

Public Hearing March 20, 2024

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE TO UPDATE ZONE DISTRICTS TO REFLECT REVISIONS IN THE ADOPTION OF THE 2023 ZONING & DEVELOPMENT CODE BY AMENDING TITLE 22, TITLE 23, TITLE 24, TITLE 25, TITLE 26, AND TITLE 27.

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.

When the Zoning & Development Code was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. As part of this adoption, a new list of Zone Districts has been established which implements the Comprehensive Plan, expands opportunities for a wider mix of uses, and consolidates existing districts based on similarities. The implementation of the Zoning and Development Code update necessitates that the legacy districts be retired or transitioned with the updated district titles. This amendment updates all references to legacy zone districts to new zone districts as adopted in the 2023 Zoning & Development Code.

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 amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendment to Title 25 implements the vision and goals of the Comprehensive Plan and that the amendment provided in this Ordinance is responsive to the community's desires, encourages orderly development of real property in the City, and otherwise advances and protects the public health, safety, and welfare of the City and its residents.

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

Any references within Title 22, Title 23, Title 24, Title 25, Title, 26, and Title 27 to a Legacy District as identified in Table 21.03-1 below be replaced with the appropriate Updated District Title as identified in the same table.

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Table 21. Use the Home tab to apply Heading 1 to the text that you want to appear here.-1: Zone Districts Summary		
Legacy Districts	Updated District Titles	Section
Residential		
R-R: Residential – Rural	Residential – Rural, R-R	Error! Reference source not found.
R-E: Residential – Estate	Residential – Estate Retired, R-ER	Error! Reference source not found.
R-1: Residential – 1	Residential 1 Retired, R-1R	Error! Reference source not found.
R-2: Residential – 2	Residential 2 Retired, R-2R	Error! Reference source not found.
R-4: Residential – 4	Residential Low 4, RL-4	Error! Reference source not found.
R-5: Residential – 5	Residential Low 5, RL-5	Error! Reference source not found.
R-8: Residential – 8	Residential Medium 8, RM-8	Error! Reference source not found.
R-12: Residential – 12	Residential Medium 12, RM-12	Error! Reference source not found.
R-16: Residential – 16	Residential High 16, RH-16	Error! Reference source not found.
R-24: Residential – 24	Residential High 24, RH-24	Error! Reference

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Table 21.Error! Use the Home tab to apply Heading 1 to the text that you want to appear here.-1: Zone Districts Summary		
Legacy Districts	Updated District Titles	Section
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Mixed-Use Commercial		
R-O: Residential – Office	Mixed-Use Neighborhood, MU-1	Error! Reference source not found.
B-1: Neighborhood Business	[Combined with R-O into MU-1]	
B-2: Downtown Business	Mixed-Use Downtown, MU-3	Error! Reference source not found.
M-U: Mixed Use	Mixed-Use Light Commercial, MU-2	Error! Reference source not found.
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	Error! Reference source not found.
MXR: Mixed Use Residential	[Combined with Residential Districts]	
MXG: Mixed Use General	[Combined with closest MU district]	
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	Error! Reference source not found.

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Legacy Districts	Updated District Titles	Section
I-1: Light Industrial	Industrial Light, I-1	Error! Reference source not found.
I-2: General Industrial	Industrial General, I-2	Error! Reference source not found.
Public, Parks, and Open Space		
CSR: Community Services and Recreation (Parks and Open Space only)	Public Parks and Open Space, P-1	Error! Reference source not found.
CSR: Community Services and Recreation (Public, Civic and Institutional Facilities)	Public, Civic, and Institutional Campus, P-2	Error! Reference source not found.
Planned Development		
PD: Planned Development	Planned Development, PD	Error! Reference source not found.
Overlay		
AE: Airport Environs Overlay	Airport Environs Overlay, AE	Error! Reference source not found.
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

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Table 21. Error! Use the Home tab to apply Heading 1 to the text that you want to appear here.-1: Zone Districts Summary		
Legacy Districts	Updated District Titles	Section
Horizon Drive District Overlay	Horizon Drive District Overlay	GJMC Title 27

INTRODUCED on first reading this 6th day of March 2024 and ordered published in pamphlet form.

ADOPTED on second reading this ____ day of March 2024 and ordered published in pamphlet form.

Anna M. Stout

President of the City Council

ATTEST:

Amy Phillips

City Clerk