

Having been duly posted on the 14th day of May 1996 and the public having the opportunity to comment on the propriety of the following regulation, the regulation will be duly promulgated and become effective on the 27th day of May 1996.

RE: ADMINISTRATIVE REGULATION NO. 1-96
Zoning and Development Code
City of Grand Junction

ISSUED BY: _____ Date
Kathy Portner, Acting Community Development Director

Topic: Building setbacks in the RSF-R zoning district.

Background: The City often applies the RSF-R zoning district to newly annexed properties that were previously zoned AFT by Mesa County. The City Zoning and Development Code states that the purpose of the RSF-R zoning district is to provide for low density single family and agricultural uses adjacent to urban areas. The RSF-R zoning district allows for the continuation of agricultural operations and rural uses and provides for the larger acreage more appropriate to the keeping of agricultural animals.

The RSF-R zoning district has a five acre minimum lot size; the County's AFT zoning district allows an average minimum lot size of five acres. Therefore, there are many parcels in the AFT district that are smaller than five acres and some are an acre or less. The building setbacks in the City RSF-R zone are appropriate for five acre lots. However, the RSF-R building setbacks are not appropriate for lots smaller than one acre. This situation can pose problems for those property owners who have one acre or smaller lots that were zoned AFT in Mesa County, but are now or will be zoned RSF-R following annexation. The purpose of this administrative regulation is to establish setbacks for existing lots of one acre or less in the RSF-R zone, while retaining the intent of the RSF-R zoning district.

Administrative Interpretation: Building setbacks in the RSF-R zoning district shall be interpreted as follows:

Side Yard and Rear Yard Setbacks for the RSF-R Zoning District			
	Parcel Size		
	Larger than one acre	14,001 to 43,560 square	14,000 square feet or less

		feet	
Principal Structure	Side Yard Setback: 50 feet Rear Yard Setback: 50 feet	Side Yard Setback: 15 feet Rear Yard Setback: 30 feet	Side Yard Setback: 5 feet Rear Yard Setback: 25 feet
Accessory Structure (on rear half of parcel)	Side Yard Setback: 50 feet Rear Yard Setback: 50 feet	Side Yard Setback: 3 feet Rear Yard Setback: 3 feet	Side Yard Setback: 3 feet Rear Yard Setback: 3 feet

