	n/a	n/a	n/a
<b>Setback</b>										
Principal structure										
Front (min ft)	20	20	20	20	20	20	20	20	20	20
Side (min ft)	50	15	15	15	7	5	5	5	5	5
Rear (min ft)	50	30	30	30	25	25	10	10	10	10
Accessory structure										
Front (min ft)	25	25	25	25	25	25	25	25	25	25
Side (min ft)	50	5	3	3	3	3	3	3	3	3
Rear (min ft)	50	10	10	5	5	5	5	5	5	5
<b>Bulk</b>										
Lot Coverage (max)	5%	15%	20%	30%	50%	60%	70%	75%	75%	80%

Height (max ft)	35	35	35	35	40	40	40	60	60	72
Height (max stories)	2.5	2.5	2.5	2.5	3	3	3	5	5	6
Density (min units per acre)	n/a	n/a	n/a	n/a	n/a	3	4	8	12	16
Density (max units per acre)	1 unit / 5 acres	1	1	2	2	5	8	12	16	n/a
Cluster Allowed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No

**Notes**

R-5: Min Lot Area varies by building type, Detached Single Family- 4000 sf, Two Family Attached – 3000 sf, Multifamily – 20,000 sf, Civic – 20,000 sf; Min lot width varies by building type, Two family – 60 ft, all other types – 40 ft

R-8: Min Lot Area varies by building type, Detached Single Family and Two Family Attached – 3000 sf, Multifamily – 20,000 sf, Civic – 20,000 sf, Min lot width varies by building type, Two family – 60 ft, all other types – 40 ft

R-12: Min lot width varies by building type, Two family – 45 ft, all other types – 30 ft

All other provisions of Section 21.03.040 shall remain in full force and effect.

Section 21.03.060(c)(5) is amended to revise the following table:

	Min Req. Lot Size	20 Percent Open Space	30 Percent Open Space	50 Percent Open Space	66 Percent Open Space
R-R	5 acres	3.5 acres	2.75 acres	1.25 acres	3,000 sq ft
R-E	1 acre	1 acre	1 acre	21,780 sq ft	3,000 sq ft
R-1	1 acre	30,000 sq ft	23,958 sq ft	10,890 sq ft	3,000 sq ft
R-2	15,000 sq ft	11,900 sq ft	9,350 sq ft	4,250 sq ft	3,000 sq ft
R-4	7,000 sq ft	5,600 sq ft	4,400 sq ft	3,000 sq ft	3,000 sq ft
R-5	4,000 sq ft	3,500 sq ft	3,000 sq ft	3,000 sq ft	3,000 sq ft

All other provisions of Section 21.03.060(c) shall remain in full force and effect.

Section 21.02.120(b)(2) is amended as follows:

(2) A special permit is allowed in all zone districts for the following uses and shall be required prior to:

- (i) Allowing a fence over six feet in height in any district;
- (ii) An interim use located in any zone district where:

(A) The development is proposed as an interim use that is allowed in the district, or as an interim use established with a minimal investment that can be easily redeveloped at the density or intensity envisioned by the Comprehensive Plan; and

(B) The applicant demonstrates that the development design and any proposed infrastructure improvements further the future development of

- the property at the density or intensity envisioned by the Comprehensive Plan;
- (iii) Any other special permit found elsewhere in this Code.

Section 21.06.020(c) is amended as follows:

The owner of each project or change of use, which will increase pedestrian and/or bicycle use or trips, shall dedicate trail easements consistent with the City's adopted plans, subject to any claims as provided in the prior Section 21.06.010(b)(1). Trails shall be constructed in accordance with applicable City standards. If a trail(s) is constructed in addition to the construction of required sidewalks, then the owner may request an offset for the cost of construction of the trail(s) against the project's Open Space fee in an amount not to exceed the total Open Space fee. The amount of the credit or offset will be determined by the City using established and uniform cost for labor and materials for the specific type and width of the trail(s) constructed.

Section 21.10.020 is amended to include the following definition:

**USE, INTERIM.** The type of buildings and activities existing in an area, or on a specific site or parcel, for an interim period of time. Such interim use shall not hinder the ability to redevelop the site or parcel at the density or intensity envisioned by the Comprehensive Plan. The scope and duration of an interim use shall be determined by Special Permit and approved by the City Council.

**INTRODUCED** on first reading the 17<sup>th</sup> day of May, 2010 and ordered published in pamphlet form.

**PASSED and ADOPTED** on second reading the 14<sup>th</sup> day of June, 2010 and ordered published in pamphlet form.

ATTEST:

/s/ Teresa A. Coons  
President of the City Council

/s/ Stephanie Tuin  
City Clerk