

**Chapter 4
ZONING DISTRICTS**

§4.1 | Rural Zoning Districts

The AF-35 and AFT Districts shall be known as Rural Zoning Districts. These districts are generally appropriate for application in the Rural Planning Area. The Zoning Districts as described in Chapter 4 are general in nature and not guarantees that the stated minimums or maximums can be achieved on every site. Other regulations of this Land Development Code or site-specific conditions may further limit development.

Rural Districts Summary	
District Name	Density /Lot Size
AF-35	1 unit/35 acres
AFT	1 unit/5-35 acres (See Section 6.3)

4.1.1 | AF-35, Agricultural and Forestry District

The AF-35, Agricultural and Forestry District is primarily intended to provide for the protection and continuation of agriculture and forestry operations, and the preservation of environmentally sensitive lands. AF-35 Districts are intended for application in the Rural Planning Area. The district corresponds to and implements the Mesa County Master Plan’s “Rural/Agricultural 35+,” “Large Lot Rural/Agricultural 35+,” “Large Lot 35+,” “Cooperative Planning Area” and “Conservation” future land use classifications.

4.1.2 | AFT Agricultural, Forestry, Transitional District

The AFT, Agricultural, Forestry, Transitional District is primarily intended to accommodate agricultural operations and very low-density single-family residential development within the Rural Planning Area. The district corresponds to and implements the Mesa County Master Plan’s “Rural,” “Large Lot 35+,” “Rural/Residential 5,” “Rural/Agricultural 10,” “Rural/Agricultural 17,” “Rural Agricultural 20 NB,” “Fruita 201-10,” “EOM 10,” “Conservation,” “Cooperative Planning Area,” and “Buffer” future land use classifications.

§4.2 | Urban Residential Zoning Districts

The URR, RSF-R, RSF-E, RSF-1, RSF-2, RSF-4, RMF-5, RMF-8, RMF-12, RMF-16, RMF-24 and MU-R Districts shall be known as Urban Residential Zoning Districts. These districts are generally appropriate for application in the Urban Development Boundary of the Grand Junction Comprehensive Plan, in Rural Communities where sewer is available, and near municipalities – all in accordance with the Future Land Use Maps and written policies in the Mesa County Master Plan.

4.2.1 | RSF-R, Residential-Single-Family Rural District

The RSF-R, Residential-Single-Family Rural District is primarily intended to accommodate low-intensity agricultural operations and very low-density single-family uses on large parcels. The district is appropriate for application in areas where very low-density, rural character development is desired, or where terrain, environmental resources or the absence of public facilities and services necessitates very low-intensity development. The RSF-R District corresponds to and implements the Mesa County Master Plan’s “Rural” and “Conservation/Mineral Extraction” future land use classifications within the Urban Development Boundary of the Grand Junction Comprehensive Plan.

Urban Residential Districts Summary		
District Name	Density/Lot Size	Replaces Old District
RSF-R	1 unit/5 acres	AFT/R3
URR	1 unit/2 acres	New
RSF-E	1 unit/2 acres	R2A
RSF-1	1 unit/acre	R1A
RSF-2	2 units/acre	R1B
RSF-4	4 units/acre	R2/R2T
RMF-5	5 units/acre	R1C/R1D
RMF-8	8 units/acre	R4
RMF-12	12 units/acre	New
RMF-16	16 units/acre	New
RMF-24	24 units/acre	R5
MU-R	12 units/acre	New

4.2.2 | RSF-E, Residential-Single-Family Estate District

The RSF-E, Residential-Single-Family Estate District is primarily intended to accommodate low-density, estate-type, single-family residential development on lots of one (1) to three (3) acres in size, and to provide land use protection for areas that develop in such a manner. It corresponds to and implements the Mesa

County Master Plan’s “Estate,” “Rural Estate 3,” “Residential Single Family – Estate,” and “Residential/Low” future land use classifications.

4.2.3 | RSF-1, Residential-Single-Family District

The RSF-1, Residential-Single-Family District is primarily intended to accommodate low density, single-family residential development, and to provide land use protection for areas that develop in such a manner. It corresponds to and implements the Mesa County Master Plan’s “Residential/Low” and “Estate” future land use classifications.

4.2.4 | RSF-2, Residential-Single-Family District

The RSF-2, Residential-Single-Family District is primarily intended to accommodate medium-low density, single-family residential development and to provide land use protection for areas that develop in such a manner. It corresponds to and implements the Mesa County Master Plan’s “Residential/Low,” “Residential/Medium-Low,” and “Loma Residential-Medium Low to Medium-High” future land use classifications.

4.2.5 | RSF-4, Residential-Single-Family District

The RSF-4, Residential-Single-Family District is primarily intended to accommodate medium-density, single-family residential development, and to provide land use protection for areas that develop in such a manner. It corresponds to and implements the Mesa County Master Plan’s “Residential/Medium-Low,” “Residential/Medium,” and “Loma Residential Medium-Low to Medium-High” future land use classifications.

4.2.6 | RMF-5, Residential-Multi-Family District

The RMF-5, Residential-Multi-Family District is primarily intended to accommodate medium-density single-family, two-family, and low-density multi-family residential development, and to provide land use protection for areas that develop in such a manner. It corresponds to and implements the Mesa County Master Plan’s “Residential/Medium” and “Loma Residential Medium-Low to Medium-High” future land use classifications.

RMF-5 Summary	
Primary	Det./Att. Single-Family,
Uses	Duplex, Multi-Family, Civic
Max.	5 units/acre (cluster allowed)
Density	

4.2.7 | RMF-8, Residential-Multi-Family District

The RMF-8, Residential-Multi-Family District is primarily intended to accommodate medium-high-density multi-family residential development, and to provide land use protection for areas that develop in such a manner. It corresponds to and implements the Mesa County Master Plan’s “Residential/Medium,” “Residential/Medium-High,” “Neighborhood Center/Mixed Use,” “Village Center/Mixed Use,” and “Loma Residential Medium-Low to Medium-High” future land use classifications.

RMF-8 Summary	
Primary	Det./Att. Single-Family,
Uses	Duplex, Multi-Family, Civic
Max.	8 units/acre (cluster allowed)
Density	

4.2.8 | RMF-12, Residential-Multi-Family District

The RMF-12, Residential-Multi-Family District is primarily intended to accommodate medium-high-density multi-family residential development, and to provide land use protection for areas that develop in such a manner. It corresponds to and implements the Mesa County Master Plan’s “Residential/Medium-High,” “Neighborhood Center/Mixed Use,” “Village Center/Mixed Use,” “Business Park/Mixed Use,” and “Loma Residential Medium-Low to Medium-High,” future land use classifications.

RMF-12 Summary	
Primary	Residential Multi-Family,
Uses	Duplex, Multi-Family, Civic
Max.	12 units/acre (cluster allowed)
Density	

4.2.9 | RMF-16, Residential-Multi-Family Urban District

The RMF-16, Residential-Multi-Family District is primarily intended to accommodate medium to high-density multi-family residential development, and to provide land use protection for areas that develop in such a manner. It corresponds to and implements the Mesa County Master Plan’s “Residential/Medium-High,” “Residential High /Mixed Use,” “Urban Residential Mixed Use,” “Neighborhood Center/Mixed Use,” “Village Center/Mixed Use,” and “Business Park/Mixed Use” future land use classifications.

RMF-16 Summary	
Primary	Det./Att. Single-Family,
Uses	Duplex, Multi-Family, Civic
Max.	16 units/acre (cluster allowed)
Density	

4.2.10 | RMF-24, RMF-24 Summary

Residential-Multi-Family Urban District

The RMF-24, Residential-Multi-Family District is primarily intended to accommodate high-density multi-family residential development, and to provide land use protection for areas that develop in such a manner. It corresponds to and implements the Mesa County Master Plan’s “Urban Residential/Mixed Use,” “Residential High /Mixed Use,” “Village Center/Mixed Use,” “Neighborhood Center/Mixed Use,” and “Business Park/Mixed Use” future land use classifications.

RMF-24 Summary	
Primary	Det./Att. Single-Family,
Uses	Duplex, Multi-Family, Civic
Max.	24 units/acre (cluster allowed)
Density	

4.2.11 | MU-R Mixed Use – Residential, Multi-Family Urban District

The MU-R Mixed Use-Residential Multi-Family District is primarily intended to accommodate a mix of high-density multi-family residential and commercial uses. The Mixed Use Residential District accommodates mixed use buildings with local retail, service and other uses on the ground floor and residential and retail/service uses in close proximity to each other. It corresponds to and implements the Mesa County Master Plan’s “Mixed Use-Residential,” “Residential High/Mixed Use,” “Urban Residential/Mixed Use,” “Neighborhood Center/Mixed Use,” and “Village Center/Mixed Use” future land use classifications. In the Mixed Use-Residential District, between sixty percent (60%) and seventy-five percent (75%) of the uses in the district are residential.

MU-R Summary	
Primary	Multi-Family/Com
Uses	Multi-Family, Com.
Max.	12 units/acre
Density	

4.2.12 URR, Urban Residential Reserve District

The URR, Urban Residential Reserve District is intended to accommodate single-family residential densities of up to one (1) unit per two (2) acres. Subdivided lots are grouped together with a larger building lot “reserved” for future urban development when public sewer and other urban infrastructure/services are available to serve the subdivision in the reasonable foreseeable future. It corresponds to and implements the Mesa County Master Plan’s “Urban/Residential Reserve” land use classification.

URR Summary	
Primary	Single-Family/Residential
Uses	Single-Family, Residential
Max.	1 units/ 2 acre
Density	

§4.3 | Urban Nonresidential Zoning Districts

The R-O, B-1, B-2, C-1, C-2, I-1, I-2 and MU-C Districts shall be known as Urban Nonresidential Zoning Districts.

4.3.1 | R-O, Residential Office District

The R-O, Residential Office District is primarily intended to accommodate very low-intensity office uses on small sites in or near residential areas, or between residential and commercial areas. The district regulations are intended to ensure that the scale and character of uses within the R-O District do not adversely affect nearby residential areas. The R-O District corresponds to and implements the Mesa County Master Plan’s “Commercial,” “Residential Medium,” “Residential Medium-High,” “Residential High/Mixed Use,” “Urban Residential/Mixed Use,” “Neighborhood Center/Mixed Use,” “Village Center/Mixed Use,” “Mixed Use Opportunity Corridor,” and “Business Park/Mixed Use” future land use classifications.

Urban Nonresidential Districts Summary	
District Name	Replaces Old District
R-O	–
B-1	BR
B-2	B
C-1	HS, T, SC
C-2	C
I-1	ILCA/ILCB
I-2	I
MU-C	New

4.3.2 | B-1, Limited Business District

The B-1, Limited Business District is primarily intended to accommodate low-intensity neighborhood service and office uses that are compatible with the scale and character of residential neighborhoods. The B-1 District corresponds to and implements the Mesa County Master Plan’s “Residential High/Mixed Use,” “Urban

Residential/Mixed Use,” “Commercial,” “Neighborhood Center/Mixed Use,” “Business Park/Mixed Use,” “Mixed Use Opportunity Corridor,” and “Village Center/Mixed Use” future land use classifications.

4.3.3 | B-2, Concentrated Business District

The B-2, Concentrated Business District is primarily intended to accommodate concentrated retail, service, office and mixed uses in community downtown settings. The district is not intended for major shopping centers or large outdoor sales areas. Pedestrian circulation is encouraged within the B-2 District through the use of flexible parking requirements and design standards. The B-2 District corresponds to and implements the Mesa County Master Plan’s “Commercial” and “Main Street Commercial” future land use classifications.

4.3.4 | C-1, Limited Commercial District

The C-1, Limited Commercial District is primarily intended to accommodate retail, service, and office uses conducted entirely indoors. The district promotes well-designed development on sites that provide excellent transportation access. The C-1 District corresponds to and implements the Mesa County Master Plan’s “Commercial,” “Neighborhood Center/Mixed Use,” “Village Center/Mixed Use,” “Business Park/Mixed Use,” and “Highway Commercial” future land use classifications.

4.3.5 | C-2, General Commercial District

The C-2, General Commercial District is primarily intended to accommodate moderate- to high-intensity commercial uses, which may include outdoor display or storage. The C-2 District corresponds to and implements the Mesa County Master Plan’s “Commercial,” “Commercial/Industrial,” “Business Park/Mixed Use,” and “Highway Commercial” future land use classifications.

4.3.6 | I-1, Limited Industrial District

The I-1, Limited Industrial District is primarily intended to accommodate light manufacturing uses within enclosed structures or developments that provide for a mix of office, light industrial, and limited retail and service uses in attractive, business park settings. The I-1 District corresponds to and implements the Mesa County Master Plan’s “Commercial/Industrial,” “Industrial,” “Fruita Greenway Business Park,” and “Business Park/Mixed Use” future land use classifications.

4.3.7 | I-2, General Industrial District

The I-2, General Industrial District is primarily intended to accommodate areas of heavy and concentrated fabrication, manufacturing and industrial uses. The district is appropriate for application in areas that will not be adversely affected by the impacts of such activities, or where such impacts can be minimized to the maximum extent practical. The I-2 District corresponds to and implements the Mesa County Master Plan’s “Industrial” and “Fruita Greenway Business Park” future land use classifications.

4.3.8 | MU-C Mixed Use – Commercial, Multi-Family Urban District

The MU-C, Mixed Use-Commercial, Multi-Family District is primarily intended to accommodate a mix of commercial and high-density multi-family residential uses. The MU-C District accommodates mixed use buildings with local retail, service and other uses on the ground floor and residential uses in the upper stories. The MU-C District also permits a mix of residential and retail/service uses in close proximity to each other. The MU-C District corresponds to and implements the Mesa County Master Plan’s “Mixed Use-Commercial,” “Residential Medium-High,” “Residential High/Mixed Use,” “Main Street Commercial,” “Urban Residential/Mixed Use,” “Neighborhood Center/Mixed Use,” and “Village Center/Mixed Use” future land use classifications.

4.3.9 MU-OTC Old Town Clifton Mixed Use District

The MU-OTC, Old Town Clifton Mixed Use District is primarily intended to accommodate a mix of residential and commercial uses. The MU-OTC District is intended to ensure the Old Town Clifton Planning Area will become a mixed-use community and remain an attractive environment for business, offices, services and housing. It accommodates mixed use buildings with local retail, service and other uses on the ground floor and residential uses in the upper stories. The MU

MU-OTC Summary	
Primary Uses	Residential, commercial
Max. Bldg. Size	Non-residential: either within mixed-use buildings or as stand-alone structures 20,000 sq. ft. gross floor area (except subject to CUP).
Max Density	Residential: 12 units/acre
Min. Density	Residential: 8 units/acre

– OTC District also permits a mix of residential and commercial uses in close proximity to each other. Development in the MU-OTC District is subject to the mandatory design standards in Appendix C of this Code. It corresponds to and implements the Mesa County Master Plan's "Old Town Clifton Commercial Mixed Use," "Residential/Medium-High," "Residential High/Mixed Use," "Urban Residential/Mixed Use," "Neighborhood Center/Mixed Use," and "Village Center/Mixed Use" future land use classification and implements the Clifton/Fruitvale Community Plan.

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TABLE 4.1

ZONING DISTRICTS TO IMPLEMENT THE MESA COUNTY FUTURE LAND USE PLAN

		FUTURE LAND USE CLASSIFICATIONS - GRAND JUNCTION COMPREHENSIVE PLAN AREA																																	
		GRAND JUNCTION AREA															WHITEWATER AREA																		
		NON URBAN			RESIDENTIAL					NON-RESIDENTIAL			MIXED USE				OTHER		NON URBAN			RESIDENTIAL		NON RES.		MIXED USE			OTHER						
		RURAL ¹	LARGE LOT 35+	COOPERATIVE PLANNING AREA	URBAN RESIDENTIAL RESERVE	ESTATE (1 - 3 Acre)	RESIDENTIAL LOW	RESIDENTIAL MEDIUM LOW	RESIDENTIAL MEDIUM	RESIDENTIAL MEDIUM-HIGH	COMMERCIAL	COMMERCIAL / INDUSTRIAL	INDUSTRIAL	RESIDENTIAL HIGH / MIXED USE	URBAN RESIDENTIAL / MIXED USE	BUSINESS PARK / MIXED USE	VILLAGE CENTER / MIXED USE	NEIGHBORHOOD CENTER / MIXED USE	MIXED USE OPPORTUNITY CORRIDOR	MT. GARFIELD VIEW PRESERVATION ²	CONSERVATION MINERAL EXTRACTION	PARKS AND OPEN SPACE	RURAL ¹	LARGE LOT 35+	ESTATE (1 - 3 Acre)	RESIDENTIAL LOW	RESIDENTIAL MEDIUM LOW	COMMERCIAL / INDUSTRIAL	INDUSTRIAL	RESIDENTIAL HIGH MIXED USE	BUSINESS PARK MIXED USE	VILLAGE CENTER MIXED USE	CONSERVATION MINERAL EXTRACTION	PARKS AND OPEN SPACE	
RURAL RES.	AF35		X	X																X	X													X	X
	AFT	X	X	X																	X	X	X	X											X
URBAN RESIDENTIAL	URR				X																	X													X
	RSF-R	X																			X	X												X	X
	RSF-E					X	X																X			X	X								X
	RSF-1					X	X																X			X	X								X
	RSF-2						X	X															X			X	X								X
	RSF-4							X	X														X			X	X								X
	RMF-5								X														X												X
	RMF-8									X	X							X	X				X										X		X
	RMF-12																X	X	X				X								X	X			X
	RMF-16									X					X	X	X	X	X				X								X	X	X		X
	RMF-24														X	X	X	X	X				X								X	X	X		X
	MU-R									X					X	X	X	X	X				X								X	X	X		X
NON RESIDENTIAL / MIXED USE	R-O							X	X	X			X	X	X	X	X	X	X			X								X	X	X		X	
	B-1									X			X	X	X	X	X	X	X			X								X	X	X		X	
	B-2									X												X													X
	C-1															X	X	X					X								X	X			X
	C-2									X	X					X							X					X			X				X
	I-1											X	X			X							X					X	X		X				X
	I-2												X										X						X						X
	MU-C									X				X	X		X	X					X						X		X				X
MU-OTC									X				X	X		X	X					X													
OTHER	OL ³	X																																	

¹ Rural designation is outside Urban Development Boundary, except in Whitewater and Redlands areas.
² Zoning and policies to implement future land use to be determined for Mt. Garfield View Preservation.
³ Orchard Mesa Land Overlay is available to lots (10+ ac.) that are generally on Orchard Mesa located north of US 50, south of the Colorado River, east of Persigo area, west of 33 Road.

Note: Airport Industrial Reserve will be implemented by Annexation into Grand Junction. The Downtown Mixed Use in the Plan is located entirely within the City of Grand Junction.



TABLE 4.2

ZONING DISTRICTS TO IMPLEMENT THE MESA COUNTY FUTURE LAND USE PLAN

		FUTURE LAND USE CLASSIFICATIONS																				
		RURAL COMMUNITIES																				
		Mack		Gateway						Loma				Mesa Powder-horn	Other							
				Area A																		
		INDUSTRIAL	CORE AREA (RURAL COMMUNITY)	ESTATE (2 - 5 Acre)	PARK	HISTORIC PRESERVATION	CIVIC EXISTING	RESIDENTIAL EXISTING	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	MIXED USE	GATEWAY AREA B	ESTATE (2 - 5 Acre)	MIXED USE RESIDENTIAL	MIXED USE COMMERCIAL	MAIN STREET COMMERCIAL	RESIDENTIAL MEDIUM LOW TO RESIDENTIAL MEDIUM HIGH	RECREATIONAL COMMERCIAL ¹	HIGHWAY COMMERCIAL	MESA POWDERHORN PLAN ²	FRUITA GREENWAY BUSINESS PARK	
RURAL RES.	AF35																				X	
	AFT																				X	
URBAN RESIDENTIAL	URR																					
	RSF-E			X									X									
	RSF-1																					
	RSF-2																					X
	RSF-4																					X
	RMF-5																					X
	RMF-8																					X
	RMF-12																					X
	MU-R														X							
	NON-RES. / MIXED USE	B-2															X					
C-1																				X		
C-2																				X		
I-1		X																				X
I-2		X																				X
OVERLAY ZONES	MU-C													X	X							
	MACK TIER 1		X																			
	MACK TIER 2		X																			
	GATEWAY A				X	X	X	X	X	X	X											
	GATEWAY B											X										
VILLAGE OF MESA																				X		

¹ Zoning and polices to implement future land use to be determined for Recreational Commercial

² PUD Zoning has implemented Powderhorn Sub-Area.

		FUTURE LAND CLASSIFICATIONS																						
		RURAL PLANNING AREA																						
		Rural Mesa County																						
		URBAN RESIDENTIAL RESERVE	RESIDENTIAL SINGLE FAMILY ESTATE (2 AC.)	RURAL ESTATE - 3 (3 AC.)	RURAL RESIDENTIAL 5 AC.	FRUITA 201 10 AC.	EOM 10 (EAST ORCHARD MESA 10 AC.)	RURAL / AGRICULTURAL 10 AC.	RURAL / AGRICULTURAL 17 AC.	RURAL / AGRICULTURAL 20 AC. NO BONUS	RURAL / AGRICULTURAL 35+ AC.	LARGE LOT RURAL / AGRICULTURAL 35+ AC.	BUFFER (COOPERATIVE PLANNING AREA)											
ZONING DISTRICTS TO IMPLEMENT THE MESA COUNTY FUTURE LAND USE PLAN	AF35																							
	AFT				X	X	X	X	X	X														X
	URR	X																						
	RSF-E		X	X																				

§4.4 | Special Purpose Zoning Districts

4.4.1 | PUD, Planned Unit Development District

The PUD, Planned Unit Development District is intended to encourage innovative land planning and site design concepts that implement and are consistent with the Mesa County Master Plan.

- A. **Developer's Statement of Intent**
Each Concept Plan application shall contain a statement by the applicant describing how the proposed development departs from the otherwise applicable standards of this Land Development Code, and how the proposed development, on balance, is an improvement over what would be required under otherwise applicable standards.
- B. **Review and Approval Procedures**
PUDs shall be reviewed and approved in accordance with the procedures of Section 3.7.
- C. **Use Regulations**
The Board of County Commissioners shall determine the types of uses allowed within a PUD at the time of Concept Plan approval. Only uses that are consistent with the Mesa County Master Plan pursuant to C.R.S. §24-67-104, may be allowed within a PUD, and should generally be limited to uses allowed in the underlying Zoning District.
- D. **Development Intensity**
The total number of dwelling units and level of nonresidential development allowed within a PUD shall comply with the Mesa County Master Plan pursuant to C.R.S. §24-67-104, and shall not exceed the level that can be adequately served by public facilities. To provide information on the capacity of streets and other facilities serving a PUD, the Planning Director may require the applicant to conduct a traffic impact study or other infrastructure capacity analysis to provide information on the development's expected impacts on existing and planned facilities.
- E. **Other Standards**
Otherwise applicable standards of this Land Development Code may be modified by the Board of County Commissioners as part of the approval of a PUD, if consistent with the Mesa County Master Plan pursuant to C.R.S. §24-67-104, and if the development is found to be an improvement over what would be required under otherwise applicable standards.

4.4.2 | OL, Orchard Mesa Open Land Overlay District

- A. **Purpose**
The OL, Orchard Mesa Open Land Overlay District is intended to further the goals and policies of the Mesa County Master Plan.

The area generally includes irrigated lands on Orchard Mesa located north of US Highway 50, south of the Colorado River, east of the Persigo Sewer Service area; and west of 33 Road.
- B. **Relationship to Underlying Zoning**
Property owners shall have the option of developing in accordance with the underlying zoning or with the OL District standards of this section.
- C. **Standards**
 - 1. The OL, Overlay District is applicable only to tracts of land ten (10) acres or larger in size.
 - 2. Developments that use the OL District standards shall be required to retain a minimum of fifty percent (50%) of the development tract in open land, and group dwellings in clusters.
 - 3. A maximum density of one (1) dwelling unit per two and a half (2.5) gross acres is allowed.
 - 4. Permitted uses of the open land shall be determined by the Board of County Commissioners and may include:

- a. agricultural uses;
 - b. conservation of open land in natural state;
 - c. passive recreation areas (trails, community gardens, lawn, picnic areas, etc.);
 - d. active recreation areas;
 - e. easements for drainage, access, sewer or water lines, stormwater management facilities;
 - f. parking for active recreation areas (ten (10) or fewer spaces);
 - g. "Homestead lots" that are at least five acres in size, of which a maximum of one acre may be developed with a single-family dwelling and accessory uses. The undeveloped portion of the lot may be counted toward the minimum fifty percent (50%) open land requirement for the development, and must be restricted from future development and further subdivision by an open space easement. Dwellings on homestead lots count toward the maximum density permitted on a tract.
5. Above ground utilities and road rights-of-way areas may not be counted toward the required fifty percent (50%) minimum open land requirement.
 6. Designated open land should maximize common boundaries with open land on adjacent tracts.
 7. Safe and convenient pedestrian access shall be provided to open lands where appropriate. Access to land used for agriculture may be restricted. Public access is not necessarily required and should be determined on a case by case basis.
 8. Use of motorized vehicles within designated open land is prohibited except within approved driveways and parking areas. Maintenance, law enforcement, emergency, and farm vehicles are permitted, as needed.
 9. Design of the development shall be such that natural features are generally maintained in their natural condition. Permitted modifications may include: buffer area landscaping, revegetation, streambank, riparian, wetlands protection and management.
 10. All developments utilizing the OL Overlay Zone shall include provisions to ensure the designated open space remains in open land. The recorded subdivision plat for the development shall indicate the designated open land is to remain open land as an open space easement. Deed restrictions may be required for designated tracts of open land. Use of conservation easements is encouraged where appropriate.
 11. All developments utilizing the OL Overlay Zone shall include provisions for the perpetual maintenance of the designated open land for appropriate uses as listed in this section (e.g. covenants for a homeowners association). All applicable weed, pest, and nuisance ordinances and regulations shall apply to all properties.
- D. Residential Grouping, Design and Density
1. Developments shall be encouraged to preserve prime agricultural land to the greatest extent possible as defined by the Natural Resources Conservation Service.
 2. Structures shall be located in areas least likely to block any scenic views, to the greatest extent possible.
 3. An open land buffer area with a minimum width of one hundred (100) feet shall be provided between residential groupings (clusters), to the greatest extent possible.

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4. A maximum density of one single-family, detached unit per two and a half (2.5) acres shall be permitted (based on gross density of the tract).
5. All lots shall be grouped into clusters of at least two and no more than twenty-five (25) lots.
6. Minimum lot sizes:
 - a. All lots utilizing Onsite Wastewater Treatment Systems (OWTS) shall meet the OWTS standards as determined by Section 7.10 of the Land Development Code.
 - b. Minimum lot size for lots served by public sanitary sewer service shall be determined on a site specific basis through the subdivision review process, based on compatibility with surrounding land uses.
7. All lots within clusters shall be adjacent to designated open land to the extent possible.
8. Disturbance to mature trees and other significant vegetation shall be minimized.
9. All new lots should access internal roads.
10. Minimum setbacks between principal residential structures and the following designated open land uses shall be as follows:
 - a. pasture, croplands, orchards: one hundred (100) feet
 - b. barns and livestock buildings/pens: three hundred (300) feet
 - c. edge of drainages, wetlands, floodplains: one hundred (100) feet
 - d. active recreation area: one hundred fifty (150) feet
11. Other minimum setbacks for principal residential structures shall be:
 - a. Streets: Comply with AFT District standards
 - b. Side setback: 50 feet (lots over three acres)
25 feet (lots over one acre and up to three acres)
15 feet (lots one acre or less, or lot width of 150 feet or less)
 - c. Rear setback: 50 feet (lots over one acre in size)
25 feet (lots one acre or less, or lot width of 150 feet or less)

Other bulk and use requirements of the AFT Zoning District apply where there is no conflict with the above standards.

4.4.3 | VM, Village of Mesa Overlay District

A. Purpose and Jurisdiction

The VM, Village of Mesa Overlay District is intended to further the goals and policies of the Mesa County Master Plan; to encourage urban development where adequate services already exist; to simplify the development process in the Overlay District; to recognize the Mesa Sanitation District as the logical growth boundaries for the Mesa rural community; and to strengthen the existing village character of Mesa.

The area included in the VM District is generally the area contained within the Mesa Water and Sanitation District, and specifically that area shown in the Mesa County Master Plan as the rural community of Mesa. Areas annexed by the Mesa Sanitation District subsequent to the adoption of this Code may be included in the Overlay Zone if approved by the Board of County Commissioners as a rezoning request pursuant to Section 3.4 of this Code.

CHAPTER 4 | ZONING DISTRICTS

- B. Relationship to Underlying Zoning
Property owners shall have the option of developing in accordance with the underlying zoning or with the VM District standards of this section.
- C. Standards
1. Residential
One (1) dwelling unit per two-thousand five hundred (2,500) square feet minimum lot area is encouraged.
 2. Manufactured Homes
Manufactured Home Parks should not be located along State Highway 65 and KE Road frontages.
 3. Recreational Vehicle (RV) Parks
RV developments may be located along Highway 65 and KE Road. Proposals must comply with campground standards of this Code.
 4. Business
A minimum building lot size of two thousand five hundred (2,500) square feet is required to allow adequate parking, landscaping and circulation.
 5. Mixed Use
A mixture of both business and residential uses on individual parcels is allowed along State Highway 65 frontage.
 6. B-2
All residential uses and business uses are allowed in the B-2 district.
 7. Building Height
Maximum building height shall be thirty-five (35) feet or two (2) stories.
 8. Setbacks
All structures shall meet or exceed the following setbacks:

Front (street):	ten (10) feet from front property line or curb line
Sides:	zero (0) feet
Rear:	ten (10) feet

Front porches and canopies may extend five (5) feet into the front setback.
 9. Architectural Features
Western style architecture is encouraged, e.g. liberal use of front porches, wood facades, false fronts, flat and pitched roof structures, non-reflective metal roofing, etc. Front porches are encouraged to be continuous with neighboring structures.
 10. Signs
Every sign shall be in good proportion and visually integrated with buildings and surrounding uses. Each sign shall be compatible with adjoining premises and should not compete for attention. Use of wall, roof, hanging, and free standing monument signs are encouraged. Proposals must conform with all applicable sign regulations.
 11. Landscaping
The Landscape Standards of this Land Development Code apply to all new developments.

4.4.4 | AE, Airport Environs Overlay District

A. Title and Purpose

The AE, Airport Environs Overlay District is hereby created with the following purposes:

1. protect the public health, safety and welfare by regulating development and land use within noise sensitive areas and airport hazard areas;
2. ensure compatibility between airports and surrounding land uses; and
3. protect the airport from incompatible encroachment.

The AE, Airport Environs Overlay District shall serve as an overlay district that applies additional standards and requirements to properties located within an underlying zoning district. In case of conflicting standards and requirements, the more stringent standards and requirements shall apply.

B. General Provisions

Every development application for property located within the Grand Junction Regional Airport Influence Area shall comply with all restrictions contained within the adopted Airport Master Plan as may be amended, and applicable sections of this Code. In addition, any development application for property located within such Airport Influence Area, and any development application for property located within one-half (½) mile of any airport or air navigation facility other than Grand Junction Regional Airport, shall comply with any applicable restrictions contained in Title 14 of the Code of Federal Regulations, Subchapter I, Federal Aviation Regulations, including, without limitation, Part 77 (height restrictions) and Part 150 (noise compatibility planning).

C. Grand Junction Regional Airport Environs Overlay Maps

Maps shall be referred to as part of this Section 4.4.4 of the Mesa County Land Development Code.

D. Subdistricts

In order to carry out the provisions of this regulation, the AE, Airport Environs Overlay District is divided into four (4) subdistricts that represent the differing levels of noise impact and hazard from aircraft overflight. An area covered by more than one (1) zone shall be limited to the more restrictive use.

The zones are as follows:

1. Subdistrict A (Area of Influence)
An area surrounding the airport impacted or influenced by proximity of the airport, either by aircraft overflight, noise, and/or vibrations.
2. Subdistrict B (Noise Zone)
Includes the area within the 65 Ldn to 70 Ldn noise-exposure area as determined in the Grand Junction Regional Airport Master Plan.
3. Subdistrict C (Critical Zone)
A rectangular-shaped zone located directly off the end of a runway's primary surface, beginning two hundred (200) feet from the end of the pavement, which is critical to aircraft operations (i.e., more apt to have accidents within it because of the takeoff and landing mode of aircraft in that particular area) as determined in the Grand Junction Regional Airport Master Plan.
4. Subdistrict D (Clear Zone)
A triangular-shaped zone located directly off the end of a runway's primary surface, beginning two hundred (200) feet from the end of the pavement, which is clear of all above-ground obstruction or construction. The width is the same as the primary surface. The length is determined by the use of the runway, in accordance with Federal Aviation Administration (FAA) regulations.

CHAPTER 4 | ZONING DISTRICTS

E. Amendments

The boundaries of the AE Overlay District and its subdistricts, as adopted herein, shall be reviewed and amended whenever the Grand Junction Regional Airport Authority updates or amends the noise contour maps. It shall be the responsibility of the Grand Junction Regional Airport Authority to notify Mesa County of such updates or amendments and to provide a copy of same to Mesa County.

F. Exemptions

Uses existing on May 1, 2000 shall not be required to change in order to comply with these regulations and are exempt from the provisions of this Section 4.4.4.

G. Land Use Compatibility

The following Land Use Compatibility Standards Matrix establishes requirements and limitations in addition to other requirements of this Code. In the case of any conflict between this regulation and any other Section of this Code, the more restrictive requirements shall govern.

1. Proposed Uses and Structures

The Land Use Compatibility Standards matrix identifies development standards that apply to proposed uses and structures within the AE Overlay Zoning District. All proposed uses and structures must comply with these standards.

Land Use Compatibility Matrix	Subdistrict			
	A	B	C	D
Residential density less than or equal to 1 unit per 5 acres	Y	C ³⁰ [1]	C ³⁰ [1]	N
Residential density greater than 1 unit per 5 acres	Y	N	N	N
Hotel/Motel	Y	C ²⁵	N	N
School, Hospital, Library	Y	C ²⁵	N	N
Church	Y	C ²⁵	N	N
Auditorium, Outdoor Amphitheater, Concert Hall	Y	C ²⁵	N	N
Sports Arena	Y	C ²⁵	N	N
Playground, Park, Open Space, Golf Course, Cemetery, Riding Stable	Y	Y	C	N
Office Building, Personal, Business and Professional Services	Y	C	N	N
Commercial Establishment: Retail	Y	C	C	N
Commercial Establishment: Wholesale, Manufacturing, Transportation, Communications and Utilities	Y	C	C	N
Manufacturing-noise sensitive	C	C	C	N
Communications-noise sensitive	C	C	C	N
Farming (livestock)	Y	Y	Y	N
Agriculture, Mining, Fishing (except livestock Farming)	Y	Y	Y	C
Poultry Production	Y	Y	Y	N

Legend:

C: Conditional Use Permit Required

Y: Yes

N: No

C²⁵: Measures to achieve Noise Level Reduction (NLR) of 25 dB must be incorporated into the design and construction of structures.

C³⁰: Measures to achieve Noise Level Reduction (NLR) of 30 dB must be incorporated into the design and construction of structures.

[1]: Where possible, no residential development shall be permitted within Subdistricts B and C, provided that where properties are substantially or wholly burdened by these districts, residential development may be

permitted at a density not to exceed one (1) unit per five (5) acres. Clustering of homes outside Subdistricts B and C shall occur whenever possible.

2. Interior Day-Night Average Noise Level (Ldn)
All proposed uses and structures must comply with the Noise Level Reduction (NLR) standards as provided in the matrix. The standards in the National Technical Information Service (NTIS) report Guidelines for the Sound Insulation of Residences Exposed to Aircraft Operations (AD-A258 032), latest edition, shall be used in development of noise reduction methods for new development.
3. Use Restriction
Notwithstanding any other provision of this Code, no use may be made of land or water within any zone or subdistrict established by this regulation that will:
 - a. create electrical interference with navigational signals or radio communication between the airport and aircraft;
 - b. make it difficult for pilots to distinguish between airport lights and other lighting;
 - c. result in glare in the eyes of pilots using the airport or impair visibility in the vicinity of the airport; or
 - d. otherwise create a hazard or endanger landing, takeoff, or maneuvering of aircraft.

H. Avigation Easement
For any new development located within the AE Overlay District, an avigation easement shall be dedicated to the Grand Junction Regional Airport Authority with terms and conditions approved by the Grand Junction Regional Airport Administrator. Such grant shall not be required for repairing or maintaining existing structures.

I. Disclosure of Critical and Noise Zones
A notice of potentially high noise levels and/or location within a critical zone shall be affixed to and recorded with all final plats/plans. The wording shall be as follows:

Note: All or part of this property is located in an area potentially subject to aircraft noise levels high enough to annoy users of the property and interfere with its unrestricted use.”

Note: If also in Critical Zone add: All or part of this property is also located in the approach and departure path of the airport in an area more apt to have accidents because of the takeoff and landing mode of aircraft.”

J. Height Limitations
There are hereby established imaginary surfaces, above and around the airport, in order to limit height. Nothing, including structures and trees, shall be erected, altered, allowed to grow, or be maintained so that it crosses or enters into the applicable runway approach zones as defined in Federal Aviation Regulations (FAR) Part 77, as amended.

4.4.5 | Mack Overlay District

A. Purpose
Mack wishes to maintain its own community identity. Residents desire to create a distinct community core with mixed use comprised of business and services (home based occupation, farm related/supporting businesses) and higher density residential development. Areas that are identified as mixed use, higher density, commercial, or business, must have facilities and services that can serve them adequately and appropriately. Small businesses and neighborhood convenience centers are envisioned but large shopping centers and big box development are not appropriate.

- To implement this vision an Overlay District is created for the Rural Community of Mack (also known as the Mack Core Area)

- The Overlay District provides for flexibility in the land use pattern within the Rural Community of Mack by providing property owners with the option of developing in accordance with the underlying zoning or with the Mack Overlay District standards of this section.
- It is the intent of the Overlay District to allow reasonable use of property consistent with the goals and policies of the Plan.

B. Relationship to Underlying Zoning

Property owners shall have the option of developing allowed uses in accordance with the underlying zoning or with the Mack Overlay District zone as shown on the Overlay District Map. If new development uses the Mack Overlay District, it shall comply with the standards in the Mack Overlay District zone. The property will be designated as Tier 1 or Tier 2 of the Mack Overlay District on the Official Zoning Map.

C. Standards (**Note:** these apply to new subdivision lots)

1. Permitted Uses

- Intent is to promote mixed uses (business and residential) on individual parcels.
- Allowed uses have been customized to the community’s needs and are listed in Table 5.1 of the Land Development Code.
- Two (2) tiers have been developed (see Figure 5 in Appendix B)

	Minimum Lot Size	Minimum Lot Width	Maximum Building Height
Tier 1	5,000 square feet	40 feet	2 stories/not to exceed 35 feet
Tier 2	8,000 square feet	75 feet	2 stories/not to exceed 35 feet

2. Setbacks

All structures shall meet or exceed the following setbacks:

	Front or Street Yard Principal/Accessory	Side Yard Principal/Accessory	Rear Yard Principal/Accessory
Tier 1	5 ^{1,2}	0'	0 ³
Tier 2	20'/25'	7'/3'	25'/10'

¹Front porches and canopies may extend five (5) feet into the front setback.

²Allowances for landscaping need to be considered (i.e., the building may need to be set back five to ten (5-10') to allow a tree to be planted, or a park bench or streetlight to be installed). Refer to the Landscape Standards in Appendix B.

³Ten (10) foot setback if abutting a residential zone or use

3. Mack Streetscape Standards (Appendix B to the Land Development Code) Tier 1 and Tier 2

Requirements for development are listed under Development Standards in the Mesa County Land Development Code. Exceptions to the Development Standards (for parking, landscaping, etc.) may be requested using the Mack Streetscape Standards. These Standards are intended to allow design flexibility and retain the development history in Mack. The Standards encourage historical structure reuse, economic development, and design on a pedestrian-friendly level. These standards will help to increase property values and give Mack its own unique rural character.

4. Development Standards for landscaping, parking, sidewalks, bike paths, signs, etc:

Tier 1 – Use Mack Streetscape Standards in Appendix B. All other standards subject to Chapter 7 of the Land Development Code.

Tier 2 – Landscaping standards in Appendix B apply. For all other standards, use Chapter 7 of the Land Development Code.

5. Density Bonus Standards in Tier 2

In accordance with the Transfer of Development Rights program as defined in the Loma/Mack Plan, Transfer of Development Rights/Credits may be used on Receiving Sites within the Tier 2 of the Mack Overlay District to achieve Tier 1 density:

4.4.6 | Gateway Overlay District:

- A. Purpose: As detailed in the “Gateway Rural Community Plan,” Gateway wishes to maintain its own community identity based on its unique historic, scenic, and cultural qualities. The community center, church and school provide the primary cultural focal points of the small community of single family homes and limited commercial endeavors. Residents desire to maintain their cultural identity yet create a community core with mixed use business and services and some higher density residential development. Areas within this rural community that are identified for mixed use, higher density, or commercial development must have adequate facilities and services that can service them.
 1. To implement this vision an Overlay District is created for the Rural Community of Gateway.
 2. The Overlay District provides for flexibility in the land use pattern within the Rural Community of Gateway by providing property owners with the option of developing in accordance with the underlying zoning or with the Overlay District standards of this section.
 3. It is the intent of the Overlay District to allow reasonable use of property consistent with the goals and policies of the “Gateway Rural Community Plan”.
 4. The Overlay District will provide property owners with a tool to address existing nonconforming uses and structures under current zoning.

In addition to the Code standards for all developments in either Area “A” or Area “B” district, said developments are subject to the mandatory standards and design guidelines in Appendix E of this Code if a development proposes using the optional overlay district.

4.4.7 | Loma Community Plan Area Design Guidelines and Standards (Appendix F)

- A. Purpose: Loma wishes to improve the visual image and identity of the community through design standards that recognize the Western and rural agriculture setting and incorporate natural features in project design. Residents desire to create a community core, with mixed-use businesses and services and some higher density residential development that support the community’s identity, and results in diversity in development density and patterns and in economic vitality.
- B. Applicability:
 1. The requirements of the zoning district in which the property is located shall apply. Where differences exist between Appendix F, Loma Community Design Guidelines and Standards, and other sections of the Land Development Code, Appendix F shall apply. Examples of where development standards may differ include, but are not limited to, front and side setbacks in the Main Street Commercial area, alternative parking standards, and signs.
 2. New development or major rehabilitation in the Loma Community Plan area requiring Major Site Plan Review, pursuant to Section 3.5.11 of this Code, is subject to the mandatory

standards and design guidelines in Appendix F, Loma Community Design Guidelines and Standards, of this Code.

4.4.8 | Whitewater/Mesa County Mixed Use Zoning District

A. Purpose

The purpose of the Whitewater Mixed Use District (MU) is to encourage the development of a mix of commercial and residential uses within the Whitewater Community Plan Boundary. The Mixed Use District accommodates mixed use buildings with local retail, service and other uses on the ground floor and residential uses in the upper stories. The Mixed Use District also permits a mix of residential and retail/service uses in close proximity to each other. Within Mesa County, the Mixed Use District also promotes the health and well being of residents by ensuring availability of adequate and concurrent urban infrastructure, utilities, and services while encouraging physical activity, alternative transportation, and greater social interaction. The Mixed Use District implements the Mixed Use Commercial (MUC) and Mixed Use Residential (MUR) future land uses in the Whitewater Area Plan.

The design of a mixed use development in the Whitewater Planning Area shall conform to the Mesa County Design Standards adopted as Appendix D in the Land Development Code 2000, as amended. In general, these standards require compact development built at a neighborhood scale. Rather than designing structures specifically for individual tenants, buildings within the mixed use district should be designed to function over the life of multiple tenants in a manner similar to a main street or community core. In the review of mixed use districts, the County shall consider the following:

- ability of the residential development to provide for a variety of housing types;
- inclusion of mixed use buildings with non-residential uses on the ground floor and residential units on the second floor;
- ability of the commercial development, either as proposed or in conjunction with surrounding development, to serve daily or frequent needs of the surrounding neighborhood;
- creation within the overall mixed use area of the Whitewater Plan area of a commercial core with supporting nodes supported by an adequate supply of residential development;
- provision of a variety of building sizes compatible with the character of mixed use district and the potential for the long-term function of those buildings;
- encouraging an orderly, phased pattern of development supported by adequate public facilities; and
- specific issues of the functioning of the development, including access, parking, drainage, landscaping, and design.

B. Description

The application of the Mixed Use District is grouped based on the predominant use of the proposed development. Two districts are available as Mixed Use, either Mixed-Use Residential (MUR) or Mixed-Use Commercial (MUC). In a Mixed Use Residential district, between sixty (60) and seventy-five (75) percent of the uses in the district are residential. In a Mixed Use Commercial district, between sixty (60) and seventy-five (75) percent of the uses in the district are commercial. Minimum lot sizes are established by use category and a mix of lot sizes and uses is encouraged. The goal of this approach is to permit buildings and uses for all property owners without mandating a specific mix, while recognizing that each lot must fit into the overall whole of the development pattern.

C. Uses

Permitted uses are divided based on the type of district, either Mixed Use Residential or Mixed Use Commercial, as set forth in Table 5.1 of this Land Development Code.

D. Required Mix of Uses

1. Mix of Uses

In the Mixed Use District, a mix of uses – either within a single building or on a development site – shall be provided unless it can be demonstrated that adjacent properties provide or will provide a complimentary diversity of uses. The uses of adjacent properties can be established through one of the following:

- a. existing uses,
- b. approved site plan for development, or
- c. approved Comprehensive or Area Plan.

2. Residential

Residential uses are encouraged in the development, but are not permitted on the ground floor of mixed use structure.

E. Layout, Dimensions and Size Requirements

1. Minimum Lot size

The minimum lot size of uses shall be as follows:

Use	Minimum Lot Size Mixed Use	Minimum Lot Size Traditional Use
Detached Single Family	4,000 s.f.	4,000 s.f.
Duplex	4,000 s.f.	4,000 s.f.
Attached Single Family	2,000 s.f.	2,000 s.f.
Commercial up to 10,000 s.f.	5,000 s.f.	8,000 s.f.
Commercial up to 25,000 s.f.	12,500 s.f.	20,000 s.f.
Commercial up to 50,000 s.f.	25,000 s.f.	40,000 s.f.
	Note: maximum FAR 2.0	Note: maximum FAR 1.25

2. Floor to Floor Heights and Floor Area of Ground Floor Space

- a. All commercial floor space provided on a ground floor of a mixed-use building must have a minimum floor-to-ceiling height of eleven (11) feet.
- b. All commercial floor space provided on the ground floor of a mixed-use building must contain the following minimum floor area:
 - (1) At least eight hundred (800) square feet or twenty five percent (25%) of the buildable lot area, whichever is greater, on lots with street frontage of less than fifty (50) feet; or
 - (2) At least twenty percent (20%) of the buildable lot area on lots with fifty (50) feet or more of street frontage.

3. Setbacks

- a. Front and Side Street. Where possible, and in keeping with sight line requirements, the entire building facade shall abut front and side street property lines or be located within fifteen (15) feet of such property lines. Exceptions may be made for comer lots or commercial structures where outdoor seating may be provided.
- b. Rear. Where there is an alley, street, or public right of way behind the building, no rear setback is required. Where the MU district abuts a residential use or district, the rear setback shall be twenty (20) feet.

- c. Interior Side. No interior side setbacks are required in the MU district unless the interior side abuts a residential use or district. Where an MU district does abut a residential use or district, the MU interior setback shall be identical to that of the residential district.
- 4. Building Height
See Table 6.1.
- F. Parking.
 - 1. On Street. On-street parking within three hundred (300) feet of the proposed use may be counted to meet the parking requirements for non-residential uses. Assignment of on-street parking shall be allocated at the time of site plan approval. On-street parking shall not be allocated to more than one use.
 - 2. Off Street.
 - a. No off-street parking shall be required for nonresidential uses in the MU district unless such uses exceed two thousand five hundred (2,500) square feet of gross floor area, in which case off street parking must be provided for the floor area in excess of two thousand five hundred (2,500) square feet.
 - b. Off street parking shall be provided as described in Section 7.1: Off-Street Parking.

§4.5 | Zoning Map

The boundaries of the zoning districts established by this Land Development Code are shown on a map or series of maps titled the “Consolidated Zoning District Map of Mesa County, Colorado,” which is to be considered a part of this Land Development Code as fully as if it were set out here in detail. Original copies of the zoning district map are maintained in the Planning Department. In case of any dispute regarding the zoning classification of property subject to this Land Development Code, the original maps maintained by the Planning Director will control. The Board of County Commissioners shall consider any appeal as a new matter, and act to approve, approve with conditions, or deny the application. The required notice and approval criteria shall be the same as required of the original action before the Planning Director; however, evidence shall be weighed independently by the Board. If more than one (1) appeal is filed concerning a single decision, the appeals may be consolidated into a single appeal for review at the discretion of the Board.

4.5.1 | Omitted Land

The zoning classification of any land that does not appear to be classified within any of the districts shown on the zoning map shall be considered to be AF-35 if it is located in the Rural Master Plan Area, and RSF-E if located in the Urban Planning Area or one of the Rural Communities where public sewer is available.

4.5.2 | District Boundaries

Zoning district boundaries follow section lines; lot lines; streets; alleys; railroad right-of-way; municipal corporation lines; special district boundaries; natural boundary lines, such as streams, or other lines to be determined by the use of scale shown on the zoning map.

4.5.3 | Street Vacations

Whenever any street, alley or public way is vacated by official action of the Board of County Commissioners, the zoning district(s) of the land to which the vacated land becomes a part shall be automatically extended to the land subject to the vacation, and all area included in the vacation will be subject to the regulations of the extended district.

4.5.4 | Uncertainties

Where physical features existing on the ground contradict those shown on the zoning map, or in case any other uncertainty exists regarding the boundary of zoning districts, the location of district boundaries shall be determined by the Planning Director based on the rules of this Section 4.5.

4.5.5 | Conflicts with Recorded Resolutions

1. Conflicts between the zoning map and any resolution which was entered into the records of the County Clerk and Recorder within the last 10 years shall be determined for correction on a case by case basis by the Planning Director and shall be processed as an administrative review.
2. Where a land use was established based on a resolution entered into the records of the County Clerk and Recorder any time in the past and has continued without interruption to the present day and a conflict exists between the zoning map and that resolution, a determination for correction of the zoning map shall be made on a case by case basis by the Planning Director and shall be processed as an administrative review.
3. All other conflicts will be brought before the Board of County Commissioners on a case by case basis. Some of the factors considered in determining whether the map or the resolution will control include:
 - a. the date of the resolution;
 - b. reliance on the zoning map by the neighbors;
 - c. reliance on the resolution;
 - d. surrounding land use;
 - e. surrounding zoning.

Appeals of administrative decisions shall go to the Board of County Commissioners in accordance with Section 3.5.16 in the Mesa County Land Development Code. The Board of County Commissioners may consider the Planning Director's decision, public comment and the criteria in Section 4.5.5.3 above at their discretion.

§4.6 | Compliance with District Standards

No building, improvement, or structure may be erected, converted, enlarged, reconstructed or altered for use, except in accordance with all of the district regulations established by this Land Development Code for the zoning district in which the building or structure or land is located.

No land, building, improvement, or structure may be used, designated, or intended to be used for any use or activity except in accordance with all of the district regulations established by this Land Development Code for the zoning district in which the building or structure or land is located.

No yard, setback or other open space provided about any building, improvement, or structure for the purpose of complying with provisions of this Land Development Code shall be considered as providing a yard, setback or open space for a building, improvement, or structure on any other lot.

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