



# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

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## Chapter 5: Zoning Districts

Zoning District	Density (units per acre)		Minimum Lot Size		Minimum Street Frontage (feet)	Minimum Setbacks (feet) Principal/Accessory <sup>2</sup>			Maximum Lot Coverage	Maximum Building Size (square feet)	Maximum Height (feet)
	Max	Min	Area	Width (feet)		Street	Side	Rear			
<b>Rural Zoning Districts</b>											
AF35	1/35 Acres	n/a	35 Acres	500	20	50/55	50/50	50/50	n/a	n/a	35
AFT	<a href="#">Section 7.02</a>			130	20	50/50 (20/20)	10/10	30/10	n/a	n/a	35
<b>Urban Residential Zoning Districts</b>											
RSF-R	1/5 Acres	n/a	5 Acres	150	50 <sup>1</sup>	50/50 (20/25)	10/10	30/10	n/a	n/a	35
URR	1/2 Acres	n/a	<a href="#">Section 8.11</a>	100	50 <sup>1</sup>	20/25	15/5	25/10	50%	n/a	35
RSF-E	<a href="#">Section 7.03</a>	n/a	1 Acre	100	50 <sup>1</sup>	20/25	15/5	25/10	25%	n/a	35
RSF-1	1	n/a	30,000 (sq. ft.)	100	50 <sup>1</sup>	20/25	15/3	30/3	20%	n/a	35
RSF-2	2	n/a	15,000 (sq. ft.)	100	50 <sup>1</sup>	20/25	15/3	30/3	30%	n/a	35
RSF-4	4	2	7,000 (sq. ft.)	75	20	20/25	7/3	20/10	50%	n/a	35
RMF-5	5	3	4,000 SF (sq. ft.) 6,000 2F (sq. ft.) n/a MF	60	20	20/25	5/3	15/10	60%	n/a	35
RMF-8	8	5	3,000 SF (sq. ft.) 6,000 2F (sq. ft.) n/a MF	50	20	20/25	5/3	10/5	70%	n/a	35
RMF-12	12	8	n/a	30	20	20/25	5/3	10/5	75%	n/a	60
RMF-16	16	12	n/a	30	20	20/25	5/3	10/5	75%	n/a	60
RMF-24	24	16	n/a	30	20	20/25	5/3	10/5	80%	n/a	72
MU-R	12	<a href="#">Section 5.05 H.</a>									
<b>Nonresidential Zoning Districts</b>											
R-O	8	n/a	n/a	n/a	n/a	0/0	0/0	0/0	70%	10,000	35
B-1	8	n/a	n/a	n/a	n/a	0/0	0/0	0/0 <sup>3</sup>	75%	30,000	40
B-2	24	n/a	n/a	n/a	n/a	0/0	0/0	0/0 <sup>3</sup>	100%	n/a	65
C-1	16	n/a	1 Acre	n/a	n/a	14/14	0/0	0/0 <sup>3</sup>	80%	n/a	40
C-2	16	n/a	1 Acre	n/a	n/a	14/14	0/0	0/0 <sup>3</sup>	80%	n/a	40
I-1	8	n/a	1 Acre	n/a	n/a	14/14	0/0	0/0	80%	n/a	40/65
I-2	8	n/a	1 Acre	n/a	n/a	14/14	0/0	0/0	80%	n/a	40
MU-C	12	n/a	<a href="#">Section 5.05 H.</a>								
MU-OTC	12	8	See <a href="#">Appendix C</a> – Old Town Clifton Mixed Use District and Design Standards								

<sup>1</sup>Minimum street frontage on cul-de-sac reduced to thirty (30) feet.

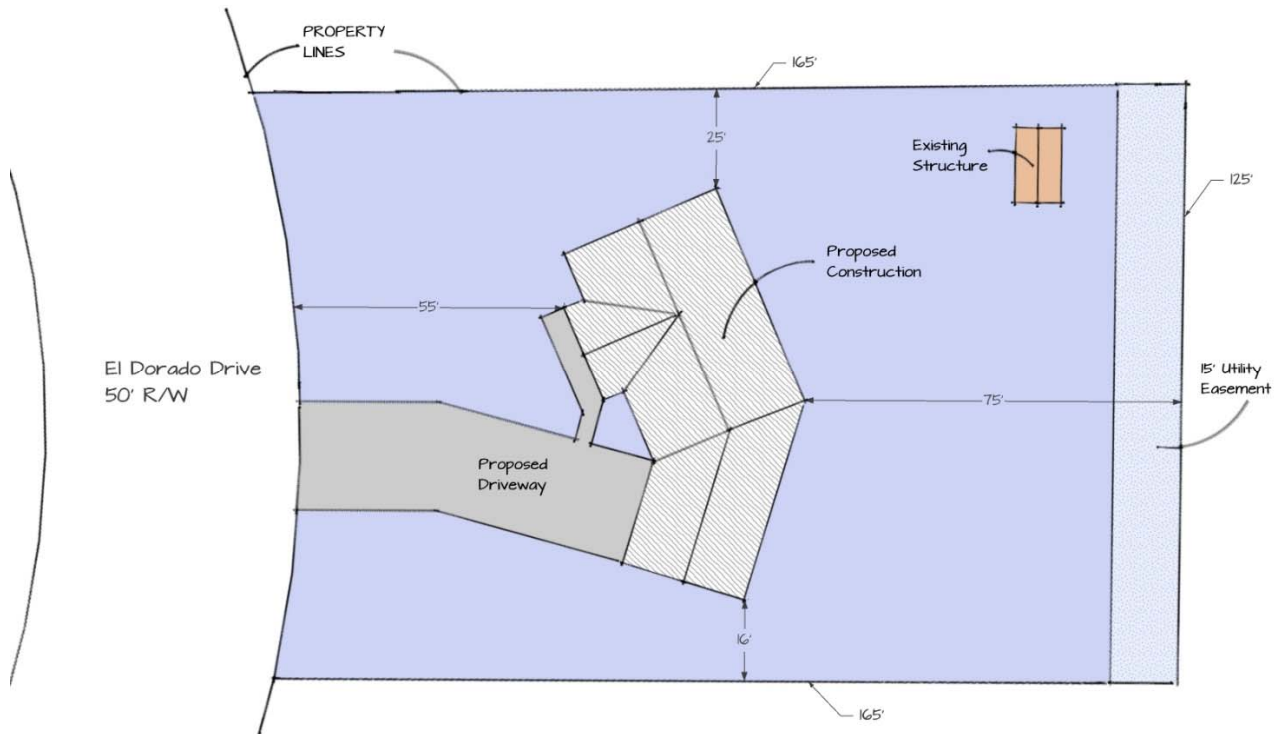
<sup>2</sup>Where rear lot lines are adjacent to a Utility or Landscape Outlot, the street setback(s) of the principal structure may be reduced to fourteen (14) feet, excluding the setback for a garage with doors facing any street.

<sup>3</sup>If the property is located within the Fruita Buffer (Cooperative Planning Area) south of the Colorado River, the minimum lot size shall be no less than two (2) acres.

### Sample Site Plan

The following must be included as part of a required site plan:

- An outline of the property lines with dimensions
- An outline of the Proposed structure that is cross-hatched and labeled PROPOSED CONSTRUCTION
- The distance from the proposed structure to the street, rear and side property lines (setbacks)
- All existing structures on the property
- All streets adjacent to the property and street names
- All easements and rights-of-way on the property
- All existing and proposed driveways



### Chapter 12 | Definitions & Terms

**Lot Line, Front:** The shortest lot line of all street lot lines. If all street lot lines are the same length, then all shall be considered front lot lines.

**Lot Line, Side:** Any lot line except a street or rear lot line.

**Lot Line, Street:** Any lot line that abuts a street. Street lot line does not include lot lines that abut an alley. On a corner lot, there are two (or more) street lot lines. Street lot lines can include front lot lines and side lot lines.

**Lot Line, Rear:** A lot line that is opposite a front lot line, but which does not about a street. A triangular lot has two side lot lines but no rear lot line. For other irregularly shaped lots, the rear lot line is all lot lines that are most nearly opposite the front lot line.

### Driveway Permits

Driveway Permits are required for all new residences, reconstruction of an existing residence, mobile/modular homes, or relocation of an existing driveway/access. Allow two to three weeks processing time.

Questions? Call Dan Sundstrom 970-255-5051

### Section 7.01 E. Setbacks

#### a. Street Setbacks

- (1) Street setbacks shall be measured between the furthestmost projection of a structure and any abutting rights-of-way line.

(2) In the event that lots or parcels abut streets or roads without rights-of-way or inadequate right-of-way, the street setbacks shall be measured as if rights-of-way had been established using the road classification in accordance with the adopted Circulation Plan.

**b. Side and Rear Setbacks**

Side and rear setbacks shall be measured between the furthestmost projection of a structure and the property lines of the lot on which such structure is located.

**Lot Stringing**

The applicant shall string all subject property lines. The County building inspector will measure the distance from the foundation forms to the property line string when an inspection is requested. If the building inspector finds that the distance from the property line string is less than the setbacks shown by the applicant on the Planning Clearance Site Plan the inspector shall halt construction and instruct the applicant to return to the Planning Department to amend the Site Plan.

**Section 7.02 AFT District Density**

**A. Purpose**

In order to provide more certainty regarding appropriate levels of development on land within the Rural Planning Area, the County has adopted the provisions of this section to govern density in the AFT Zoning District

**B. Density**

The base density allowed on lots and parcels zoned AFT shall be no more than an average of one lot per five (5) acres unless a different base density is identified in [Table 7-1](#) (see below). If density bonus is allowed, the maximum density may only be achieved when an application for density bonus is submitted and approved subject to the criteria listed in [Section 7.02 C.](#)

TABLE 7-1: AFT DENSITY					
Future Land Use Classification	Density (acres per dwelling unit)		Minimum Lot Size (acres)	Density Bonus	Required Reserve
	Base	Maximum			
Rural Residential 5	5	N/A	<a href="#">Section 8.11</a>	N/A	N/A
Fruita 201-10	10	N/A	10	N/A	N/A
EOM 10	10	N/A	10	N/A	N/A
Rural Ag 10 (R/A 10)	10	5	<a href="#">Section 8.11</a>	<a href="#">Section 7.02 C.</a>	<a href="#">Table 7-2</a>
Rural Ag 17 A (R/A 17)	17	9	<a href="#">Section 8.11</a>	<a href="#">Section 7.02 C.</a>	<a href="#">Table 7-2</a>
Rural/Ag/20 NB	20	N/A	20	N/A	N/A
Rural/Ag 35+ A	35	N/A	35	N/A	N/A
Large Lot Rural/Ag 35+	35	N/A	35	N/A	N/A
Fruita Buffer North of River (R/A 10)	10	5	<a href="#">Section 8.11</a>	<a href="#">Section 7.02 C.</a>	50%
Fruita Buffer South of River	N/A	Average of existing lot size within 2,500 feet (excluding public lands)	<a href="#">Section 8.11</a>	N/A	N/A
Palisade Buffer North of River (R/A 10)	10	5	<a href="#">Section 8.11</a>	<a href="#">Section 7.02 C.</a>	50%
Palisade Buffer South of River (EOM 10)	10	N/A	10	N/A	N/A
Rural (RUR)	5	N/A	<a href="#">Section 8.11</a>	N/A	N/A

**Section 7.03 RSF-E District Density**

**A. Purpose**

In order to provide more certainty regarding appropriate levels of development on land with a Future Land Use Classification of Estate, the County has adopted the provisions of this section to govern density in the RSF-E Zoning District.

**B. Maximum Density and Minimum Lot Size Criteria**

The maximum density and minimum lot size allowed within the RSF-E Zoning District shall be as follows:

**TABLE 7-3: ESTATE FUTURE LAND USE CLASSIFICATION SUMMARY**

<b>Future Land Use Classification</b>	<b>Density</b>	<b>Minimum Lot Size</b>	<b>Plan</b>
Estate	1 acre / dwelling unit	1 acre	Grand Junction Comprehensive Plan
Estate	2 acres / dwelling unit	2 acres	Loma/Mack Area Plan
Estate	2 acres / dwelling unit	2 acres	Loma Community Plan
Rural Estate 3	3 acres / dwelling unit	1 acre	Rural Planning Area

**Notes:**