

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4804**

**AN ORDINANCE AMENDING SECTION 21.03.060 OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING CLUSTER DEVELOPMENT**

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed Zoning and Development Code amendments.

After public notice and public hearing, the Grand Junction City Council finds that the proposed Zoning and Development Code amendments are necessary to maintain effective regulations to implement the Comprehensive Plan.

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

**The Zoning and Development Code is amended as follows:**

**21.03.060 Cluster Development**

(a) The purpose of Cluster Developments is to encourage the preservation of environmentally sensitive areas, open space and agricultural lands, while encouraging and providing the ability to develop at a density range supported by the Comprehensive Plan and those densities that are consistent with the property's zoning designation.

(c)(6) Where clustering is used in areas that are not otherwise limited by topography or other natural features, lots shall generally be organized where lots located near adjacent developments are designed with similarly sized lots or should be planned where open space, buffering and/or other tools such as building envelopes and setbacks can help minimize impacts on existing adjacent development.

(i) Buffering

- (1) A perimeter enclosure in accordance with GJMC 21.06.040 may be required to create a visual barrier between the cluster development and adjoining development.
- (2) The perimeter of a cluster development that abuts a right of way shall provide a buffer. The type of buffer shall take in to account the future road classification, right of way width, and type of current and future development on adjacent properties.
- (3) The project landscaping and buffer design shall be established as part of any preliminary subdivision plan approval.

The remainder of the Zoning and Development Code remains in full force and effect and is not otherwise modified by this Ordinance except as set forth herein.

Introduced on first reading this 16<sup>th</sup> day of May, 2018 and ordered published in pamphlet form.

Adopted on second reading this 6<sup>th</sup> day of June, 2018 and ordered published in pamphlet form.

ATTEST:

*W Wukelmann*

City Clerk

*Debra Taylor Smith*

Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4804 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 16<sup>th</sup> day of May 2018 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 6<sup>th</sup> day of June 2018, at which Ordinance No. 4804 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 6<sup>th</sup> day of June 2018.



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City Clerk

Published: May 18, 2018

Published: June 8, 2018

Effective: July 8, 2018