Having been duly posted on the 18th day of April, 2005 and the public having the opportunity to comment on the propriety of the following regulation will be duly promulgated and become effective on the 2nd day of May, 2005.

RE: ADMINISTRATIVE REGULATION NO. 2005 - 1

Zoning and Development Code City of Grand Junction

ISSUED BY: /s/ Robert E. Blanchard 4/15/05 Robert E. Blanchard, Community Development Director Date

Topic:

This administrative regulation concerns accessory structures and how Section 4.1 should be interpreted and applied as it relates to comparative sizes of accessory structures and principal structures.

Background:

Chapter Four of the Zoning and Development Code, Accessory Uses, Sign Regulation & Use Specific Standards, establishes regulations concerning structures and uses that are clearly accessory to the principal structure and use on a parcel of property. Specific to this Administrative Regulation are the following sections:

4.1. B.1. Only those structures and/or uses that are clearly accessory are allowed.

Definition: Accessory Structure

A detached subordinate structure, the use of which is customarily incidental to, and supportive of, the principal structure or the principal use of land, and which is located on the same parcel of ground with the principal structure or use.

The issue to be addressed by this Administrative Regulation deals with the size of accessory structures in relation to the principal structure. Recently, several requests for Planning Clearances for accessory structures that exceed the size of

the principal structure have been applied for. Processing these requests, staff has interpreted the language of the Code, specifically the terms ""incidental to" and "supportive of" the principal structure as meaning that the accessory structure should be smaller than the principal structure. 75% of the square footage of the principal structure has been used as a reasonable size limitation. The number of accessory structures has not been limited as long as the maximum lot coverage for the zoning district is not exceeded.

More recent requests for accessory structures on land used for agricultural purposes have raised concerns with this limitation.

Administrative Interpretation:

It is the Director's interpretation that it is appropriate to consider the size of accessory structures differently in different zoning districts. In those residential districts considered "urban" in nature (i.e. Residential districts RSF-2 and higher in intensity), accessory structures will be limited to a percentage of the size of the principal structure. 75% of the square footage of the principal structure will be the maximum allowed.

For all other residential zone districts, accessory structures will be allowed up to 75% of the square footage of the principal structure or 10% of the parcel size, whichever is greater.

All activities meeting the definition of Agriculture in Section 9.27 of the Zoning and Development Code will be exempt for the Accessory Structure limitations.

The number of accessory structures will be regulated by the maximum lot coverage for each zone district as shown in Table 3.2 of the Zoning and Development Code.