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**PLANNING COMMISSION WORKSHOP AGENDA
HUMAN RESOURCES TRAINING ROOM
CITY HALL, 250 N 5TH STREET
THURSDAY, NOVEMBER 9, 2023 - 12:00 PM
*Attend virtually: bit.ly/GJ-PCW-11-9-23***

Call to Order - 12:00 PM

Other Business

1. Zoning & Development Code Update
2. Comprehensive Plan Amendment - Zoning & Development Code Consistency

Adjournment

Grand Junction Zoning and Development Code

Planning & Zoning Commission Drafting Alternatives



This memo summarizes the drafting alternatives requested by the Planning & Zoning Commission at their October 24 workshop. The issues are organized by location within the Z&DC.

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1. Allow drive-throughs in all areas of the 24 Road Corridor Overlay.

A. DCC Recommendation - Included in Adoption Version

The Z&DC adoption version shows Restaurant Drive-Through Facilities as an allowed use anywhere in MU-2.

Table 21.04-2: Accessory Use Table																				
A = Allowed Use C = Conditional Use																				
Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Commercial Uses																				
Agri-business	C	C																C	C	
Animal Agriculture	A/C	A/C	A/C													A/C	A/C	A/C	A/C	21.04.030(d)(2)
Drive-Through Facility																				
Office											C	A	A	A	A	A			A	21.04.040(e)(2)(i)
Restaurant												A	A	A		A				21.04.040(e)(2)(i)
Retail											C	A	A	A		A				21.04.040(e)(2)(i)

The use-specific standards referenced in the right-side column provide the following:

(2) Commercial Uses

(i) Drive-Through Facility

- (A) All drive-through facilities shall be designed and located to avoid impairing pedestrian mobility to or from the principal structure or creating risks to pedestrian safety.
 - (B) Drive-through facilities shall be clearly signed and marked to provide efficient flow through the facility.
-
- (C) Drive-through lanes shall be set back at least 10 feet from a residentially zoned lot.
 - (D) All drive-through facilities shall comply with the loading and stacking standards as set forth in TEDS (GJMC Title 29).

B. Staff Recommendation and P&ZC Discussed Version

Staff has recommended that at a minimum, retail and restaurant drive-through uses not be permitted within the Corridor Mixed Use and Multifamily character areas, but ideally not within both of those and the 24 Road Business Commercial character area. This approach would be implemented through the same accessory use permissions as shown in Table 21.04-2 and the following addition to the use-specific standards:

- (E) In the 24 Road Corridor Overlay, drive-throughs for restaurants and retail are allowed within the I-70 Regional Commercial and Mesa Mall character areas, but not in the 24 Road Business Commercial or Corridor Mixed-Use and Multifamily character areas. Character area boundaries shown in Figure 04.4-1.

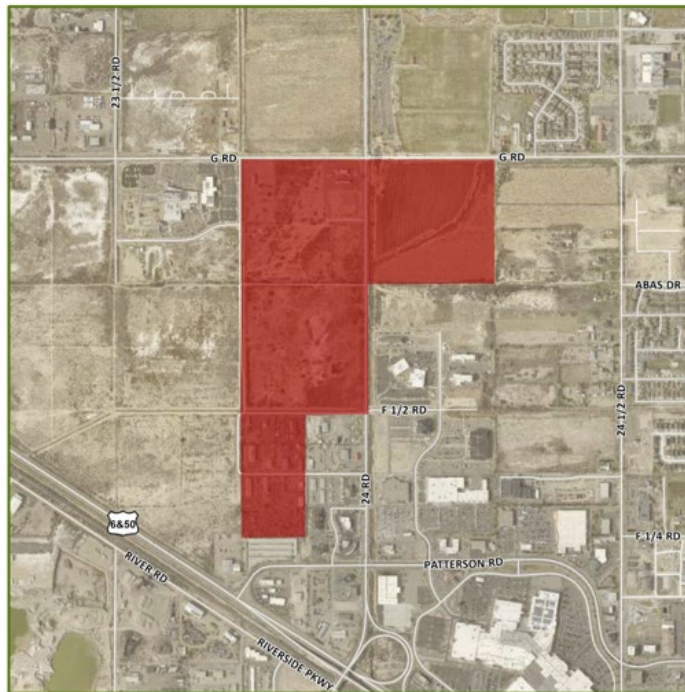
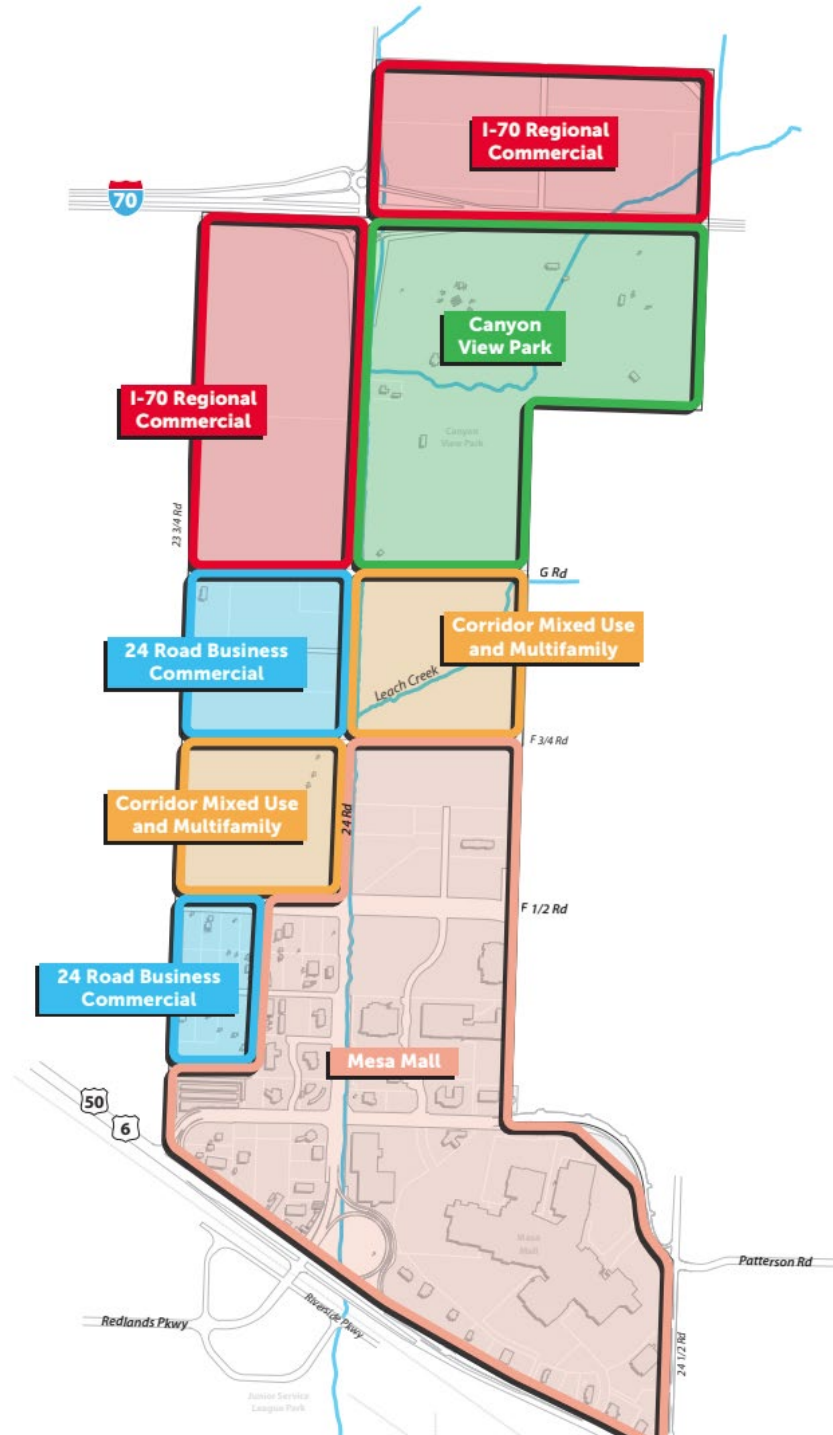


Figure 04.4-1 24 Road Corridor Overlay Character Areas

The character area boundaries would need to be adjusted based on which areas will be allowed to have restaurant drive-throughs. The map shown in Figure 04.4-1 prohibits restaurant drive-throughs in both the Corridor Mixed Use and Multifamily subareas and the 24 Road Business Commercial areas. Here is a copy of the subarea map from One Grand Junction for review:

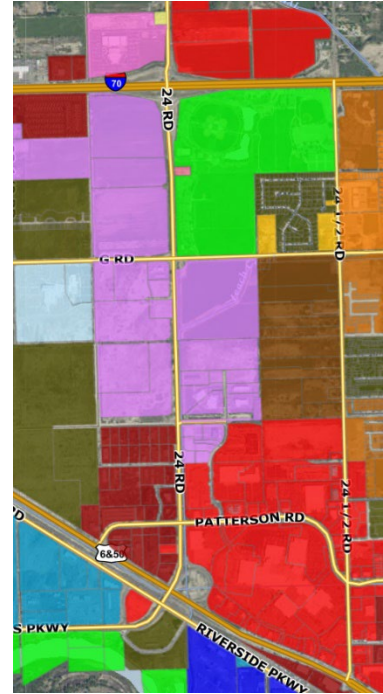


C. Consultant Team Recommendation

The consultant team has recommended maintaining the current prohibition on retail and restaurant drive-throughs in the MU district in the 24 Road Corridor Overlay. Keeping this prohibition in place would require adding a map of the current MU zone district boundaries (shown in purple in the map to the right) to the Z&DC.

If the City wants to explore changing this requirement, the 24 Road Corridor Subarea Plan should be amended first, with specific exploration of the impact of allowing restaurant drive-throughs, followed by appropriate changes to the Z&DC.

Making this change in the Z&DC adoption version would mean updating Table 21.04-2 as follows. No changes to the use-specific standards would be needed; the Code Committee version would be used.



2. Allow the applicant, rather than the Community Development Director, to decide whether to dedicate land or pay a fee-in-lieu.

A. Current Process

Residential development of 10 or more lots of dwelling units requires dedication of 10% of the gross acreage of the property or the equivalent 10% of the value of the property. The existing code reads as follows: "The decision as to whether to accept money or land as required by this section shall be made by the Director." Procedurally, when a property of larger size is being proposed for residential development, Planning staff will discuss with Parks and Engineering if there is a need for open space in the area (eg. Parkland, drainage, enhancements to trail corridors). If it is determined that there is no public benefit/need, the Director conveys to the applicant in the initial phases of project scoping that the City will accept a fee-in-lieu payment instead of land dedication. If land is needed to implement the City's Parks and Recreation Space (PROS) plan, for example, staff will discuss this with the developer and work together to identify an appropriate location for the land dedication to occur.

B. DCC Recommendation – Included in the Adoption Version

The Development Code Committee's recommendation is included in the Z&DC adoption version:

21.05.030 PARKS, OPEN SPACE, AND TRAILS

(a) Open Space Dedication or Payment of Fee in-Lieu

(1) Applicability

- (i) The owner of any residential development, being developed in full or incrementally, of 10 or more lots or 10 or more dwelling units shall dedicate 10 percent of the gross acreage of the property or the equivalent of 10 percent of the value of the property as a fee in-lieu of dedication.
 - (A) The ~~Director-applicant~~ shall decide whether to ~~request the~~dedicate land or to pay a fee in-lieu ~~or a land dedication~~.
 - (B) ~~If a land dedication is preferred by the City, the Director shall work with the applicant to determine an appropriate location on the property. If the land offered for dedication by the applicant is not acceptable to the City, the applicant shall~~ may either negotiate with the Director or pay a fee-in-lieu instead.
- (ii) Private open space and/or a private recreational area(s) in any development, or an outdoor living area(s) required in a multifamily development, shall not satisfy this open space dedication requirement.

(2) Calculation of Fee In-Lieu

- (i) To calculate the fee in-lieu, the owner shall have the property appraised by a Colorado certified appraiser. The appraiser shall value the total acreage of the property notwithstanding the fact that the owner may develop or propose to develop the

property in filings or phases. The applicant is responsible for all costs of the appraisal and report.

- (ii) The Appraisal Report shall be in a Summary Appraisal Report form as prescribed by the most recent edition of the Uniform Standards of Professional Appraisal Practice (USPAP). The Appraisal Report shall be provided by the Applicant to the City, as a public record, for the City to review, and if it accepts the Appraisal Report, determine fair market value of the property and to otherwise determine compliance with this section.

(3) Dedication and/or Fee Payment

- (i) ~~If the Director decides that land shall be dedicated, then the Director shall make a written recommendation to City Council.~~ If the land ~~to offered for~~ dedicated has open space or recreational value, the Parks and Recreation Advisory Board shall ~~also~~ provide a written recommendation. The City Council may accept the dedication of land so long as the land dedicated to the City is at least 10 percent of gross acreage or is found to provide adequate public benefit. If the dedication is less than 10 percent of the gross acreage, the owner shall have the gross acreage appraised per GJMC 21.05.030(a)(2) to calculate the difference in value between the land dedication and value of the gross acreage. The owner shall pay the difference in calculation to equal the value of 10 percent of gross acreage.
- (ii) For subdivisions, the land dedication or open space fee is required and payable at the time of platting. For any other project(s), the fee is due at the time of Planning Clearance.

C. Staff Recommendation

The Z&DC Staff Report states that:

"[t]his represents a significant shift in both policy and administration as it relates to open space dedication. Comprehensive Plan Principle 7, Goal 1, Strategy c recommends 'actively pursuing opportunities to acquire and retain open space, trails, and drainages that support the implementation of an interconnected network within the urbanizing area of the city, consistent with adopted City plans.'"

Concerns surrounding this shift include that dedications will not be proffered unless the land is unusable and the City will lose its ability to use the land dedication process to obtain land which implements the vision of the Parks and Recreation Open Space Master Plan.

Staff supports leaving the dedication process as it is currently described, which would remove the draft edits show above and result in the following requirements:

21.05.030 PARKS, OPEN SPACE, AND TRAILS

(a) Open Space Dedication or Payment of Fee in-Lieu

(1) Applicability

- ▲ (i) The owner of any residential development, being developed in full or incrementally, of 10 or more lots or 10 or more dwelling units shall dedicate 10 percent of the gross acreage of the property or the equivalent of 10 percent of the value of the property as a fee in-lieu of dedication.
 - (A) The Director shall decide whether to request the fee in-lieu or a land dedication.
 - (B) If a land dedication is preferred by the City, the Director shall work with the applicant to determine an appropriate location on the property.
- (ii) Private open space and/or a private recreational area(s) in any development, or an outdoor living area(s) required in a multifamily development, shall not satisfy this open space dedication requirement.

(2) Calculation of Fee In-Lieu

- (i) To calculate the fee in-lieu, the owner shall have the property appraised by a Colorado certified appraiser. The appraiser shall value the total acreage of the property notwithstanding the fact that the owner may develop or propose to develop the property in filings or phases. The applicant is responsible for all costs of the appraisal and report.
- (ii) The Appraisal Report shall be in a Summary Appraisal Report form as prescribed by the most recent edition of the Uniform Standards of Professional Appraisal Practice

(USPAP). The Appraisal Report shall be provided by the Applicant to the City, as a public record for the City to review, and if it accepts the Appraisal Report, determine fair market value of the property and to otherwise determine compliance with this section.

(3) Dedication and/or Fee Payment

- (i) If the Director decides that land shall be dedicated, then the Director shall make a written recommendation to City Council. If the land to be dedicated has open space or recreational value, the Parks and Recreation Advisory Board shall also provide a written recommendation. The City Council may accept the dedication of land so long as the land dedicated to the City is at least 10 percent of gross acreage or is found to provide adequate public benefit. If the dedication is less than 10 percent of the gross acreage, the owner shall have the gross acreage appraised per GJMC 21.05.030(a)(2) to calculate the difference in value between the land dedication and value of the gross acreage. The owner shall pay the difference in calculation to equal the value of 10 percent of gross acreage.
- (ii) For subdivisions, the land dedication or open space fee is required and payable at the time of platting. For any other project(s), the fee is due at the time of Planning Clearance.

In discussions with Planning Commission regarding the shift in open space dedication procedures, it was requested that options be provided to guide decision-making. The consultant team put together a

document outlining the DCC, staff, and consultant team recommendations, which was then brought to the Parks and Recreation Advisory Board (PRAB) for their input. The difference between the staff and consultant team recommendations is the establishment of dedication standards that better describe property that is appropriate for donation, reflecting the concerns of both parties. During the discussion with PRAB, the board members offered further refinement to these criteria, clarifying considerations about the proximity to the nearest park, relativity to the PROS plan, and whether the presence of easements should preclude property from consideration. With this additional input and refinement from PRAB, staff therefore finds it appropriate to shift its recommendation to support the inclusion of these criteria in alignment with the consultant team recommendation.

D. Consultant Recommendation

The consultant team recommends that the City maintain the current dedication determination process that is led by the Director. Decision-making about property that is appropriate for dedication, however, should be guided by new review criteria.

Both sides of this discussion are concerned about the impact on other priorities of the land chosen for dedication. Changing the process to allow the developer to determine what area of the parcel should be dedicated may result in the City being offered property that is unsuitable for park development because of location, topography, or constraints. Leaving the process as is may allow the City to request dedication of property that is important to the development design concept and potentially the overall value of the project.

While the consultant team recommends keeping the current process, this process should be clarified by the establishment of dedication standards that better describe property that is appropriate for donation reflecting the concerns of both parties. This might include, for example, standards that guide the land selection process by exploring any or all of the following:

- a. Size of the area to be dedicated is sufficient for the type of park proposed and suitable for City maintenance;
- b. Availability of sufficient flat surface to provide usable park or open space, or suitable open space is provided to preserve:
 - (i) Unique landforms or natural areas;
 - (ii) Fish or wildlife habitat;
 - (iii) Cultural, historic, or archeological areas;
 - (iv) Outdoor recreation areas; or
 - (v) Unique vegetative areas and significant trees;
- c. Area proposed for dedication is free of easements and natural hazards;
- d. Location of the dedication on the site and proximity to public access; and
- e. Area proposed for dedication is not critical to the overall project design.

Grand Junction Zoning and Development Code Addendum to Adoption Draft | November 2023



The following table and subsequent pages show the proposed revisions to the draft published October 17, 2023.

Section	Draft Page #	Section Title	Revision	Source
21.02.030(d)(2)(i)	19	Initial Application (Fees)	Text change	Staff
21.03.020(b)(4)	135	Table 21.03-2 Comprehensive Plan Implementation	Text change	Staff
21.03.050(g)(2)	149	Uses and Dimensions	Text change	Staff
21.04.020(E)	189	Use Table – Airport or Heliport	Deleted Conditional Use Permit allowances in CG, I-1, and I-2 districts	Staff
21.04.030(d)(1)	202	Adult Entertainment	Text addition (from Ordinance 5125)	Staff
21.04.040(e)(2)(i)(E)	249	Drive-Through Facility	Text relocation (moved from 21.05.060(e)(2))	Staff
21.04.050(b)(2)	256	Temporary Parking Lots	Text change	DCC
21.05.020(e)(4)(iv)(D)a	266	Platting, Dedication, Homeowners' Association (Private Streets)	Text change	Staff
21.07.040(d) and (e)	321-322	Replacement of Significant Trees	Text change	Staff
21.14.020	394-396	Definitions – Crane Game, Gambling Device, Gaming Arcade, Simulated Gambling Device, Slot Machine	Text addition (from Ordinance 5125)	Staff

(d) Application Submittal and Fees

(1) Application Requirements

- (i) Applications shall be submitted on the prescribed forms and according to the deadlines contained in the Submittal Standards for Improvements and Development (SSID) manual. The City may also make application forms available electronically.
- (ii) The Director may require additional information necessary to evaluate the application based on size, complexity, development timeline, or potential impacts of the project on the surrounding neighborhood or the City's transportation or utility systems.
- (iii) The Director may waive application submittal requirements of this Code in order to reduce the burden on the applicant and tailor the requirements to the information required to review a specific application. The applicant shall make a written request identifying the specific submission items to be waived and why, and the Director may waive the requirements on a finding of the following:
 - (A) The applicant shows good cause for the requested waiver;
 - (B) The project size, complexity, anticipated impacts, or other factors support a waiver;
 - (C) The waiver does not compromise a proper and complete review; and
 - (D) The information is not material to describing the proposal or demonstrating compliance with approval criteria.

(2) Fees

(i) Initial Application

The applicant shall pay all required application fees, ~~including development fees per GJMC 21.02.070,~~ to the City in full before an application will be reviewed by the Director or scheduled for a public hearing. Application fees are generally nonrefundable.

(ii) Changes to Complete Applications

In addition to fees set forth in the City fee schedule, the following fees shall apply to actions taken on a complete application:

- (A) Withdrawn Application: All fees are forfeited in the event the City has incurred any expense related to the application. If the application is refiled within 180 calendar days a resubmittal fee must be paid. The submission fee shall be paid again in full if the application is resubmitted after six months.
- (B) Continuance of Application: Payment of fees may be required to cover the cost of additional notice.
- (C) Reapplication: Payment of fees shall be required for a reapplication where a previous application has been denied.
- (D) Modification or Revision of Approved Site Plan

Table 21.03-2: Comprehensive Plan Implementation									
Zone Districts	Rural Res	Res Low	Res Med	Res High	Mixed Use	Comm	Ind	Air port	Parks & Open Space
Residential									
Residential – Rural	•								
Residential – Estate									
Residential – 1									
Residential - 2									
Residential Low 4		•							
Residential Low 5		•							
Residential Medium 8			•						
Residential Medium 12			•						
Residential High 16				•	•				
Residential High 24				•	•				
Mixed-Use and Commercial									
Mixed-Use 1: Neighborhood				•	•				
Mixed-Use 2: Light Commercial					•	•			
Mixed-Use 3: Downtown					•				
Commercial General					•	•	•		
Industrial									
Industrial 1: Light							•		
Industrial 2: General							•		
Public, Parks, and Open Space									
Public, Parks and Open Space, P-1	•	•	•	•	•				•
Public, Civic, and Institutional Campus, P-2	•	•	•	•	•	•		•	•
Overlay									
Airport Environs								•	
Planned Development									
Planned Development		•	•	•	•	•	•		

(g) Residential 2 Retired (R-2R)

(1) Intent

The Residential 2 zone district has been retired from future use. Property that is zoned R-2 as of the Effective Date shall be permitted to continue as conforming to this Code but rezoning any additional areas to R-2 is prohibited. The intent of the R-2R district is to provide areas for single-family and two-family residential uses where adequate public facilities and services exist.

(2) Uses and Dimensions

- (i) Permitted principal and accessory uses are identified in GJMC Chapter 21.04.
- (ii) The following dimensions apply in the R-2R zone district:

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area (per structure, not unit)	15,000
Lot Width	100
Lot Frontage	50
Cul-de-sac (min. ft)	30
Density (units/acre)	
Minimum Maximum	n/a 2
<i>Density measurement GJMC 21.14.010(a)</i>	
Cluster allowed per 21.03.040(f)	Yes
Lot Coverage (max, %)	
Lot Coverage	30

Building Standards	
Setbacks: Principal Structure (min, ft)	
Front	20
Street Side	15
Side	15
Rear	30
Setback: Accessory Structure (min, ft)	
Front	25
Street Side	20
Side	3
Rear	5
Height (max, ft)	
Front Height	20 35
Notes: See 21.03.050(c) for setback adjustments	

Table 21.04-1: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see **Table 21.04-2** in Section 21.04.040

Zone Districts	R-R	R-ER	R-IR	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Regulated Cannabis Store											A	A	A	A						21.04.030(d)(8)
Retail Sales and Service, Small									C	C	A	A	A	A		A				
Retail Sales and Service, Medium												A	A	A		A				
Retail Sales and Service, Large												A		A		A	A			
Retail Sales and Service, Big Box												C		C		C	C			
Transportation																				
Airport or Heliport														€	C	€	€		C	
Helipad												C	C	C	C	C	C		C	
Parking Garage, Commercial											A	A		A	A	A	A		A	
Parking Lot, Commercial											A	A	C	A	A	A	A		A	21.04.030(d)(10)
Transportation Depot												A	A	A	A	A	A		A	
Truck Stop														A		A	A			
Vehicles and Equipment																				
Vehicle Fleet Operations Center												A		A	A	A	A			
Vehicle Fuel Sales and Service Station											C	A	A	A	A	A	A			

ordinance or provision of the laws regarding nuisances, sexual conduct, obscene material, or obscene conduct. "Obscene material" or "obscene conduct" means that material or conduct that, taken as a whole, appeals to the prurient interest of the average person, applying a contemporary local standard and depicts or describes sexual conduct that, taken as a whole, lacks serious literary, artistic, political, or scientific value. The term "contemporary local standard" means that the material or conduct at issue must be measured in terms of the contemporary community standards of the City.

(v) Prohibition

No person, corporation, or business of any sort or description, shall cause or permit the location or operation of an adult entertainment establishment within 1,000 feet of the property line of another such business or within 1,000 feet of the property line of any church, school, park, playground, public building or within 1,000 feet of any residentially zoned property as the same are established under this Code. The operation of an adult entertainment establishment shall include the opening of such business as a new business, the relocation of such business or the conversion of an existing business location to any of the uses described in this subsection.

(vi) Gaming Arcades

-The City Council finds that it is necessary to preserve the public health, safety, morals, and general welfare of the residents and businesses of the City by affording time for City staff to evaluate the impact of gaming arcades, whether such uses are legal and, if so, can be appropriately sited within the City with appropriate regulation, or whether such uses are or should be prohibited.

(A) Imposition of Moratorium

A moratorium period is hereby declared on all new establishments not in existence or the relocation of existing establishments as of March 5, 2023, constituting gaming arcades (aka skilled gaming businesses), slot machine(s), gambling device(s) and simulated gambling device(s) from the effective date of the ordinance codified in this subsection, March 5, 2023, for the period of 365 days to March 5, 2024 (inclusive), or until further action of the City Council ending, modifying or extending this moratorium, whichever occurs first. Such further action shall be taken accordingly by ordinance of the City Council. No applications pertaining to sales and use tax, amendments to the official zoning map, site development, liquor license, sign permit, building permit, any development permit, or renewal or transfer of any of the aforementioned shall be accepted for review by the City for the moratorium period as defined herein.

(B) Repeal

Subsection (d)(1)(vi) of this section is repealed effective March 5, 2024.

- (C) Drive-through lanes shall be set back at least 10 feet from a residentially zoned lot.
- (D) All drive-through facilities shall comply with the loading and stacking standards as set forth in TEDS (GJMC Title 29).

~~(E) In the 24 Road Corridor Overlay, drive-throughs for restaurants and retail are allowed within the I-70 Regional Commercial and Mesa Mall character areas, but not in the 24 Road Business Commercial or Corridor Mixed-Use and Multifamily character areas. Character area boundaries shown in Figure 04.04-1.~~

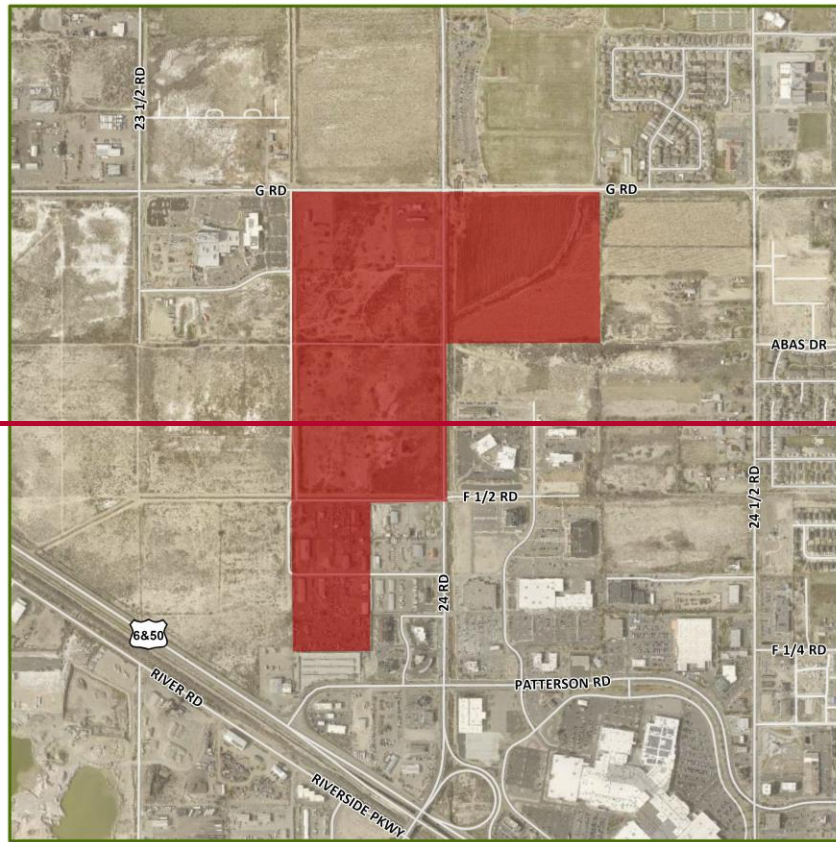


Figure 04.04-1 24 Road Corridor Overlay Character Areas

Drive-Through

(E) Where drive-through windows or drive-up facilities, including but not limited to menu boards or speaker boxes, are allowed, they shall not be located between the façade of the building and the adjacent public right-of-way.

(ii) Electric Vehicle (EV) Charging Facility

- (A) EV charging facility spaces shall count toward the minimum off-street parking requirement and shall be located on the same lot as the principal use.
- (B) EV charging facility spaces shall be signed for the charging of electric vehicles only.

- (C) Persons shall not live, sleep, or housekeep in a recreational vehicle parked on a public street, a public or private parking lot, or any vacant lot.
- (D) Recreational or commercial vehicles shall not be parked on a public street or public or private parking lot for more than 72 consecutive hours.

(iv) Renewable Energy Facility, Accessory

(A) Accessory Solar Collectors

- a. Accessory solar collectors shall only be located in side or rear yards or on rooftops.
- b. If the solar collector is not flush with the roof the applicant shall minimize the visibility of the collector from a public street, park, open space, or golf course to the most reasonable extent possible without prohibiting the installation.
- c. Ground-mounted collectors are allowed as an accessory structure outside the setbacks.
- d. Ground-mounted accessory solar collectors shall not exceed the height of the principal structure on the lot or parcel.

(B) Accessor Wind Energy System

- a. An individual small wind system shall be set back from the property line and the principal structure at least 1.5 times the height of the turbine.
- b. In Mixed-Use and Commercial zone districts, accessory wind energy systems shall only be located in side or rear yards
- c. In Mixed-Use zone districts, an accessory wind energy system shall not exceed the maximum building height of the applicable zone district.
- d. In the I-1 and I-2 districts, an accessory wind energy system may exceed the maximum building height of the applicable zone district by 20 feet.

21.04.050 TEMPORARY USES AND STRUCTURES

(a) Purpose

The purpose of this section is to allow for a use to locate within the City on an occasional, temporary, or seasonal basis and ensure such use or activity is consistent with the intent and regulations of this Code.

(b) Temporary Parking Lots

- (1) Temporary parking lots are parking areas that serve during transition of a property during development and shall not be used for more than 24 months from issuance of a City site plan for such parking use.
- (2) A temporary parking lot:

~~(i) Is allowed only in MU-1, MU-2, MU-3, P-2, CG, I-OR, I-1, or I-2 zone districts and only if a site plan has been approved by the Director;~~

- ~~(ii)(i)~~ Shall be hard surfaced;
- ~~(iii)(ii)~~ Shall be graded for drainage;
- ~~(iv)(iii)~~ Shall be maintained in good condition free of weeds, dust, trash, and debris;
- ~~(v)(iv)~~ Shall be landscaped and screened along the perimeter of any abutting public street;
- ~~(vi)(v)~~ Parking spaces within a gravel lot shall be delineated with concrete “bumper blocks”;
and
- ~~(vii)(vi)~~ May only be used for a total of 24 months unless a site plan for a permanent lot usage is approved. Parking lots as a permanent use are not allowed in MU-3.

(c) All Other Temporary Uses

(1) Applicability

- (i) This subsection shall apply to the following types of temporary uses and structures:
 - (A) Temporary buildings;
 - (B) Temporary display and sale of merchandise;
 - (C) Model homes, trailers, activities, and/or uses incidental to the construction of a building or group of buildings on the same or adjacent premises;
 - (D) Seasonal uses (e.g., fireworks stands, Christmas tree lots, and produce stands);
and
 - (E) Other uses that clearly are not associated with a holiday, the growing season, or a construction project may be considered for approval by the Director.
- (ii) Special events and activities conducted on public property, such as school sites and City parks, shall be exempt from the provisions of this Code, but shall comply with any guidelines, regulations and permitting process required by the authorizing agency.

(2) Compliance with this Code and Other Regulations

- (i) Prior to conducting or establishing a temporary use or temporary structure, approval of a Temporary Use Permit per GJMC 21.02.040(b) is required.
- (ii) Before a temporary use involving the sale of merchandise may begin, a sales tax license must be obtained from the City Finance Department. If not obtained, the Temporary Use Permit shall be revoked if issued or shall not be issued until licensure.
- (iii) Prior to the issuance of a Temporary Use Permit, the Director may require the applicant to post security with the City as required to cover expected costs of enforcement, monitoring, clean-up, and site restoration.

(3) Location

- (i) Structures and/or display of merchandise shall meet the minimum setback requirements for the zone district. Displays shall not interfere with the sight visibility triangle of the intersection of the curb line of any two streets or a driveway and a street. No personal property, including structures, and tents shall be located within the right-of-way.

- c. Off-street parking shall be included within the same tract as the private street and shall be maintained by the homeowners' association.

(D) Platting, Dedication, Homeowners' Association

- a. Private streets shall be platted in a tract dedicated to the homeowners' association and maintenance of the private street shall be funded and provided by the homeowners' association.
- b. The homeowners' association shall be responsible to maintain a vegetation-free zone along the private street that is 20 feet in width (10 feet each side from the center of the street) and 13 feet, six inches in height as measured from the paved surface of the street.

(5) Shared Driveway (Autocourt)

(i) Intent

A shared driveway (or autocourt) is designed to provide access to lots where a full public street is not practical or economical. The number of shared driveways used in a subdivision shall be limited due to the undesirable lot layouts they often create, potential conflicts over shared common space, and private versus public maintenance cost issues.

(ii) Ownership

- (A) A shared driveway shall be owned and maintained by the owners of the parcels or lots that abut the shared driveway.
- (B) The shared driveway shall be platted in a tract dedicated to the property owners of the parcels that abut the shared driveway.

(iii) Access

- (A) No more than five single-family lots shall abut or touch any portion of the shared driveway and no more than five single-family units may utilize a single shared driveway.
- (B) Each lot abutting a shared driveway shall access off of the shared driveway unless approved otherwise at the time of subdivision.

(iv) Design

- (A) Shared driveways shall be a minimum of 16 feet wide flowline to flowline and a maximum of 150 feet long.

- (6) These requirements shall be specified in the articles of incorporation or bylaws for a homeowners' association whenever the homeowners' association is assigned the responsibility of maintaining landscape areas.

21.07.040 PRESERVATION OF SIGNIFICANT TREES

- (a) This section applies to the following:
- (1) New residential, mixed-use, and commercial development;
 - (2) Redevelopment as follows:
 - (i) Preservation is required for all lots in MU-3
 - (ii) Preservation is required for lots larger than one acre in all other zone districts unless otherwise exempt.
 - (3) All development in Industrial zone districts is exempt from this section.
- (b) Existing landscape features such as escarpments, large trees or stands, heavy vegetative cover, ponds, and bluffs shall be identified by the applicant as part of the development review process.
- (1) This identification shall include a surveyed inventory of significant trees. Prior to undertaking a survey, an applicant may have a landscape professional view the site and determine whether there are any potential significant trees on the site. If there are no potentially significant trees on the site, the applicant may request the Director waive the survey requirement.
 - (2) Any significant tree to be preserved during development shall be identified on the proposed landscaping plan.
- (c) All trees, except those identified as 'excluded' on the Suitable Plants List, that meet all of the following criteria as determined by a certified arborist shall be considered significant:
- (1) Are 15 inches or larger in DBH;
 - (2) Are in fair or better condition;
 - (3) Are free from irreparable structural defects; and
 - (4) Are not infested with a disease or pestilence that threatens the good health of other trees.
- (d) Preservation Required
- (1) Where significant trees exist on a property, at least one and no less than 30 percent of significant trees shall be preserved during development.
 - (i) Significant trees may be preserved in individual lots or private common areas.
 - (ii) Significant trees may also be preserved in land dedicated for public use while still credited to the site tree preservation requirement. Where the value of the land dedication does not meet the minimum assessment requirement of GJMC 21.05.030(a), the valuation of the significant tree shall not be considered separately from or added to the assessment total.
 - ~~(1)~~(2) If the 30 percent minimum preservation requirement impedes the proposed Primary Development of a site, then the Director may grant a 10 percent adjustment of the

minimum setbacks, lot size, parking lot interior landscaping, and parking count requirements, or allow the use of cluster development.

~~(2)(3)~~ Furthermore, the City Forester may adjust the drip line protection standards described in (6)(i) of this section so to allow for additional flexibility for the development to occur around the identified significant trees.

~~(3)(4)~~ If the provisions in subsections (2) and (3) do not provide a viable means of development the site with the preservation of the minimum required significant trees then, at the developer's discretion, the developer may remove significant trees present on the site. Tree replacement shall be required for all significant trees removed on a property at the following ratios:

Table 21.07-3: Tree Replacement Requirements	
Percent of Trees Preserved	Tree Replacement Ratio
Minimum 30% preservation	3 caliper in. per 5 in. DBH [1]
Above 30% minimum	1 caliper in. per 3 in. DBH [2]
Significant trees damaged or killed during construction	3 caliper in. per 5 in. DBH [1]
Notes: [1] If developer cannot replace trees on-site, they may pay a fee-in-lieu according to GJMC 21.07.040(f). [2] See GJMC 21.7.90(f) for credit applied to preserved trees.21.01.010(a)(1).	

(e) Replacement of Significant Trees

Replacement trees may be planted in individual lots and private common areas.

~~(0) Significant trees may be included in individual lots or private common areas.~~

~~(0) Significant trees may also be included in land dedicated for public use while still credited to the site tree preservation requirement. Where the value of the land dedication does not meet the minimum assessment requirement of GJMC 21.05.030(a), the valuation of the significant tree shall not be considered separately from or added to the assessment total.~~

~~(h)(f)~~ Fee-in-Lieu

The fee in-lieu shall be based on the value of the required replacement tree(s) not planted on site, along with the total cost of installation. The City shall use this payment to purchase the required replacement trees not planted on-site and plant them on nearby public property.

~~(i)(g)~~ Features to be preserved shall be protected throughout site development. No person shall kill or damage a landscape feature required to be preserved by this section. The developer shall protect trees from compaction.

- (1) During construction, existing plant material to be preserved shall be enclosed by a temporary fence at least five feet outside the canopy dripline. In no case shall vehicles be parked, or materials or equipment be stored or stockpiled within the enclosed area.
- (2) Irrigation shall be provided to trees preserved during construction of sufficient quantity to ensure their health and survival.

- b. Actual or simulated acts of sexual intercourse, masturbation, sodomy, bestiality, cunnilingus, fellatio, anilingus or any sexual acts which are prohibited by law; and
- c. Touching or fondling of the human female breast, buttock, anus or genital.

Church

Any structure or building for public worship.

Crane Game

An amusement machine that, upon insertion of a coin, bill, token, or similar object, allows the player to use one or more buttons, joysticks, or other controls to maneuver a crane or claw over a nonmonetary prize, toy, or novelty, none of which shall have a cost to the arcade of more than twenty-five dollars per item, and then, using the crane or claw, to attempt to retrieve the prize, toy, or novelty for the player.

Gambling Device

Any device, machine, paraphernalia, or equipment that is used or usable in the playing phases of any professional gambling activity, whether that activity consists of gambling between persons or gambling by a person involving the playing of a machine; except that the term does not include a crane game.

Gaming Arcade

Gaming arcade (aka skilled gaming business) means any business location, including a private club, that is owned, leased, or otherwise possessed, in whole or in part, by a person or by that person's partners, affiliates, subsidiaries, agents, or contractors which features (i) slot machine(s), (ii) gambling device(s), (iii) simulated gambling device(s), or (iv) any mechanical, electrical, video, electronic, or other device, contrivance or machine which after insertion or conveyance of a coin, debit card, credit card, cash, token or similar object or upon payment of any required consideration whatsoever by a player, is available to be played or operated, and which, whether by reason of the skill of the player or application of the element of chance, or both, may deliver or entitle the player operating the machine to receive monetary compensation and/or redeemable game credits, or any other thing of value. This definition expressly includes 'fish game' 'fish game table' 'fish game gambling table' however denominated that consists of a tabletop electronic display with one or more stations featuring buttons, joysticks, or other control(s) that delivers to the player cash, cash premiums, redeemable game credits or any other thing of value for successful play, whether the redeemable payout is made from the machine, another machine, or from an employee of the business. This definition expressly excludes any business location which features bona fide amusement devices that pay nothing of value, cannot be adjusted to pay anything of value, provide only unredeemable free games, or provide only tickets redeemable for nonmonetary prizes consisting of toys or novelties of nominal value; crane games; BINGO operations, coin-operated music machines; or any bona fide amusement device authorized within restaurants by C.R.S 44-3-103(47).

Park

Any public property kept, used, and maintained for recreational, ornamental, or aesthetic purposes.

Playground

Any property, public or private, used for and equipped with facilities for recreation especially by children. A playground may be incidental to school use but is not limited to school use or school facilities as defined in this Code.

Public Building

Any building owned, leased or held by the United States of America, the State of Colorado, Mesa County, or the City of Grand Junction, any school district or other agency or political subdivision, which building is used for governmental purposes.

School

Any public or private educational facility including child day care facilities, nursery schools, preschools, kindergartens, elementary schools, middle schools, junior high schools, high schools, vocational schools, special education schools, colleges, universities, and trade schools. "School" includes the school grounds, buildings, structures, and facilities.

Simulated Gambling Device

A mechanically or electronically operated machine, network, system, program, or device that is used by an entrant and that displays simulated gambling displays on a screen or other mechanism at a business location, including a private club, that is owned, leased, or otherwise possessed, in whole or in part, by a person conducting the game or by that person's partners, affiliates, subsidiaries, agents, or contractors; except that the term does not include bona fide amusement devices, as authorized in C.R.S. 44-3-103 (47), that pay nothing of value and cannot be adjusted to pay anything of value. "Simulated gambling device" includes:

- (I) A video poker game or any other kind of video card game;
- (II) A video bingo game;
- (III) A video craps game;
- (IV) A video keno game;
- (V) A video lotto game;
- (VI) A video 102 roulette game;
- (VII) A pot-of-gold;
- (VIII) An eight-liner;
- (IX) A video game based on or involving the random or chance matching of different pictures, words, numbers, or 104 symbols;
- (X) An electronic gaming machine, including a personal computer of any size 105 or configuration that performs any of the functions of an electronic gaming machine; and
- (XI) A slot machine, where results are determined by reason of the skill of the player or the application of the element of chance, or both, as provided by Article XVIII, § 9(4)(c) of

the Colorado constitution; and (XII) A device that functions as, or simulates the play of, a slot machine, where results are determined by reason of the skill of the player or the application of the element of chance, or both, as provided by Article XVIII, § 9(4)(c) of the Colorado constitution.

“Simulated gambling device” does not include any parimutuel totalizator equipment that is used for pari-mutuel wagering on live or simulcast racing events and that has been approved by the director of the division of racing events for entities authorized and licensed under article 32 of title 44 of the Colorado Revised Statutes.

Slot Machine

Any mechanical, electrical, video, electronic, or other device, contrivance, or machine which, after insertion of a coin, token, or similar object, or upon payment of any required consideration whatsoever by a player, is available to be played or operated, and which, whether by reason of the skill of the player or application of the element of chance, or both, may deliver or entitle the player operating the machine to receive cash premiums, merchandise, tokens, redeemable game credits, or any other thing of value other than unredeemable free games, whether the payoff is made automatically from the machines or in any other manner; except that the term does not include a crane game or vintage slot machine models introduced on the market in 1984, does not contain component parts manufactured in 1984 or thereafter and is not used for gambling purposes or limited gaming purposes.

Adverse Impact

A condition that creates, imposes, aggravates, or leads to inadequate, impractical, unsafe, or unhealthy conditions on a site proposed for development or on off-tract property or facilities.

Aggrieved Person

A person having suffered actual loss or injury or being exposed to potential loss or injury to legitimate interests including, but not limited to, business, economic, aesthetic, governmental, recreational, or conservation interests.

Agri-business

A business and/or commercial use operated primarily for the support of agricultural needs. Such use may consist of products, materials, and equipment servicing and sales; storage and/or processing of agricultural products and/or animals; medical and/or technical support services.

Agricultural Animals

The following animals are considered agricultural animals to an agricultural use, whether used for personal enjoyment or for commercial purposes: horses, mules, burros, sheep, cattle, rabbits, pigs, llamas, alpacas, goats, and any type of fowl.

Agricultural Labor Housing

A facility for the dormitory-style housing of agricultural workers on a seasonal basis.



Grand Junction Planning Commission

Workshop Session

Item #2.

Meeting Date: November 9, 2023
Presented By: Niki Galehouse, Interim Planning Supervisor
Department: Community Development
Submitted By: Niki Galehouse, Planning Supervisor

Information

SUBJECT:

Comprehensive Plan Amendment - Zoning & Development Code Consistency

RECOMMENDATION:

EXECUTIVE SUMMARY:

On December 16, 2020 the Grand Junction City Council adopted Ordinance No. 4971, which approved the 2020 One Grand Junction Comprehensive Plan ("Plan"). It was contemplated by the Comprehensive Plan that the Zoning and Development Code ("Code"), including the zone districts established within, would be reviewed to ensure that it effectively implements the vision of the Comprehensive Plan and be amended where it did not. The City began this process in 2021 and it is being finalized for adoption in December 2023. During this update, the zone districts have been modified through consolidation and renaming. As a result, it is necessary that Chapter 3, Land Use Designations, be updated to avoid any confusion about what zone districts implement each designation.

BACKGROUND OR DETAILED INFORMATION:

As part of the update to the Zoning and Development Code (Code), the existing zone districts were evaluated for opportunities to consolidate, be more precise, retire districts that do not implement the Comprehensive Plan, and remove districts that are not being utilized. Table 21.03-1, excerpted from the draft revised Code, shows the recommended transitions in the zone district nomenclature. The proposed ordinance amends the Comprehensive Plan, Chapter 3, Land Use Designations to reflect the recommendations of the revised Code.

Table 21.03-2: Comprehensive Plan Implementation									
Zone Districts	Rural Res	Res Low	Res Med	Res High	Mixed Use	Comm	Ind	Air port	Parks & Open Space
Residential									
Residential – Rural	•								
Residential – Estate									
Residential – 1									
Residential - 2									
Residential Low 4		•							
Residential Low 5		•							
Residential Medium 8			•						
Residential Medium 12			•						
Residential High 16				•	•				
Residential High 24				•	•				
Mixed-Use and Commercial									
Mixed-Use 1: Neighborhood				•	•				
Mixed-Use 2: Light Commercial					•	•			
Mixed-Use 3: Downtown					•				
Commercial General						•	•		
Industrial									
Industrial 1: Light							•		
Industrial 2: General							•		
Public, Parks, and Open Space									
Public, Parks and Open Space, P-1	•	•	•	•	•				•
Public, Civic, and Institutional Campus, P-2	•	•	•	•	•	•		•	•
Planned Development									
Planned Development		•	•	•	•	•	•		

Table 21.03-1: Zone Districts Summary		
Legacy Districts⁵¹	Updated District Titles	Section
Residential		
R-R: Residential – Rural	Residential – Rural, R-R	21.03.050(d)
R-E: Residential – Estate	Residential – Estate Retired, R-ER	21.03.050(e)
R-1: Residential – 1	Residential 1 Retired, R-1R	21.03.050(f)
R-2: Residential – 2	Residential 2 Retired, R-2R	21.03.050(g)
R-4: Residential – 4	Residential Low 4, RL-4	21.03.050(h)
R-5: Residential – 5	Residential Low 5, RL-5	0
R-8: Residential – 8	Residential Medium 8, RM-8	0
R-12: Residential – 12	Residential Medium 12, RM-12	21.03.050(k)
R-16: Residential – 16	Residential High 16, RH-16	21.03.050(l)
R-24: Residential – 24	Residential High 24, RH-24	21.03.050(m)
Mixed-Use Commercial		
R-O: Residential – Office	Mixed-Use Neighborhood, MU-1	21.03.060(c)
B-1: Neighborhood Business	[Combined with R-O into MU-1]	
B-2: Downtown Business	Mixed-Use Downtown, MU-3	21.03.060(e)
M-U: Mixed Use	Mixed-Use Light Commercial, MU-2	21.03.060(d)
C-1: Light Commercial	[Combined with M-U into MU-2]	
BP: Business Park Mixed-Use	[Combined with M-U into MU-2]	
C-2 General Commercial	Commercial General, CG	21.03.060(f)
MXR: Mixed Use Residential	[Combined with Residential Districts]	
MXG: Mixed Use General	[Combined with closest MU district] ⁵²	
MXS: Mixed Use Shopfront	[Combined with closest MU district]	
MXOC: Mixed Use Opportunity Corridor	[Combined with MU-2]	
Industrial		
I-O: Industrial/Office Park	Industrial/Office Park Retired, I-OR	21.03.070(d)
I-1: Light Industrial	Industrial Light, I-1	21.03.070(c)
I-2: General Industrial	Industrial General, I-2	21.03.070(f)
Public, Parks, and Open Space		
CSR: Community Services and Recreation (Parks and Open Space only)	Public Parks and Open Space, P-1	21.03.080(c)
CSR: Community Services and Recreation (Public, Civic and Institutional Facilities)	Public, Civic, and Institutional Campus, P-2	21.03.080(d)
Planned Development		
PD: Planned Development	Planned Development, PD	21.03.100
Overlay		
AE: Airport Environs Overlay	Airport Environs Overlay, AE	21.03.090
H Road/Northwest Area	H Road/Northwest Area	GJMC Title 22
North Avenue Overlay	North Avenue Overlay	GJMC Title 23
Greater Downtown Overlay	Greater Downtown Overlay	GJMC Title 24
24 Road Corridor Standards	24 Road Corridor Standards	GJMC Title 25
North Seventh Avenue Historic Residential District	North Seventh Avenue Historic Residential District	GJMC Title 26
Horizon Drive District Overlay	Horizon Drive District Overlay	GJMC Title 27

SUGGESTED MOTION:

This item is for discussion only.

Attachments

1. Comparison of Changes



Land Use Designations

Parcels within the UDB have been assigned one of nine land use designations. Typical density for residential uses, as well as development character, activity, and other considerations are provided to define each designation. These land use designations cover the full range of land use types within Grand Junction and should serve as the basis for determining compatible zone districts.

Rural Residential

Range of Density

- Up to 1 dwelling unit per 5 acres.

Land Uses

- Primary: residential, agricultural operations such as farms, orchards, pastures.
- Secondary: open space, home-based businesses, accessory dwelling units.

Characteristics

- Comprised of residential uses with varying housing types on larger lots.
- Allows for the development of residential uses complementing existing rural, large undeveloped lots, and agricultural properties.
- May be located where public services and infrastructure are limited.
- May be located between rural and more intensive residential uses, or at the City's edge to ensure compatibility with unincorporated and rural lands.
- Central services are generally not needed unless located nearby to existing services.

Implementing Zone Districts

- Rural Residential (R-R)
- Community Services and Recreation (CSR)

Residential Low

Range of Density

- Between 2 and 5.5 dwelling units per acre.

Land Uses

- Primary: residential, accessory dwelling units.
- Secondary: Open space and parks, schools, places of worship, home-based businesses, public/institutional uses, other complementary neighborhood uses.

Characteristics

- Comprised of residential uses with varying housing types and lot sizes.
- Secondary uses are designed in a manner to fit the character of the neighborhood.
- Provide a transition between the open, less-developed edges of Grand Junction and the denser urban areas toward the City's center.
- May be located where public services and infrastructure are limited.

Implementing Zone Districts

- Residential-4 (R-4 du/ac)
- Residential-5 (R-5 du/ac)
- Community Services and Recreation (CSR)

Residential Medium

Range of Density

- Between 5.5 and 12 dwelling units per acre.

Characteristics

- Comprised of residential uses with a range of housing types and densities.
- Typically located in areas within walking distance of services and amenities and public transit.
- Provides housing near commercial and employment areas.

Land Uses

- Primary: residential, home-based businesses.
- Secondary: accessory dwelling units, shared common space, parks, schools, places of worship, home-based businesses, other public/institutional uses, other complementary neighborhood uses.

Implementing Zone Districts

- Residential-8 (R-8 du/ac)
- Residential-12 (R-12 du/ac)
- Community Services and Recreation (CSR)
- Mixed Use Residential (MXR-3)
- Mixed Use General (MXG-3)
- Mixed Use Shopfront (MXS-3)

Residential High

Range of Density

- Greater than 12 dwelling units per acre.

Land Uses

- Primary: residential, home-based businesses.
- Secondary: accessory dwelling units, shared common space, parks, schools, places of worship, home-based businesses, other public/institutional uses, neighborhood retail or services, other complementary neighborhood uses.

Characteristics

- Comprised of residential uses with a range of housing types and densities.
- In new neighborhoods, housing types should be mixed rather than segregated by type or density.
- Typically located in areas within walking distance of services and amenities.
- Located near public transit and active transportation routes.
- Integrates retail or service areas into overall development/neighborhood.

Implementing Zone Districts

- Residential-16 (R-16 du/ac)
- Residential-24 (R-24 du/ac)
- Community Services and Recreation (CSR)
- Residential Office (R-O)
- Neighborhood Business (B-1)
- Mixed Use (M-U)
- Mixed Use Residential (MXR-3, 5, 8)
- Mixed Use General (MXG-3, 5)
- Mixed Use Shopfront (MXS-3, 5)



Mixed Use

Range of Density

- Greater than 8 dwelling units per acre.

Land Uses

- Primary: commercial, retail, employment, and service-oriented uses, higher density housing.
- Secondary: parks, schools, places of worship, other public/institutional uses.

Characteristics

- Provides opportunities for higher density/intensity of development with a mix of uses along transportation corridors and within districts such as the University District to serve adjacent neighborhoods and the broader community.
- Provides residential uses with a range of higher densities and types.
- Located in areas within walking distance of services and amenities where pedestrian- and transit-oriented development is desired.

Implementing Zone Districts

- Residential-16 (R-16 du/ac)
- Residential-24 (R-24 du/ac)
- Community Services and Recreation (CSR)
- Residential Office (R-O)
- Neighborhood Business (B-1)
- Downtown Business (B-2)
- Mixed Use (M-U)
- Business Park (B-P)
- Mixed Use Residential (MXR-3, 5, 8)
- Mixed Use General (MXG-3, 5, 8)
- Mixed Use Shopfront (MXS-3, 5, 8)
- Mixed Use Opportunity Corridors (MXOC)

Commercial

Range of Density

- 16 or more dwelling units per acre.

Land Uses

- Primary: commercial, offices, retail, employment, medical campus/hospitals, and service-oriented uses.
- Secondary: higher density housing, small warehouses, light industrial uses such as manufacturing, assembly, technology and distribution, places of worship, other-public/institutional uses.

Characteristics

- Provides for concentrated areas of retail, services, and employment that support both City residents and those in the surrounding region.
- Located at intersections or in areas along major local, state, and interstate roadways.

Implementing Zone Districts

- Mixed Use (M-U)
- Business Park (B-P)
- Industrial/Office Park (I-O)
- Light Commercial (C-1)
- General Commercial (C-2)
- Mixed Use Residential (MXR- 8)
- Mixed Use General (MXG-3, 5, 8)
- Mixed Use Shopfront (MXS-3, 5, 8)
- Mixed Use Opportunity Corridors (MXOC)

Industrial

Range of Density

- Not applicable.

Characteristics

- Provides opportunities for industrial uses that typically have greater impacts on surrounding areas.
- Generally situated away from residential areas; however, smaller commercial activities or buffering may serve to transition between industrial and residential developments.
- Provides industrial areas near the airport for businesses reliant on the airport for transportation of goods.

Land Uses

- Primary: light and heavy industrial uses including manufacturing, processing, assembly, warehousing and distribution, outdoor storage.
- Secondary: commercial services, mining, and sand or gravel operations.

Implementing Zone Districts

- General Commercial (C-2)
- Industrial/Office Park (I-O)
- Light Industrial (I-1)
- General Industrial (I-2)

Airport

Range of Density

- Not applicable.

Land Uses

- Primary: aviation uses including infrastructure, facilities, and buildings needed to support aircraft and airport operations consistent with the Grand Junction Regional Airport Master Plan.

Characteristics

- Provides for the facilities, operations, and infrastructure necessary to maintain and operate the Grand Junction Regional Airport.

Implementing Zone Districts

- Planned Airport Development (PAD)

Parks and Open Space

Range of Density

- Not applicable.

Primary Land Uses

- Primary: parks, open space, drainageways, natural areas, lands preserved by a conservation easement.
- Secondary: cemetery, environmentally-sensitive lands, recreational facilities.

Characteristics

- Provides for active and passive recreational needs of the community.
- Protects the scenic and environmental quality of sensitive natural areas.
- Protects areas within the floodway and some areas within the 100-year floodplain that may be unsuitable for development.
- Generally owned by public agencies; however, many also include privately-owned spaces such as golf courses or HOA open space or conserved private lands.

Implementing Zone Districts

- Community Services and Recreation (CSR)



Land Use Designations

Parcels within the UDB have been assigned one of nine land use designations. Typical density for residential uses, as well as development character, activity, and other considerations are provided to define each designation. These land use designations cover the full range of land use types within Grand Junction and should serve as the basis for determining compatible zone districts.

Rural Residential

Range of Density

- Up to 1 dwelling unit per 5 acres.

Land Uses

- Primary: residential, agricultural operations such as farms, orchards, pastures.
- Secondary: open space, home-based businesses, accessory dwelling units.

Characteristics

- Comprised of residential uses with varying housing types on larger lots.
- Allows for the development of residential uses complementing existing rural, large undeveloped lots, and agricultural properties.
- May be located where public services and infrastructure are limited.
- May be located between rural and more intensive residential uses, or at the City's edge to ensure compatibility with unincorporated and rural lands.
- Central services are generally not needed unless located nearby to existing services.

Implementing Zone Districts

- Rural Residential (R-R)
- Public Parks and Open Space (P-1)
- Public, Civic, and Institutional Campus (P-2)



Residential Low

Range of Density

- Between 2 and 5.5 dwelling units per acre.

Land Uses

- Primary: residential, accessory dwelling units.
- Secondary: Open space and parks, schools, places of worship, home-based businesses, public/institutional uses, other complementary neighborhood uses.

Characteristics

- Comprised of residential uses with varying housing types and lot sizes.
- Secondary uses are designed in a manner to fit the character of the neighborhood.
- Provide a transition between the open, less-developed edges of Grand Junction and the denser urban areas toward the City's center.
- May be located where public services and infrastructure are limited.

Implementing Zone Districts

- Residential Low 4 (RL-4)
- Residential Low 5 (RL-5)
- Public Parks and Open Space (P-1)
- Public, Civic, and Institutional Campus (P-2)
- Planned Development (PD)



Residential Medium

Range of Density

- Between 5.5 and 12 dwelling units per acre.

Characteristics

- Comprised of residential uses with a range of housing types and densities.
- Typically located in areas within walking distance of services and amenities and public transit.
- Provides housing near commercial and employment areas.

Land Uses

- Primary: residential, home-based businesses.
- Secondary: accessory dwelling units, shared common space, parks, schools, places of worship, home-based businesses, other public/institutional uses, other complementary neighborhood uses.

Implementing Zone Districts

- Residential Medium 8 (RM-8)
- Residential Medium 12 (RM-12)
- Public Parks and Open Space (P-1)
- Public, Civic, and Institutional Campus (P-2)
- Planned Development (PD)



Residential High

Range of Density

- Greater than 12 dwelling units per acre.

Land Uses

- Primary: residential, home-based businesses.
- Secondary: accessory dwelling units, shared common space, parks, schools, places of worship, home-based businesses, other public/institutional uses, neighborhood retail or services, other complementary neighborhood uses.

Characteristics

- Comprised of residential uses with a range of housing types and densities.
- In new neighborhoods, housing types should be mixed rather than segregated by type or density.
- Typically located in areas within walking distance of services and amenities.
- Located near public transit and active transportation routes.
- Integrates retail or service areas into overall development/neighborhood.

Implementing Zone Districts

- Residential High 16 (RH-16)
- Residential High 24 (RH-24)
- Mixed-Use Neighborhood (MU-1)
- Public Parks and Open Space (P-1)
- Public, Civic, and Institutional Campus (P-2)
- Planned Development (PD)



Mixed Use

Range of Density

- Greater than 8 dwelling units per acre.

Land Uses

- Primary: commercial, retail, employment, and service-oriented uses, higher density housing.
- Secondary: parks, schools, places of worship, other public/institutional uses.

Characteristics

- Provides opportunities for higher density/intensity of development with a mix of uses along transportation corridors and within districts such as the University District to serve adjacent neighborhoods and the broader community.
- Provides residential uses with a range of higher densities and types.
- Located in areas within walking distance of services and amenities where pedestrian- and transit-oriented development is desired.

Implementing Zone Districts

- Residential High 16 (RH-16)
- Residential High 24 (RH-24)
- Mixed-Use Neighborhood (MU-1)
- Mixed-Use Light Commercial (MU-2)
- Mixed-Use Downtown (MU-3)
- Public and Parks Open Space (P-1)
- Public, Civic, and Institutional Campus (P-2)
- Planned Development (PD)

Commercial

Range of Density

- 16 or more dwelling units per acre.

Land Uses

- Primary: commercial, offices, retail, employment, medical campus/hospitals, and service-oriented uses.
- Secondary: higher density housing, small warehouses, light industrial uses such as manufacturing, assembly, technology and distribution, places of worship, other-public/institutional uses.

Characteristics

- Provides for concentrated areas of retail, services, and employment that support both City residents and those in the surrounding region.
- Located at intersections or in areas along major local, state, and interstate roadways.

Implementing Zone Districts

- Mixed-Use Light Commercial (MU-2)
- Commercial General (CG)
- Public, Civic, and Institutional Campus (P-2)
- Planned Development (PD)

Industrial

Range of Density

- Not applicable.

Characteristics

- Provides opportunities for industrial uses that typically have greater impacts on surrounding areas.
- Generally situated away from residential areas; however, smaller commercial activities or buffering may serve to transition between industrial and residential developments.
- Provides industrial areas near the airport for businesses reliant on the airport for transportation of goods.

Land Uses

- Primary: light and heavy industrial uses including manufacturing, processing, assembly, warehousing and distribution, outdoor storage.
- Secondary: commercial services, mining, and sand or gravel operations.

Implementing Zone Districts

- Commercial General (CG)
- Industrial Light (I-1)
- Industrial General (I-2)

Airport

Range of Density

- Not applicable.

Land Uses

- Primary: aviation uses including infrastructure, facilities, and buildings needed to support aircraft and airport operations consistent with the Grand Junction Regional Airport Master Plan.

Characteristics

- Provides for the facilities, operations, and infrastructure necessary to maintain and operate the Grand Junction Regional Airport.

Implementing Zone Districts

- Public, Civic, and Institutional Campus (P-2)

Parks and Open Space

Range of Density

- Not applicable.

Primary Land Uses

- Primary: parks, open space, drainageways, natural areas, lands preserved by a conservation easement.
- Secondary: cemetery, environmentally-sensitive lands, recreational facilities.

Characteristics

- Provides for active and passive recreational needs of the community.
- Protects the scenic and environmental quality of sensitive natural areas.
- Protects areas within the floodway and some areas within the 100-year floodplain that may be unsuitable for development.
- Generally owned by public agencies; however, many also include privately-owned spaces such as golf courses or HOA open space or conserved private lands.

Implementing Zone Districts

- Public Parks and Open Space (P-1)
- Public, Civic, and Institutional Campus (P-2)