

**GRAND JUNCTION 2023 Z&DC UPDATE: IMPACT OF CODE CHANGES**

Section	TITLE/DESCRIPTION	SOURCE					OUTCOME					DEVELOPMENT IMPACT
		2010 Code, carried forward, no change	2010 Code, carried forward and updated for improved use	Added or updated per One Grand Junction	Added or updated to improve tool or reflect best practice	Added or updated per City or Code Committee request	Expands or Clarifies Range of Housing Type Options	Increases development footprint allowed on parcel	Streamlines review process by clarifying requirement	Adds flexibility/ Replaces a longer process	Improved safety or mobility	
<b>21.01 General Provisions</b>												
	Revised transitional provisions to provide greater specificity about multiple approval projects		x		x			x	x			Cost/Time Reduction
<b>21.02 Administration and Procedures</b>												
	Clarify difference between notice for public hearings and notice for informational meetings		x					x				No Change
	Expanded applicability and permitted scope of administrative adjustments		x					x	x			Cost/Time Reduction
	Updated and shortened rezoning review criteria		x									Cost/Time Reduction
	Updated comprehensive plan amendment criteria			x								No Change
	Clarified that PD OPD applications must be linked to base zone districts				x							No Change
	Adjusted applicability of PD lapsing provision		x						x			Cost/Time Reduction
	Development fees	x										No Change
<b>21.03 Zone Districts and Dimensional Standards</b>												
	Incorporated full set of permitted setback and height exceptions				x			x	x			Cost/Time Reduction
	Retired R-E, R-1, and R-2 zone districts			x		x	x					No Change
	Changed residential front and street side setbacks in RL-4 and higher to 15 feet											Expanded development
	RM-5 and up: Revised dimensional standards to specifically allow attached units			x	x		x	x				Expanded development
	RM-5: Increased maximum lot coverage			x				x				Expanded development
	RM-12 and up: Reduced minimum lot area for attached DUs, reduced per unit lot width, raised max height		x	x			x	x				Expanded development
	Revised most commercial zone districts to mixed-use, used most permissive dimensions			x	x		x	x	x			Expanded development
	Added new Parks and Open Space district			x	x							No Change
	Added new Public, Civic, and Institutional Campus district				x		x	x				Expanded development
<b>21.04 Use Standards</b>												
	Updated use table to specify full range of housing types, allowed more types in more districts		x	x	x		x	x				Expanded development
	Added use-specific standards and changed use review processes from Conditional to Allowed		x		x	x		x	x			Expanded development
	Limited or removed permission for a small number of uses in newly combined districts				x							Created nonconformities
	Made accessory dwelling units (ADU) provisions more flexible (number allowed, parking, and design)		x	x	x	x	x	x				Expanded development
	Short-term rental standards currently in City review process											tbd
	Created accessory use table and generally expanded allowed accessory uses		x		x			x	x			Expanded development
<b>21.05 Site and Structure Development Standards</b>												
	Incorporated current draft of underground utilities requirement					x						Cost/Time Reduction
	Removed standards redundant or conflicting with TEDS or SSID		x		x	x		x				No Change
	Open space dedication requirement carried forward	x										No Change
	Trail construction requirement carried forward	x									x	No Change
	Residential compatibility standards added (structure location or height)				x			x	x			Design requirement
	Building layout standards for single-family attached and multifamily development			x	x			x	x	x		Design requirement
	Expansion of Horizon Drive District and North Avenue Overlay to most mixed-use and commercial			x	x			x	x	x		Design requirement
<b>21.06 Natural Resources and Environmentally Sensitive Lands</b>												
	Wildfire standards	x										No Change
	Hillside development standards	x										No Change
	Ridgeline development standards edited to clarify exceptions and simplify view line measurement		x			x						No Change
	Flood damage protection standards	x										No Change
<b>21.07 Landscaping, Buffering, and Screening</b>												
	Incorporated newly adopted standards											Per review and adoption
<b>21.08 Off-Street Parking</b>												
	Significantly reduced off-street (on-site) vehicle parking requirements		x		x	x	x	x				Expanded development
	Expanded parking reductions allowed through administrative approval				x			x	x			Expanded development
	New bicycle parking requirements			x	x	x					x	New requirement
	New electric vehicle capable parking requirements for multifamily and mixed-use dwellings				x	x					x	New requirement
<b>21.09 Subdivision Standards</b>												
	Edited to remove potential conflicts with TEDS and SSID standards		x									No Change
	Access, circulation, and connectivity standards grouped and edited for clarity		x									No Change
	Cul-de-sac to arterial or collector street ped/bike connection requirement added (10' easement)				x						x	New dedication, limited
<b>21.10 Sign Standards</b>												
		x										No Change
<b>21.11 Outdoor Lighting</b>												
	Incorporated maximum lighting temperature requirement per International Dark-Sky Association (with flexibility for Director to allow limited increases)		x	x	x	x					x	Change to bulb type
<b>21.12 Nonconformities</b>												
	Reorganized for ease of use	x										No Change
<b>21.13 Violations and Enforcement</b>												
	Carried forward	x										No Change
<b>21.14 Measurements and Definitions</b>												
	Measurements collected from across the Z&DC and updated to reflect current practice		x		x			x				Cost/Time Reduction
	Definitions collected from across the Z&DC, added, and updated to provide current definitions		x		x			x				Cost/Time Reduction