

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4553**

**AN ORDINANCE AMENDING SECTION 21.04.040(f)(5)  
OF THE GRAND JUNCTION MUNICIPAL CODE ELIMINATING THE  
OWNER OCCUPANCY REQUIREMENT FOR ACCESSORY DWELLING UNITS IN  
ZONES R-8, R-12, R-O, AND B-2**

**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 of Ordinances.

The Grand Junction City Council encourages updating of the Zoning and Development Code in order to maintain its effectiveness and responsiveness to the citizens' best interests.

Section 21.04.040(f) allows accessory dwelling units in conjunction with single family uses. Subsection (5) requires that either the accessory dwelling unit or the principle structure must be occupied by the property owner.

With the community's oil and gas industry, the expansion of Colorado Mesa University, and recent foreclosures, demands for seasonal, short-term or temporary housing have been increasing and are expected to continue to increase. Property owners are rising to meet this demand by adding units to their properties and by renting out accessory dwelling units.

The Grand Junction City Council desires to encourage this by allowing either or both the principal structure and the accessory dwelling unit to be occupied by non-owners in zones R-8, R-12, R-O and B-2. Because these zones already allow multifamily dwelling, this change will be consistent with neighborhood character and reasonable neighborhood expectations.

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

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

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that an amendment eliminating the owner occupancy requirement for accessory dwelling units in zones R-8, R-12, R-O and B-2 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 21.04.040(f)(5) and Section 21.04.040(f)(8) are amended as follows:

- (5) Either the principal structure or the unit shall be owner-occupied, except in the R-8, R-12, R-O and B-2 zone districts.
- (8) The unit shall share utility meters with the principal structure, except where the utility provider requires separate meters for an accessory dwelling unit.

All other provisions of Section 21.04.040(f) shall remain in full force and effect.

INTRODUCED on first reading the 5<sup>th</sup> day of September, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 19<sup>th</sup> day of September, 2012 and ordered published in pamphlet form.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
President of the Council