

**ORDINANCE NO. 3303**

**AMENDING TABLES 3.2 AND 3.5 AND SECTION 3.2.H.4, AND ADDING SECTION  
3.4.J  
TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE TO CREATE A  
MIXED-USE ZONE DISTRICT**

RECITALS. One of the recommendations of the 24 Road Corridor Subarea Plan was to create a new zone district to accommodate mixed use. The Mixed-Use (M-U) zone district is patterned off the Industrial-Office (I-O) zone district with an added residential component. This zone district is being added to the Zoning and Development Code and will be applied to the area designated as "Mixed-Use" on the Future Land Use Map of the 24 Road Corridor Subarea Plan. The zone district would also be available for other areas of the City if found to be appropriate.

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

The Zoning and Development Code is hereby amended to add section 3.4.J and amend tables 3.2 and 3.5 as shown on attachment A and amend the first sentence of section 3.2.H.4 to read as follows:

"The maximum height for structures may be increased by up to twenty-five percent (25%) of the allowed height by the Planning Commission, except that in RSF-R, RSF-E, RSF-1, RSF-2, RSF-4 and MU, additional height shall only be granted by a variance."

Introduced on first reading this 18<sup>th</sup> day of October, 2000.

Passed and adopted on second reading this 15<sup>th</sup> day of November, 2000.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Gene Kinsey  
President of the Council

## **M-U: Mixed Use**

1. **Purpose.** To provide for a mix of light manufacturing and office park employment centers, limited retail, service and multifamily residential uses with appropriate screening, buffering and open space and enhancement of natural features and other amenities such as trails, shared drainage facilities, and common landscape and streetscape character. This District implements the *commercial*, *commercial/industrial* and *industrial* future land use classifications of the Growth Plan, as well as serving as a transition between residential and non-residential use areas.

### **2. Summary.**

Primary Uses: Employment, residential, limited retail, open space.

Maximum Non-Residential Intensity: 0.50 FAR

Maximum Residential Density: 24 units per acre

Minimum Residential Density: 12 units per are

Maximum Building Size: 150,000 sf; 30,000 sf for retail

3. **Authorized Uses.** Table 3.5 lists the authorized uses in the M-U District.

4. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:

- a. Non-residential intensity shall not exceed a floor area ratio (FAR) of 0.50;
- b. Non-residential minimum lot size shall be one acre, except where a continuous commercial center is subdivided;
- c. Maximum building size for all non-retail uses shall be 150,000 sf, unless a Conditional Use Permit is issued. Maximum building size for retail shall be 30,000 sf.
- d. Maximum gross residential density shall not exceed 24 units per acre.
- e. Minimum net residential density shall be 12 units per acre.
- f. Development parcels and/or projects containing greater than 5 acres shall have a minimum of 20% of the gross land area in residential development. The required 20% may be transferred between parcels in the Mixed Use Zone District that are being planned at the same time.

### **5. M-U Performance Standards.**

- a. Refer to any applicable overlay zone district and/or corridor design standards and guidelines.
- b. **Loading/Service Areas.** Loading docks and trash or other service areas shall be located only in the side or rear yards.
- c. **Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials.** No person shall occupy, maintain or allow any use in an M-U District without continuously meeting the following minimum standards regarding vibration, smoke, odor, noise, glare, wastes, fire hazards and hazardous materials. Conditional Use Permits for uses in this district may establish higher standards and conditions.

- (1) **Vibration:** Except during construction or as authorized by the City, activity or operation which causes any perceptible vibration of the earth to an ordinary person on any other lot or parcel, shall not be permitted.
  - (2) **Noise:** The owner and occupant shall regulate uses and activities on the property so that sound never exceeds 65 db at any point on the property line.
  - (3) **Glare:** Lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.
  - (4) **Solid and Liquid Waste:** All solid waste, debris and garbage shall be contained within a closed and screened dumpster, refuse bin and/or trash compactor(s). Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.
  - (5) **Hazardous Materials:** Information and materials to be used or located on the site whether on a full-time or part-time basis, that are required by the SARA Title III Community Right to Know shall be provided at the time of any City review, including site plan. Information regarding the activity or at the time of any change of use or expansion, even for existing uses, shall be provided to the Director.
  - (6) **Outdoor Storage and Display:** Outdoor storage and permanent display areas shall only be located in the rear half of the lot beside or behind the principal structure. Portable display of retail merchandise may be permitted as provided in Chapter Four.
- d. Performance and development standards for residential uses shall be derived from the underlying multifamily zone district, as defined in Chapter Three of this Code.
- e. The following standards shall apply to the required residential component.
- (1) Final plans for the required residential component must be submitted and approved with the overall project.
  - (2) The required residential component must be built with the overall project, in accordance with the approved development schedule.
  - (3) Residential units may be built as part of any retail/commercial structure.
  - (4) The conditions of approval and development schedule shall be recorded against the title to all portions of the property, including each non-residential component, requiring that the required residential component be built within the approved development schedule. The City may enforce conditions of approval and the development schedule against the owners of any portion of the overall project jointly and separately.

**Table 3.2  
ZONING DISTRICTS DIMENSIONAL STANDARDS**

Zoning District	Minimum Lot Size		Minimum Street Frontage (ft.)	Minimum Setbacks <sup>(1)</sup> (Principal/Accessory Building)			Max. Lot Coverage (%)	Max. FAR	Max. Height (ft.)
	Area (sq. ft.)	Width (ft.)		Front <sup>(8)</sup> (ft.)	Side (ft.)	Rear <sup>(8)</sup> (ft.)			
See Section	3.2.B	3.2.C	3.2.D	3.2.E	3.2.E	3.2.E	3.2.F	3.2.G	3.2.H
<b>Urban Residential Zoning Districts</b>									
<b>RSF-R</b>	5 Acres	150	50 <b>(2)</b>	20/25	50/50	50/50	5	0.40 <b>(3)</b>	35
<b>RSF-E</b>	2 Acres	100	50 <b>(2)</b>	20/25	15/5	30/10	15	0.40 <b>(3)</b>	35
<b>RSF-1</b>	1 Acres	100	50 <b>(2)</b>	20/25	15/3	30/10	20	0.40 <b>(3)</b>	35
<b>RSF-2</b>	17,000	100	50 <b>(2)</b>	20/25	15/3	30/5	30	0.40 <b>(3)</b>	35
<b>RSF-4</b>	8,000	75	20	20/25	7/3	25/5	50	0.40 <b>(3)</b>	35
<b>RMF-5</b>	6,500	60	20	20/25	5/3	25/5	60	0.40 <b>(3)</b>	35
<b>RMF-8</b>	4,500	40	20	20/25	5/3	10/5	70	0.45 <b>(3)</b>	35
<b>RMF-12</b>	4,000	40	20	20/25	5/3	10/5	75	0.50 <b>(3)</b>	40
<b>RMF-16</b>	4,000	40	20	20/25	5/3	10/5	75	0.60 <b>(3)</b>	40
<b>RMF-24</b>	4,000	40	20	20/25	5/3	10/5	80	0.60 <b>(3)</b>	40
<b>Non-Residential Zoning Districts</b>									
<b>R-O</b>	5,000	50	20	20/25	5/5	10/5	70	0.40	35
<b>B-1</b>	10,000	50	N/A	20/25	0/0 <b>(5)</b>	15/15	N/A	0.50	40
<b>B-2</b>	N/A	N/A	N/A	15/25 <b>(7)</b>	0/0 <b>(5)</b>	0/0 <b>(6)</b>	N/A	4.00	65 <b>(4)</b>
<b>C-1</b>	0.5 Acre	50	N/A	15/25	0/0 <b>(5)</b>	10/10	N/A	1.00	40 <b>(6)</b>
<b>C-2</b>	0.5 Acre	50	N/A	15/25	0/0 <b>(5)</b>	10/10	N/A	2.00	40
<b>I-0</b>	1 Acre	100	N/A	15/25	15/15	25/25	N/A	0.75	40 <b>(6)</b>
<b>I-1</b>	1 Acre	100	N/A	15/25	5/5 <b>(5)</b>	10/10	N/A	2.00	40
<b>Non-Residential Zoning Districts, continued</b>									

**Table 3.2 continued**

Zoning District	Minimum Lot Size		Minimum Street Frontage (ft.)	Minimum Setbacks <sup>(1)</sup> (Principal/Accessory Building)			Max. Lot Coverage (%)	Max. FAR	Max. Height (ft.)
	Area (sq. ft.)	Width (ft.)		Front <sup>(8)</sup> (ft.)	Side (ft.)	Rear <sup>(8)</sup> (ft.)			
<b>See Section</b>	<b>3.2.B</b>	<b>3.2.C</b>	<b>3.2.D</b>	<b>3.2.E</b>	<b>3.2.E</b>	<b>3.2.E</b>	<b>3.2.F</b>	<b>3.2.G</b>	<b>3.2.H</b>
I-2	1 Acre	100	N/A	15/25	0/0	10/10	N/A	2.00	40
CSR	1 Acre	100	N/A	15/25	5/5	10/5	N/A	1.00	65 <b>(4)</b>
M-U	1 Acre	100	N/A	15/25	15/15	25/25	N/A	0.5	40 <b>(9)</b>

**GENERAL NOTE:** See the Alternative Residential Development Standards of Chapter Five for additional information regarding flagpole lots, attached housing, zero lot line and cluster development.

**Footnotes:**

- (1)** Minimum front yard setback for garage, carport or other vehicle storage space (principal and accessory) shall be 20 feet, measured from the storage entrance to the property line.
- (2)** Minimum street frontage on cul-de-sac is 30 feet.
- (3)** RSF-R through RMF-5, the FAR (Floor Area Ratio) applies only to non-residential uses; RMF-8 through RMF-24, the FAR applies to multi-family and non-residential uses.
- (4)** Maximum height is 40 feet if adjacent to any residential zoning district.
- (5)** 10/5 foot setback if abutting a residential zone or use.
- (6)** Maximum height for structures in the C-1 and I-O zone districts which are along Horizon Drive and north of G Road (including Crossroad Boulevard and Horizon Court) shall be 65 feet.
- (7)** Setbacks may be reduced to zero feet (0') by the Director if located within the downtown area.
- (8)** The setback from the street along the rear half of a double frontage lot shall be the greater of the required front yard setback or the required rear yard setback.
- (9)** Maximum building height may be increased up to 65 feet if the building setbacks (front, side and rear) are at least 1.5 times the overall height of the building. A minimum of 50 percent of the resulting front yard setback area must be landscaped per Code requirements.

Insert use zone matrix