



COMMUNITY DEVELOPMENT DIVISION

BUILDING – PLANNING – OWTS – CODE COMPLIANCE

200 S. Spruce Street • PO Box 20,000-5022 • Grand Junction, Colorado • 81502
Telephone: 970.244.1636 • www.mesacounty.us

This document summarizes the notable changes found in the proposed update of the Land Development Code. Information is grouped by Section. Other changes are being considered to create a more user-friendly document, to remove conflicts and duplication.

Additional information can be found at:

<https://www.mesacounty.us/departments-and-services/community-development>

- Master Plan Advisory – Section 1.12
 - The master plan of a county or region is an advisory document to guide land development decisions; however, the master plan or any part thereof may be made binding by inclusion in the county's or region's adopted subdivision, zoning, platting, planned unit development, or other similar land development regulations after satisfying notice, due process, and hearing requirements for legislative or quasi-judicial processes as appropriate.
- Notice Requirements – Section 3.02 D.
 - Fifteen day notice requirement only for Planning Commission. Date for the Board of County Commissioners public hearing has historically been placed on the mailed notice and announced at the Planning Commission public hearing.
 - Published notice will be posted on the Mesa County website rather than in the Daily Sentinel.
- Assurances – Section 3.03
 - Added language that creates a condition of an approval when the developer makes an assurance related to the project regardless of whether or not it is a requirement of the Code.
- Conditional Use Permit – Section 4.03
 - Modified the language to clarify the first approval criteria.
 - Added language that allows the lapsing of a conditional use permit if nothing has commenced within three years.
- Development Improvements Agreement – Section 4.05
 - Added and deleted language to clarify the requirements of a development improvements agreement.
- Location and Extent – Section 4.11
 - Added the location and extent process as described under C.R.S. Sections 30-28-110, 22-32-124 (1)(a) and 22-32-124(1.5)(a).
- Planned Unit Development – Final Development Plan – Section 4.13 D.
 - Added lapsing language to clarify when and how a planned unit development may be lapsed.
- Site Plans – Section 4.17
 - Added language that codifies the historic use of “short forms” site plans. The short form has been used to approve those site plans that do not adversely affect neighborhoods or adjoining properties.
- Rural vs. Urban Zone Districts – Sections 5.01 and 5.02

- Added language to further define the difference between rural and urban zoning districts.
- Moved RSF-R, RSF-E and URR from the urban zoning districts to rural zoning districts.
- Removed minimum lot size and width requirements from urban zoning districts.
- Commercial/Industrial Zoning Districts – Section 5.03
 - Added language to better define the commercial/industrial zone districts.
 - Increased the residential density in the R-O, B-1, B-2 C-1, C-2, MU-C and MU-OTC zoning districts.
 - Removed the residential density from the industrial zoning districts.
- Master Plan Implementation – Table 5-1
 - This table was cleaned up by removing the Overlay zones as they are not implemented by the Master Plan Future Land Use classifications.
 - Added zones that were compatible and removed zones that were incompatible with the associated Future Land Use classifications.
- Overlay districts – Section 5.05
 - Modified language under specific Overlay Districts to allow the rescinding of the neighborhood/community plans.
- Use Regulations – Table 6-1
 - Added tiny homes as a use by right in several zone districts.
 - Added single-family detached units in the RMF-12 zone district.
 - Added multi-family units in the B-2, C-1 and C-2 zone districts.
 - Changed Community Solar Garden from a use by right to a conditional use in most zones.
- Use-Specific Standards – Section 6.02
 - Cleaned up language under this Section to make it more understandable.
 - Removed the requirement that campgrounds must restrict camping to no more than 180 days.
 - Removed the requirement for common area or open space in multi-family developments and made it optional.
 - Removed the site-specific standards and identified the use under Table 6-1.
 - Added and removed language under Short-term Rentals to make this section more manageable.
- Accessory Structures – Section 6.03
 - Added language to remove the restrictions from agricultural used buildings in residential zones.
- Accessory Uses – Section 6.04
 - Accessory dwellings, added and removed standards so that this section meets the requirements of HB24-1152.
 - Removed the requirement that camping is only allowed 30 consecutive days or a total of 180 days within a calendar year.
- Temporary Uses – Section 6.05
 - Cleaned up the language to make this section more understandable and administratively more manageable.
- Density – Section 7.01
 - Added language to define parent parcel when calculating density on an existing subdivision.

- URR Subdivision Standards – Section 7.04 E.
 - Modified the standards to allow one acre density on the reserve lot after ten years from the date the subdivision is platted.
- Parking – Section 8.01
 - EV charging station language added based on the requirements of HB24-1173.
 - Amended the requirements for stacking spaces to better fit the applicable standards.
- Landscaping and Buffering – Section 8.02
 - Nonfunctional/functional turf. Definition, language and standards were added based on the requirements of HB25-1113 and SB24-005.
- Fences – Section 8.03
 - Language added to exempt wildlife fencing from the seven foot fence height limitation.
- Large Retail Projects – Section 8.04
 - Added architectural metal to the list of materials that can be used for exterior façade treatment and construction.
- Public Land and Open Space Dedication Requirements – Section 8.06 (previous Section number)
 - Deleted this section as the County hasn't required dedication of open space for many years. In addition, it has been proposed to change the open space requirement for manufactured home parks and multi-family projects from mandatory to an optional requirement.
- Wildfire Hazards – Section 8.06 (new Section number)
 - The standards and regulations were amended based on SB23-166.
- Fire Protection – Section 8.09
 - The standards were amended to better clarify the requirements of developments located outside of a fire protection district.
- Floodplain Regulations – Section 8.13
 - Additions and deletions under the Floodplain Regulations were proposed by the Public Works Department to better clarify the standards and regulations.
- Traffic Studies – Section 8.14
 - Additions and deletions under the section on Traffic Studies were proposed by the Public Works Department to better clarify the standards and regulations. These standards and regulations are to be moved to the Mesa County Design Standards and therefore are not needed in the Land Development Code.
- Street Access – Section 8.15
 - Additions and deletions under the section on Street Access were proposed by the Public Works Department to better clarify the standards and regulations. These standards and regulations are to be moved to the Mesa County Design Standards and therefore are not needed in the Land Development Code.
- Intersection and Driveway Visibility – Section 8.18
 - Additions and deletions under the section on Intersection and Driveway Visibility were proposed by the Public Works Department to better clarify the standards and regulations. These standards and regulations

are to be moved to the Mesa County Design Standards and therefore are not needed in the Land Development Code.

- Land Dedications and Fees In-Lieu – Section 8.19
 - This section was deleted as the County no longer requires dedication of parkland.
- Definitions – Section 12.01
 - Agrivoltaics; added language to more clearly define the agricultural component of the solar facility.
 - Architectural Metal; added definition.
 - Household; amended the definition to be in compliance with HB24-1007.
 - Multi-Family; amended the definition to allow multiple buildings on a single parcel.
 - Single Housekeeping Unit; added definition to clarify the use of a residential structure.