

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5191

AN ORDINANCE RETIRING THE RESIDENTIAL – ESTATE (R-E), RESIDENTIAL – 1 (R-1), RESIDENTIAL – 2 (R-2), AND INDUSTRIAL/OFFICE PARK (I-O) ZONE DISTRICTS AND TRANSITIONING ALL OTHER ZONE DISTRICTS ACCORDING TO TABLE 21.03-1 OF THE 2023 ZONING AND DEVELOPMENT CODE

Recitals

On December 16, 2020, the Grand Junction City Council adopted Ordinance No. 4971, approving the 2020 One Grand Junction Comprehensive Plan (Plan). To implement the Vision and Goals of the Comprehensive Plan, the Zoning and Development Code (Code) needed to be updated. The City's Code is dated and cannot fully implement the new Comprehensive Plan.

With input from community stakeholders, staff and City Council, the proposed Zoning and Development Code has been updated and revised to ensure that it will implement the new Comprehensive Plan.

As part of the Zoning and Development Code update, 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. These changes will be reflected on the Official Zoning Map maintained jointly by the City Community Development Department and the City Information Technology Department.

Hence, the City Planning Commission and City staff recommend that City Council adopt the Zone District transitions as outlined in Table 21.03-1: Zone District Summary in the 2023 Zoning and Development Code subject to the condition that Ordinance No. 5190 amending the City of Grand Junction Zoning and Development Code is adopted by City Council.

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

The foregoing Recitals are incorporated and in consideration thereof, and as otherwise found and determined by the City Council to be in the best interests of the public health, safety and welfare the Zone Districts on the Official Zoning Map are transitioned as follows:

Table 21. Error! No text of specified style in document.-1: Zone Districts Summary

Legacy Districts	Updated District Titles
Residential	
R-R: Residential – Rural	Residential – Rural, R-R
R-E: Residential – Estate	Residential – Estate Retired, R-ER
R-1: Residential – 1	Residential 1 Retired, R-1R
R-2: Residential – 2	Residential 2 Retired, R-2R
R-4: Residential – 4	Residential Low 4, RL-4
R-5: Residential – 5	Residential Low 5, RL-5
R-8: Residential – 8	Residential Medium 8, RM-8
R-12: Residential – 12	Residential Medium 12, RM-12
R-16: Residential – 16	Residential High 16, RH-16
R-24: Residential – 24	Residential High 24, RH-24
Mixed-Use Commercial	
R-O: Residential – Office	Mixed-Use Neighborhood, MU-1
B-1: Neighborhood Business	[Combined with R-O into MU-1]
B-2: Downtown Business	Mixed-Use Downtown, MU-3
M-U: Mixed Use	Mixed-Use Light Commercial, MU-2
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
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
I-1: Light Industrial	Industrial Light, I-1
I-2: General Industrial	Industrial General, I-2
Public, Parks, and Open Space	
CSR: Community Services and Recreation (Parks and Open Space only)	Public Parks and Open Space, P-1
CSR: Community Services and Recreation (Public, Civic and Institutional Facilities)	Public, Civic, and Institutional Campus, P-2
Planned Development	
PD: Planned Development	Planned Development, PD

All properties within City limits shall be designated/redesignated according to Table 21.03-1 and will henceforth have a zoning designation as established in the 2023 Zoning and Development Code.

INTRODUCED on first reading the 17th day of November 2023 and ordered published in pamphlet form.

PASSED and **ADOPTED** on second reading the 20th day of December 2023 and ordered published in pamphlet form.

ATTEST:



Anna M. Stout
President of the City Council



Amy Phillips
City Clerk

