

**CITY OF GRAND JUNCTION
CITY COUNCIL
AND
PLANNING COMMISSION
A G E N D A
TUESDAY, FEBRUARY 1, 2000 7:00 PM
TWO RIVERS CONVENTION CENTER, 159 MAIN STREET**

CALL TO ORDER

WELCOME AND INTRODUCTION

PUBLIC INPUT AND CONSIDERATION OF THE FINAL DRAFT OF THE
ZONING AND DEVELOPMENT CODE

[Attach 1](#)

- a. Chapter 1—General Provisions
- b. Chapter 2—Procedures
- c. Chapter 3—Zoning
- d. Chapter 4—Accessory Uses and Use Specific Standards
- e. Chapter 5—Planned Development
- f. Chapter 6—Design and Improvement Standards
- g. Chapter 7—Supplemental Use Regulations
- h. Chapter 8—Administration and Enforcement
- i. Chapter 9—Definitions

ADJOURNMENT

Attach 1

FINAL DRAFT OF THE ZONING AND DEVELOPMENT CODE

STAFF REVIEW

1-13-00

This report will provide an overview of each of the chapters of the Draft Code and highlight the significant changes from the existing Code and the last draft.

Chapter One-- General Provisions

Sections 1-1 through 1-15 includes the general framework for the City's zoning and regulatory powers and outlines the duties and responsibilities of the various boards. There are no major changes in these sections from the existing Code or the previous draft.

Section 1-16 9 is the transitional provisions for the change from the existing Code to the new Code. This section allows for applications to be made under the old Code provided a pre-application conference or submittal is made prior to adoption of the new Code. The only change in the section from the previous draft is the addition of section 1-16-3.D that allows for a submittal to be made under the terms of the previous Code if a pre-application conference occurred prior to adoption of the new Code and if the project is submitted within 6 months of the pre-application conference.

Chapter Two—Procedures

Chapter 2 outlines the procedures for any development proposal. For the most part, these procedures are what has been required in the past, but were not clearly stated in the Code. Significant changes include:

- Section 2-2-1.A—This has been changed since the last draft to reflect the work of the pre-app committee. There are now two types of meetings to discuss development proposals. The “General Meeting” is a meeting with the staff to discuss the submittal requirements for a project. General Meetings are required for most submittals that have a full staff review or go to public hearing. A “Pre-Application Conference” is optional and requires the applicant to provide more detailed information on their project prior to meeting with the staff. If the additional information is provided, the City staff will be able to give the applicant better direction and commitments on significant issues prior to the project being submitted for review.
- Section 2-2-1.C—The mailed notice requirement has been changed to include property owners within 500 feet, a change from the 200 feet currently required. It also requires notice to HOAs for properties within 1,000 feet, if the HOAs are on file with the Community Development Department.

- Section 2-2-3.B.4—The provisions of the Temporary Use Permit section are essentially the same as are in the existing code, with the exception of paragraph 4, which states: “No Temporary Use Permit shall be issued for more than 120 calendar days in any twenty-four (24) month period”. After review of this provision, staff recommends that it be deleted.
- Section 2-2-3.C.3.c—Subsection “c” of the Change of Use Provisions does not require additional parking spaces for a change of use if the parking demands are increased by fewer than five spaces. In addition, the required parking spaces may be reduced by up to ten percent (10%) if additional landscaping is provided.
- Section 2-2-3.E—A simplified process has been established for “minor site plan reviews”.
- Section 2-2-4.D—Simple subdivisions, which are defined as lot consolidations, lot splits, boundary adjustments and plat corrections, can all be reviewed and approved administratively. Previously a lot split (which is the creation of one additional lot) could only be done as a minor subdivision through Planning Commission.
- Section 2-3-1.C—Neighborhood meetings are a new requirement in this Code. Neighborhood meetings are required for Growth Plan Amendments and rezones to a higher intensity or density, as well as for residential subdivisions of 25 or more lots or units. These provisions have been revised since the last draft of the Code.
- Section 2-3-2 and 2-3-3—The process for a Growth Plan Consistency review and Growth Plan Amendment has been added to this Code. It incorporates the interim processes and procedures the City and County adopted for the consistency review and amendments.
- Section 2-3-6—Major subdivisions are defined as those subdivisions creating more than one additional lot. In the current Code, major subdivisions are those that create more than 5 lots and minor subdivisions are those that create 5 or fewer lots. Through this new process, all major subdivisions will require the preliminary plan be heard and decided by the Planning Commission. All final plats will be reviewed and approved administratively. Since there is no longer a two-step hearing process for subdivisions, there is no need to differentiate between subdivision of more than 5 lots and those creating 5 or fewer lots.
- Section 2-3-7—The proposed Code requires Planning Commission approval of condominium plats and lease holdings if the lease hold interest wants development rights similar to a platted lot or parcel. Currently, the City does not routinely review condominium plats and there is no process for lease holdings to obtain the same development rights to platted lots.
- Section 2-3-10—The nature of Planned Developments has changed somewhat from the existing Code. Outline Development Plans (ODP) are still an optional step, but must be approved by the City Council with the zoning if it is proposed. Preliminary Development Plans (PDP) are required, and if the property has not approved ODP,

the PDP must be approved by the City Council with the zoning. The Final Development Plan can be approved administratively.

- Section 2-3-14—The draft Code allows for the Director to approve a minor deviation from bulk standards. The current Code does not differentiate between variances and requires all variance requests to go before the Board of Appeals.
- Section 2-3-16—The rehearing and appeals section is very different from the provisions in the existing Code. Although rehearing has always been an option, the process was never defined in the Code. The process for appeals has also been changed so that any appeal is heard by the appellate body on the basis of the record only.

Chapter Three—Zoning

- Table 3-2—There are some changes in the bulk standards for the various zone districts from the existing Code. There are two changes in the proposed table as shown that the staff would like to propose. One is to change the minimum lot size for the RSF-2 district from 20,000 s.f. to 17,000 s.f. to allow for more flexibility in lot size within a subdivision. The other is to change the rear yard setback in the RSF-E district from 25' to 30' to be more consistent with similar zone districts.
- Table 3-2—Note 7 was added since the last draft to allow for an increase in height of buildings along the Horizon Drive corridor, north of G Road. That note should be amended to include properties zoned IO within that defined area.
- Table 3-2—Note 8 was added since the last draft to allow for a variation of the setbacks in the B-2 districts within the central business district, such as the 200 to 600 blocks of Main Street.
- Section 3-2-G—Floor Area Ratio (FAR) as a bulk standard is in the proposed Code, but not in the existing Code.
- Section 3-3-6 and 3-3-7—The RMF-5 and RMF-8 zoning districts allow for a variety of housing types. However, both have a provision that the development of attached units on any lot originally platted and zoned for detached single family homes shall require approval of a conditional use permit.
- Section 3-3-8—An RMF-12 zone district was added to offer more options.
- Section 3-4-1—The Residential Office (RO) was added to this Code as a transitional zone district between residential and commercial uses. This district does include design standards.
- Section 3-4-2.C.3—Staff recommends that the provision for a maximum district size be eliminated from the RO and all the zone districts.
- Section 3-4-2.F.2—Staff recommends the minimum separation provision be eliminated.

- Section 3-4-6—The Industrial-Office (IO) zone district was added to provide for a mix of light manufacturing uses, office park and limited retail and service uses in an attractive business park setting.
- Section 3-4-9—Two changes were made to the CSR district. One is to allow a FAR of 1.0 for public/industrial uses and the other is to increase the maximum building size to 80,000 s.f. without a CUP. Both of those changes were made to better reflect the type and scale of development on the Mesa State College campus.
- Table 3-5—A major change to the Use/Zone Matrix from the existing Code is the elimination of Special Use Permits. There are several changes the staff is proposing to the draft matrix:
 1. Delete the AF35 and RP zone categories from the matrix.
 2. Multi-family housing—delete it as allowed in RMF-5, add it as allowed in B-2 and delete it as a CUP in C-2;
 3. Manufactured housing park—add it as a CUP in C-1.
 4. Museums, Art Galleries, Opera Houses, Libraries—add it as a CUP in RSF-R through RMF-24.
 5. Home-Based Day Care (1-12)—Add a footnote that it must be in compliance with all State licensing requirements.
 6. Jails, Honor Camps, Reformatories—Add it as a CUP in B-2.
 7. Medical and Dental Clinics—Add a footnote to the CUP in RMF-16 and RMF-24 stating a clinic can only be developed in conjunction with a multi-family development.
 8. Hospital/Mental Hospital—Add it as a CUP in IO.
 9. Riding Academy, Roping or Equestrian Area—Add it as a CUP in RSF-E.
 10. Health Club—Add it as a CUP in RO
 11. Farm Implement/Equipment Sales/Service, Farmer’s Market/Flea Market, Feed Store—Delete as allowed uses in the RSF-R.
 12. Food Service, Restaurant—Add it as an allowed use in CSR.
 13. Auto and Light Truck Mechanical Repair—Delete it as an allowed use in RSF-R.
 14. Care Wash, Gasoline Service Station—Delete it as a CUP in RSF-R.
 15. Manufacturing and Production—Indoor Operations and Storage—Delete as a CUP in RSF-R.
 16. Add a line for “Impound Lots”, to be allowed in C-2, I-1, I-2.
 17. Recycling Collection Point and All other Waste –Related—Delete as a CUP in RSF-R.
- Section 3-6-2—This section defines how density is calculated, both minimum and maximum. The existing Code does not have minimum density requirements.
- Section 3-8-1—This section has been changed to allow for the re-establishment of any non-conforming use if destroyed. This section also allows for the limited expansion of non-conforming residential uses, more than what is allowed under the

current Code. It also allows for 20% expansion of non-conforming non-residential uses, which is less than the 50% currently allowed.

- Section 3-8-2—Upgrade of sites that do not meet other requirements of the Code are required with the expansion or remodel of structures. The percentage upgrade is directly related to the percentage expansion or cost of upgrade as it relates to the value of the structure.

Chapter Four—Accessory Uses and Use Specific Standards

- Section 4-1-7—Residential Sub-units and Accessory Dwelling Units are proposed to be allowed in any residential zone district. The existing Code allows for residential sub-units with a Special Use Permit. The proposed Code establishes standards for the units. Section 4-1-7.A.5 should be revised to read, “One of the units must be owner occupied”. Section 4-1-7.C.2 was revised since the last draft to require multiple story accessory structures to meet the principal structure setbacks.
- Section 4-1-8—The Home Occupation Regulations have not been revised since the last draft.
- Section 4-1-10—The fence regulations clarify that subdivision perimeter fencing must have landscaping in front of the fence. The section has also been revised since the last draft allowing the Director to approve an increase in height of a fence located on a retaining wall of up to one foot where there are unique features.
- Section 4-3-4.A.7—The amortization provision for salvage yards in the existing Code have been revised to compliance with the proposed standards by December 31, 2004.
- Section 4-3-10—Performance standards for Medical and Hazardous Waste Transfer Facilities are not in the existing Code.
- Section 4-3-14—The Superstore/Big Box Development standards were revised since the last draft to increase the threshold building size from 40,000 s.f. to 50,000 s.f. It was also clarified that it would be applied to any stand-alone retail building exceeding 50,000 s.f., or any center in which any one building exceeds 50,000 s.f.
- Section 4-3-18—Group living facilities have been categorized into two types, small group living facilities of 8 or fewer residents and large group living facilities of greater than 8 residents. Small group living facilities are proposed to be allowed uses in the residential zone districts. Large group living facilities require a special use permit in the medium to high density residential districts, as well as the business and commercial districts.
- Section 4-3-19—The Telecommunication Facilities/Towers section was inserted since the last draft of the Code. It is the same ordinance previously adopted by the City Council.

Chapter Five—Planned Development

No significant changes were made to the Planned Development section since the last draft.

Chapter Six—Design and Improvement Standards

- Section 6-2-2—Significant portions of this section dealing with streets, alleys and easements were deleted from this draft of the Code to be included in the TEDS (Transportation Engineering Design Standards) Manual.
- Section 6-3—The section on Public Parks and Open Space was revised since the last draft to incorporate the requirement for a 10% land dedication, or payment of the appraised value of the land, for subdivisions of ten or more lots. The City will have the option of accepting the land or fee.
- Section 6-5—The landscaping section of the Code has been revised since the last draft to further simplify the regulations. The overall landscaping requirements have not changed substantially.

Chapter Seven—Special Regulations

- Section 7-2-4—The provision for wildfire standards have been modified to reflect those in the County Code that refer to the urban area.
- Section 7-2-6—This section on nighttime light pollution was expanded in this draft of the Code to further limit the excessive lighting of properties. This provision was included in the County's adopted Code.

Chapter Eight—Administration and Enforcement

No changes made since the last draft.

The remaining attachments are only provided in paper form in your paper packet.