



Project Overview

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- The goals of the Zoning and Development Code update project, informed and guided by the One Grand Junction Comprehensive Plan include:
1. Increase development potential across the city and promote a wide range of development types
 2. Produce high quality and compatible development.
 3. Increase housing supply and maintain affordability

HOW DO KEY CHANGES TO THE CODE IMPLEMENT THESE GOALS?

Key Changes	Project Goals		
	1	2	3
Administration & Procedures <ul style="list-style-type: none"> - Clarified procedures and integrated objective criteria for review and approval - Made allowances for flexibility more predictable 	✓		✓
Zone Districts <ul style="list-style-type: none"> - Removed or adjusted prohibitive dimensional standards that limited development 	✓		✓
Use Regulations <ul style="list-style-type: none"> - Expanded housing options - Greater mix of residential and nonresidential uses allowed in more districts 	✓	✓	✓
Site and Structure Standards		✓	
Natural Resources and Environmentally Sensitive Lands		✓	
Landscaping, Buffering, and Screening <ul style="list-style-type: none"> - Aligned requirements with goals of sustainability and water conservation - Established incentives and predictable requirements that limit disturbance during development 		✓	
Off-Street Parking <ul style="list-style-type: none"> - Reduced minimums - Increased opportunity for alternatives 	✓	✓	✓
Subdivision Standards	✓		
Outdoor Lighting		✓	

HOW TO READ THE ZONING & DEVELOPMENT CODE



The Zoning and Development Code is the document that governs land development (zoning and subdivision regulation) in Grand Junction to support the vision, goals and strategies in the One Grand Junction Comprehensive Plan.

	Chapter 21.01: General Provisions	1
	Chapter 21.02: Administration and Procedures	2
	Chapter 21.03: Zone Districts	3
	Chapter 21.04: Use Standards	4
	Chapter 21.05: Site and Structure Development Standards	4
	Chapter 21.06: Natural Resources and Environmentally Sensitive Lands	4
	Chapter 21.07: Landscaping, Buffering, and Screening	5
	Chapter 21.08: Off-Street Parking	6
	Chapter 21.09: Subdivision Standards	4
	Chapter 21.10: Sign Standards	4
	Chapter 21.11: Outdoor Lighting	4
	Chapter 21.12: Nonconformities	
	Chapter 21.13: Violations and Enforcement	
	Chapter 21.14: Measurement and Definitions	7
ALL MODULES		

1	What process or application do I need to follow? Is a public hearing required?
2	What are the basic rules for how tall, how big, and how dense a development can be?
3	What uses are permitted on the property?
4	Where is the information about how a development should look?
5	How many parking spaces are required to be provided?
6	What are the rules for dividing lands into multiple lots?
7	What are the rules for how to measure distance, height, and other regulatory standards?