

**Chapter 6  
DENSITY AND DIMENSIONAL STANDARDS**

§6.1 | Table of Density and Dimensional Standards

Table 6.1 lists the density and dimensional standards that apply within zoning districts. These are base standards, not guarantees that 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.

Table 6.1.1

Zoning District	Density (units/ac.)		Min. Lot Size (net)		Min. Street Frontage (ft)	Minimum Setbacks Principal/Accessory <sup>11, 21</sup> Street Setbacks are Subject to Section 6.2.5.A.1			Max. Lot (%) Coverage	Max FAR <sup>6</sup>	Max. Bldg. Size <sup>4</sup> (sq ft)	Max. Height (ft)
	Max	Min	Area (sq ft)	Width (sq ft)		Street <sup>2</sup> (ft)	Side <sup>3</sup> (ft)	Rear (ft)				
<b>Rural Zoning Districts</b>												
AF35 <sup>1</sup>	1 per 35Ac	n/a	35 Ac	500	20	50/55	50/50	50/50	n/a	n/a	n/a	35
AFT <sup>1</sup>	See Table 6.1.2											
<b>Urban Residential Zoning Districts</b>												
RSF-R	See Table 6.1.3											
URR	See Table 6.1.3											
RSF-E	See Table 6.1.3											
RSF-1	1	n/a	30,000	100	50 <sup>5</sup>	20/25 <sup>22</sup>	15/3	30/3	20	n/a	n/a	35
RSF-2	2	n/a	15,000	100	50 <sup>5</sup>	20/25 <sup>22</sup>	15/3	30/3	30	n/a	n/a	35
RSF-4	4	2	7,000	75	20	20/25 <sup>22</sup>	7/3	25/10	50	n/a	n/a	35
RMF-5	5	3	4,000 SF 6,000 2F n/a MF	60	20	20/25 <sup>22</sup>	5/3	25/10	60	n/a	n/a	35
RMF-8	8	5	3,000 SF 6,000 2F n/a MF	50	20	20/25 <sup>22</sup>	5/3 <sub>12</sub>	10/5	70	0.45	n/a	35
RMF-12	12	8	n/a	30	20	20/25 <sup>22</sup>	5/3 <sup>12</sup>	10/5 <sup>12</sup>	75	0.50	n/a	60 <sup>10</sup>
RMF-16	16	12	n/a	30	20	20/25 <sup>22</sup>	5/3 <sup>12</sup>	10/5 <sup>12</sup>	75	0.50	n/a	60 <sup>10</sup>
RMF-24	24	16	n/a	30	20	20/25 <sup>22</sup>	5/3 <sup>12</sup>	10/5 <sup>12</sup>	80	0.60	n/a	72 <sup>10</sup>
MU-R	12	See Section 4.4.8										35/38 <sup>15</sup>
<b>*Nonresidential Zoning Districts</b>												
R-O	8	n/a	n/a <sup>23</sup>	n/a <sup>23</sup>	n/a	0/0	0/0	0/0	70	0.40	10,000	35
B-1	8	n/a	n/a <sup>23</sup>	n/a <sup>23</sup>	n/a	0/0	0/0	0/0 <sup>7</sup>	75	0.50	30,000	40
B-2	24	n/a	n/a <sup>23</sup>	n/a	n/a	0/0	0/0	0/0 <sup>7</sup>	100	4.00	n/a	65 <sup>8,10</sup>
C-1	8	n/a	1 Ac <sup>23</sup>	n/a <sup>23</sup>	n/a	14/14 <sup>24</sup>	0/0	0/0 <sup>7</sup>	80	1.00	80,000	40
C-2	8	n/a	1 Ac <sup>23</sup>	n/a <sup>23</sup>	n/a	14/14 <sup>24</sup>	0/0	0/0 <sup>7</sup>	80	2.00	80,000	40
I-1	8	n/a	1 Ac <sup>23</sup>	n/a <sup>23</sup>	n/a	14/14 <sup>24</sup>	0/0	0/0	80	0.25	100,000	40 <sup>9</sup>
I-2	8	n/a	1 Ac <sup>23</sup>	n/a <sup>23</sup>	n/a	14/14 <sup>24</sup>	0/0	0/0	80	1.00	150,000	40 <sup>9</sup>
MU-C	12	See Section 4.4.8										35/38 <sup>15</sup>
MU-OTC <sup>13</sup>	12	8	2,500	25	n/a	0/0	0/0 <sup>14</sup>	0/0	See Appendix C	See Appendix C	20,000	35/38 <sup>15</sup>

Table 6.1.2 | AFT Zoning Requirements

Zoning District	Density (units/ac.)		Min. Lot Size (net) <sup>10</sup>		Min. Street Frontage (ft)	Minimum Setbacks Principal/Accessory <sup>11, 21</sup> Street Setbacks are Subject to Section 6.2.5.A.1			Max. Lot (%) Coverage	Max FAR <sup>6</sup>	Max. Bldg. Size <sup>4</sup> (sq ft)	Max. Height (ft)
	Max	Min	Area (sq ft)	Width (sq ft)		Street <sup>2</sup> (ft)	Side <sup>3</sup> (ft)	Rear (ft)				
AFT Requirements <sup>1</sup>	See Section 6.3		All Properties	130	20	50/50 (20/25 for properties Adjoining Local Roads)	10/10	30/10				35

Table 6.1.3 | RSF-R, URR & RSF-E Zoning Requirements

Zoning District	Density (units/ac.)		Min. Lot Size (net) <sup>10</sup>		Min. Street Frontage	Minimum Setbacks Principal/Accessory <sup>11, 21</sup> Street Setbacks are Subject to Section 6.2.5.A.1			Max. Lot (%) Coverage	Max FAR <sup>6</sup>	Max. Bldg. Size <sup>4</sup> (sq ft)	Max. Height (ft)
	Max.	Min.	Area (sq ft)	Width (sq ft)		Street <sup>2</sup> (ft)	Side <sup>3</sup> (ft)	Rear (ft)				
RSF R	1 per 5 Ac	n/a	5 Ac	150	50 <sub>5</sub>	50/50 (20/25 for properties adjoining a local road)	10/10	30/10	n/a	n/a	n/a	35
URR	1 per 2 AC	n/a	See Sec 7.10	100	50 <sub>5</sub>	20/25	15/5	25/10	50	n/a	n/a	35
RSF-E	See Section 6.7		See Section 6.7 and 7.10	100	50 <sup>5</sup>	20/25 <sup>17</sup>	15/5	25/10	25	n/a	n/a	35

Table 6.1.4 a

Gateway Overlay District Density and Dimensional Requirements Residential Developments <sup>20</sup>							
	Min. Lot Size detached units	Avg. Lot Size, attached units (sq.ft.)	Front Yard Setback <sup>17, 18</sup> (principle/accessory) (feet)	Side Yard Setback (detached/attached) (feet)	Rear Yard Setback (feet)	Maximum Height (feet)	Maximum Density (dwelling units/acre)
A Area <sup>16</sup>	5,000 sq.ft.	5,000 sq.ft.	10/22	0 <sup>19</sup> (interior side)/8 (exterior side)	10	35	8
B Area	1 acre	n/a	25/25	25/0 <sup>19</sup> (interior side), 25 (exterior side)	25	35	1

Table 6.1.4 b

Gateway Overlay District Density and Dimensional Requirements Non-Residential Developments <sup>20</sup>						
	Min. Lot Size detached units	Front Yard Setback (principle/accessory) (feet)	Side Yard Setback (detached/attached) (feet)	Rear Yard Setback (feet)	Maximum Height (feet)	On-Site Parking Requirements (space/sq.ft.)
A Area <sup>16</sup>	8,000 sq.ft.	15/22	15	20	35	1/2,000 sq.ft.
B Area	2 acre	25/25	25	50	35	1/5,000 sq.ft.

## Footnotes to Table 6.1.1, 6.1.2, 6.1.3, 6.1.4.a and 6.1.4.b

1. Agricultural Labor Housing in the Rural Districts shall be exempt from density standards shown in table. Maximum density of Agricultural Labor Housing shall be based on the Mesa County Health Department standards and occupancy requirements of the Mesa County Building Department.
2. When a garage door faces a street, road or highway, such garage door shall be set back at least twenty-five (25) feet from the edge of right-of-way. If the street setback is greater than twenty-five (25) feet, such street setback shall apply to the required distance between the face of the garage door and the edge of right-of-way. The intent of this requirement is to allow adequate room between the face of a garage door and the edge of right-of-way to allow for vehicle parking and pedestrian traffic without forcing pedestrians to walk on the street, road or highway.
3. Side setbacks for accessory structures apply to those that are located on the rear half of the lot. Principal setbacks apply to accessory structures that are not located on the rear half of the lot.
4. Buildings in excess of stated maximum size limits may be approved in accordance with the Conditional Use Permit procedures in Section 3.9.
5. Minimum street frontage on cul-de-sac reduced to thirty (30) feet.
6. FAR= Floor Area Ratio - see Section 6.2.7.
7. Ten (10) foot setback if abutting a residential zone or use.
8. Maximum height is forty (40) feet if adjacent to an AFT or Urban Residential zoning district that has a maximum allowed height of thirty-five (35) feet or less.
9. Forty (40) foot limit applies to principal buildings; other structures limited to sixty-five (65) foot height. In the I-2 District, storage silos and similar structures used for the purpose of storage of bulk materials, such as grain, cement, coal, sand or other material, that are located along a railroad or railroad spur for loading and transport are exempt from the height limits. The exterior of the exempt structures shall not be used for signage, and shall be limited to non-reflective, non-glossy materials that are muted in color and match the earth tones or natural features of the area. Exempt structures shall be subject to site plan review, and shall be reviewed by the Fire District to ensure adequate measures are in place for rescue and fire suppression.
10. For multi-story multi-family residential development that is greater than forty (40) feet in height, the third floor and higher must be stepped back a minimum of five (5) feet per floor, per Table 7.2.B.
11. A Principal structure is defined as the structure containing the principal use on the property including structures which are attached to and architecturally integrated with the principal structure. An accessory structure is defined in Section 12.1 and Section 5.3.
12. See Table 7.2.B, Buffer, Landscape Strip & Screening Requirements, for landscaped buffer requirements for multi-story multi-family residential development adjacent to single-family residential subdivisions.
13. See Appendix C – Old Town Clifton Mixed Use District and Design Standards for specific Layout, Dimensions and Size Requirements.
14. No interior side setbacks are required in the MU-OTC District unless the interior side abuts a residential use or district. Where the OTC Mixed-Use District does abut a residential zone district, the interior setback shall be identical to that of the residential district and buffer standards in Chapter 7 of the Mesa County Land Development Code apply.
15. The maximum building height in the MU-R, MU-C and MU-OTC Districts is thirty-eight (38) feet for mixed-use buildings and thirty-five (35) feet for all other buildings.

16. Served by public sewer.
17. Front Porches and canopies may extend five (5) feet into the front setback.
18. Allowances for landscaping need to be considered (i.e., the building may need to be set back five to ten [5-10] feet to allow a tree to be planted or a park bench or streetlight to be installed). Refer to the Landscape Standards in Appendix E.
19. Within Area "A" row-housing or attached residential dwellings shall be allowed a zero (0) foot side yard setbacks. Unattached residential units must have a side yard setback of eight (8) feet.
20. Duplex or other attached single-family dwelling units may be permitted as a conditional use. All Mesa County Land Development Code requirements pertaining to Onsite Wastewater Treatment Systems (OWTS) will apply.
21. Refer to Section 5.3.4.C Domestic Livestock related to required setbacks to property lines for domestic livestock pens, fenced corrals, buildings or other confined areas used for the purpose of keeping domestic livestock, and for required distances between residences and domestic livestock pens, fenced corrals or buildings used for the purpose of keeping domestic livestock.
22. Where rear lot lines are adjacent to a Utility and Landscape Outlot, the street setback(s) of the principal structure may be reduced to 14', excluding the setback for a garage with doors facing any street.
23. See Section 6.6: Non-Residential Subdivisions. For properties not served by public sewer, the minimum lot size shall be one acre.
24. Front setbacks shall equal the 14' Multi-purpose easement or required landscape width. A 10' Multi-purpose easement width may be allowed on frontages that do not provide service taps, with approval from applicable service providers.

MF Indicates standard for Multi-family development

**General Note:** See the Alternative Residential Development Standards of Section 6.4 for additional information regarding Flagpole Lots, Attached Housing, Zero Lot Line and Cluster Development.

**General Note:** See Appendices B-F for design standards for the specific communities.

§6.2 | Measurements and Exceptions

6.2.1 | Density

A. Maximum

Maximum density is measured as the number of dwelling units per gross acre of land. Maximum density (the most units per acre allowed) is measured by dividing the number of dwelling units on a lot or parcel by the parcel's gross land area (in acres). Maximum density standards shall not apply to subdivisions that are granted a density bonus under Chapter 9 of the Code.

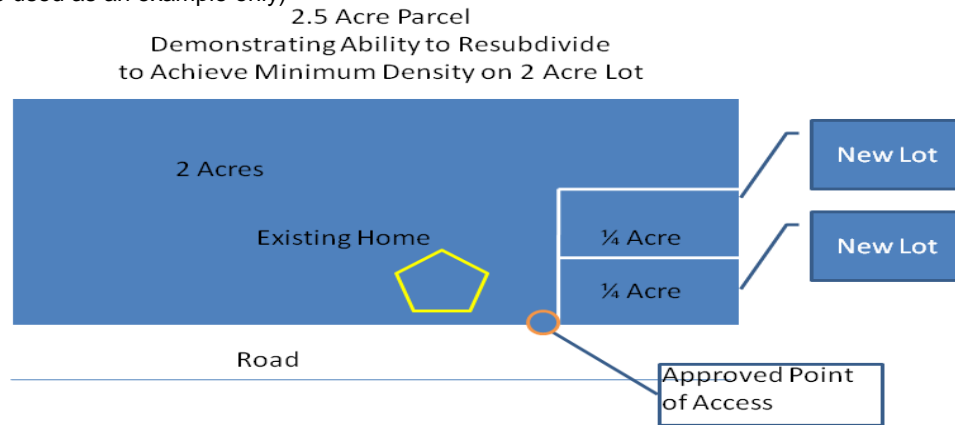
B. Minimum

Minimum density is measured as the number of dwelling units per gross acre of land and applies only to the Urban Residential Zone districts. Minimum density (the fewest units per acre allowed) is measured by dividing the number of dwelling units on a lot or parcel by the parcel's gross land area (in acres). The Planning Director shall be authorized to approve a minimum density of up to twenty percent (20%) less than otherwise stated in Section 6.1 (using the Administrative Adjustment review and approval procedure of Section 3.11) when deemed necessary to accommodate unusually small or oddly shaped parcels, roads, right-of-way, floodplains, steep slopes, wetlands, hazard area, open space and other non-developable lands.

Minimum density standards shall not apply to a minor subdivision in the RSF-4, RMF-5, RMF-8, or RMF-16 zone districts if:

1. one lot can be reasonably resubdivided or developed in a manner that complies with the minimum density standards for the parcel and other regulations in this Code; and
2. the new lots created are a maximum lot size of one quarter acre.

Illustration 6.a (to be used as an example only)



6.2.2 | Lot Area

A. Measurement

Lot area is measured as the amount of net land area contained within the property lines of a lot or parcel, not including streets or right-of-way. All minimum lot size standards and thirty-five (35) acre tracts shall be considered real numbers with decimal precision. That is, thirty-five (35) acres is thirty-five (35.00) acres only. Nominal acreage will only be used in determination of the minimum lot size for an eligible parent parcel in Simple Land Divisions - Administrative Review (Section 3.5.7). In other words, the ten (10) acre parent parcel in a Simple Land Division shall be considered nominal acreage defined as follows: the minimum ten (10) acre parent parcel is a precise number, ten (10.0) acres, unless right-of-way was dedicated by the current property owner and resulted in less than ten (10) acres, or the required dedication through the Simple Land Division process will result in less than ten (10) acres.

B. Exceptions

No building permit or development approval shall be issued for a lot that does not meet the minimum lot area requirements of this Land Development Code, except in the following cases.

1. Utilities

Utilities using land or an unoccupied building covering less than one thousand (1,000) square feet of site area are exempt from minimum lot area standards.

2. Detached Dwelling Unit Exemption

The minimum lot area standards of this Land Development Code shall not prohibit the construction of a detached dwelling unit on a lot that was legally platted or recorded before the adoption of this Land Development Code, provided that the dwelling unit is constructed in compliance with all applicable dimensional standards.

6.2.3 | Lot Width

Lot width is measured between side lot lines along a line that is parallel to the street lot line or its chord and located the minimum street setback distance from the street lot line.

6.2.4 | Street Frontage

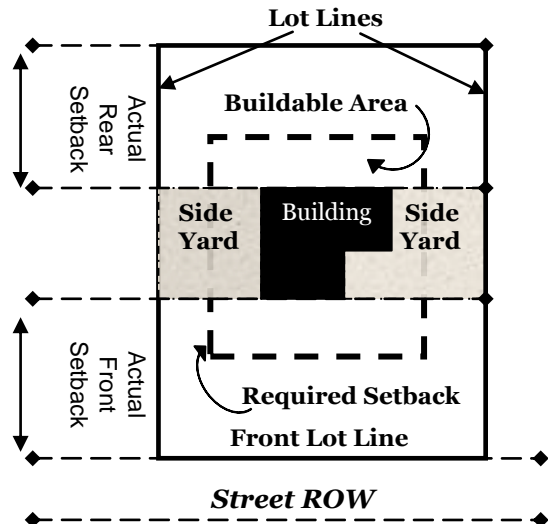
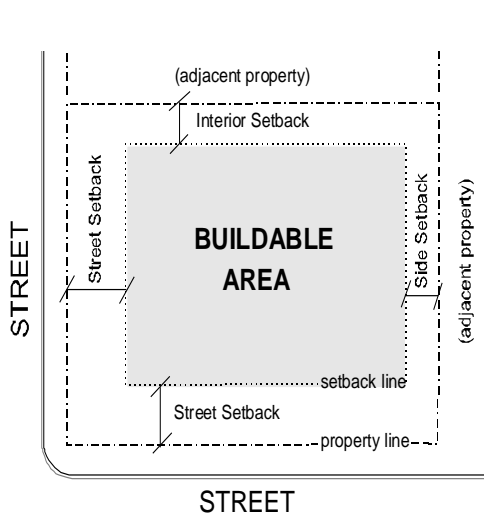
Street Frontage is measured between side lot lines along the street lot line.

6.2.5 | Setbacks

A. Measurement

Setbacks are unobstructed, unoccupied open areas, measured as follows.

Corner Lot Setbacks



1. Street Setbacks

Street setbacks shall be measured between the furthestmost projection of a structure and any abutting right-of-way line. In the event that lots or parcels abut streets or roads without rights-of-way or inadequate right-of-way as specified in the Functional Road Classification in the Standard Specifications for Road and Bridge Construction, and, any applicable, most current adopted Transportation Plan, street setbacks shall be measured as if a right-of-way line had been established for the street or road in accordance with Standard Specifications for Road and Bridge Construction and any applicable, most current adopted Transportation Plan.

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.

B. Exceptions and Permitted Encroachments

Setbacks must be unobstructed from the ground to the sky except that the following features may encroach into required setbacks (except for accessory setbacks in the AFT and RSF-R zone districts):

1. landscaping;
2. bay windows, not to exceed three (3) feet;
3. chimneys, not to exceed two (2) feet;
4. clothesline post;
5. driveways, curbs and sidewalks;
6. flagpoles;
7. heating and cooling units, not to exceed three (3) feet;
8. mailboxes;
9. overhanging roof, eave, gutter, cornice, or other architectural feature and awnings, not to exceed three (3) feet;
10. septic systems, wells and underground utilities;
11. signs (in accordance with Chapter 8);
12. steps, stairs or fire escapes (non-enclosed), not to exceed six (6) feet;
13. uncovered, unenclosed terraces or porches, not to exceed six (6) feet;
14. accessory buildings, within required rear setbacks only;
15. fences or walls six (6) feet or less in height, if otherwise allowed by County regulations (**Note:** fences or walls over six (6) feet in height require a Building Permit and shall be subject to all setback standards); and
16. yard and service lighting fixtures, poles.

C. Setback Averaging

Regardless of the minimum street setback required by the underlying zoning district, street setbacks may be reduced to the average of the existing setbacks of the lots that are on both sides of the subject lot. The following rules apply in calculating the average setback.

1. Only the setbacks on the lots that abut each side of the subject lot and are on the same side of the street may be used. Setbacks across the street or along a different street may not be used.
2. When one abutting lot is vacant or if the lot is a corner lot, then the average is of the setback of the non-vacant lot and the zoning district minimum setback.

D. When an addition to an existing legal, nonconforming structure would not meet current setback requirements, the Planning Director may approve such addition if the following criteria are met:

1. No reasonable alternative exists for the location of the addition on the subject property; or
2. The location of the addition would be consistent with the location of an existing legal structure along the same property line on the subject property; and

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3. The addition would not encroach in any required street setback or garage setback; and
4. The addition would not encroach on any existing easement.

### 6.2.6 | Lot Coverage

Lot coverage is measured as the percentage of the total lot area covered by buildings and other impervious surfaces. It is calculated by dividing the square footage of impervious cover by the square footage of the lot.

$$\text{Lot Coverage} = \text{Impervious Surface Area} \div \text{Lot Area}$$

### 6.2.7 | Floor Area Ratio (FAR)

FAR is measured as the gross floor area of all buildings on a lot or parcel, divided by the lot area.

$$\text{Floor Area Ratio} = \text{Gross Floor Area} \div \text{Lot Area}$$

### 6.2.8 | Height

#### Measuring Building Height

#### A. Measurement

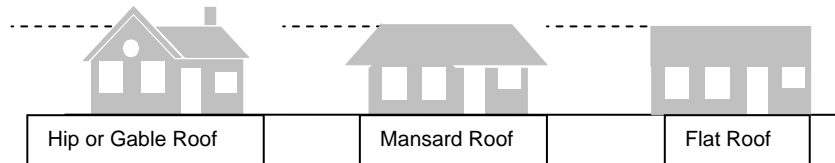
Building height is measured

as the vertical distance between the average finished grade at the base of the building along the side of the building being measured and:

1. the average height level between the eaves and ridge line of a gable, hip or gambrel roof;
2. the highest point of a mansard roof; or
3. the highest point of the coping of a flat roof.

#### B. Exceptions

Zoning district height limits do not apply to belfries, cupolas, spires, domes, monuments, airway beacons, radio/communication towers, structures for essential services, windmills, flagpoles, chimneys, radio/television receiving antennas or chimney flues. Height limits also do not apply to any bulkhead, elevator, water tank, or to any similar structure or necessary mechanical appurtenance extending above the roof of any building if such structure does not occupy more than thirty-three and one-third percent (33 1/3%) of the area of the roof.



## §6.3 | AFT District Density

### 6.3.1 | Purpose

This section is intended to implement the Mesa County Master Plan:

In order to implement those goals and to provide more certainty regarding appropriate levels of development on land within the Rural Master Plan Area, the County has adopted the provisions of this section to govern average lot sizes in the AFT Zoning District.

### 6.3.2 | Average Lot Size (Density) Criteria

The density allowed in a Major Subdivision within the AFT Zoning District shall be no more than an average of one lot per five (5) acres, based on the approval criteria for a concept plan in Section 3.6.3 and shall be consistent with the Mesa County Master Plan; however, in special circumstances as determined by the decision maker, a different land use classification under the Master Plan may be considered and applied. In all cases in R/A 17 and R/A 10 classifications where a density bonus is requested, Section 6.3.3 shall be followed.



6.3.3 | Incentive Based Subdivisions

- A. Purpose:  
To implement the Rural Master Plan. The Incentive-Based Subdivision is applied to areas that have been determined in the Master Plan to be appropriate for more development than the average density in the areas would allow (i.e. R/A 17/9 and R/A 10/5 areas on the Future Land Use Map).
- B. Eligibility:  
To qualify for an Incentive-Based Subdivision, the property must be located in the areas depicted within the Rural areas of the Future Land Use Map as appropriate for a density bonus. (The Urban Residential Reserve (URR) area is excluded from this section and subject to different criteria.)
- C. Goals:
  1. Provide a tool to create a variety of lot sizes while allowing for reserve land that can be developed in the future with sensitivity to growth needs.
  2. Encourage grouping of new lots to protect the rural character of the area.
  3. Encourage subdivision design which is considerate of the specific site, and
  4. Provide additional infrastructure to outlying areas to accommodate growth.
- D. Process  
The Major Subdivision application process is followed. All AFT Major Subdivisions within the R/A 17 or R/A ten (10) areas (or considered to be in this classification) requesting the density bonus must apply the criteria in E below.
- E. Approval Criteria  
The developer shall choose from the list of subdivision improvement items within the Density by Design Toolbox to accumulate points in order to achieve the following densities. Unless otherwise stated, the items are the responsibility of the developer to construct or complete.
  - One hundred (100) points must be accumulated to achieve a density of one (1 du/15) to fifteen acres in the seventeen (17/9) to nine area and one (1 du/8.5) to eight and a half acres in the ten (10/5) to five area on the Future Land Use Map.
  - One hundred thirty-five (135) points must be accumulated to achieve a density of one (1 du/12) to twelve acres in the seventeen (17/9) to nine area and one (1 du/6.5) to six and a half acres in the ten (10/5) to five area on the Future Land Use Map.
  - One hundred seventy (170) points must be accumulated to achieve the maximum density shown in the Master Plan for the subject property (one (1 du/9) to nine acres in the seventeen (17/9) to nine area and one (1 du/5) to five acres in the ten (10/5) to five area on the Future Land Use Map).

	Density by Design Toolbox	Points Available
	Minimum Provisions	
	Fire Flow:	
1	Fire flow (minimum 6" line) is provided to the property -- no extension of water line is required to the property line.	40
2	Water line (minimum 6" line) accepted by the fire and water districts to provide fire flow is extended to the site a distance of 1/2 mile or less.	50
3	Water line (minimum 6" line) accepted by the fire and water districts to provide fire flow is extended to the site a distance more than 1/2 mile.	60

	Density by Design Toolbox	Points Available
	Reservation for Future Development	
4	A portion of the site is reserved in a single larger building lot. A site plan will be provided to show options for future development, access and circulation. These areas may not be overlapped with areas protected for wildlife preservation. Points earned under Item 6 below may be substituted for this item.	
	40% of the site is reserved for future development until applicable revision or amendment of the Master Plan.	40
	45% of the site is reserved for future development until applicable revision or amendment of the Master Plan.	45
	50% of the site is reserved for future development until applicable revision or amendment of the Master Plan.	55
	55% or more of the site is reserved for future development until applicable revision or amendment of the Master Plan.	60
	Optional Provisions (see standards for optional provisions, below)	
	Site Design	
5	The reserve building lot or preserved land is adjacent to agricultural land on neighboring platted subdivisions.	20
6	A portion of the site is preserved from future development for a period of 40 years excluding institutional/public uses such as parks and schools. (This option may not be overlapped with the TDR program.)	
	40% of the site is preserved.	40
	45% of the site is preserved.	45
	50% of the site is preserved.	55
	55% or more of the site is preserved.	60
7	The reserve building lot or preserved land contains 90% or more land area that is agriculturally productive.	20
8	Wildlife corridors and habitat as identified by the Colorado Division of Wildlife and/or floodplains/floodways mapped by FEMA or by the developer, as required by County floodplain regulations, are preserved in perpetuity. (These areas may not be overlapped with areas preserved in #6 above.)	
	Total area in conservation:	
	5 acres or less	20
	5.1 – 10 acres	25
	10 – 20 acres	30
	20+ acres	35
9	Where ridges or bluffs are located on the property and the site is currently not regulated by Chapter 7 in the Land Development Code, all dwellings (which may be seen from adjacent collector or arterial roads) are built so that ridgeline standards in the Code are met.	10
10	Homes are limited from view of adjacent collector or arterial public roads by setting the homes back at least 200 feet from external public roadways and the developer plants trees or constructs vegetated berms or similar landscape on private property along these roadways.	20
11	Homes are limited from view of adjacent collector or arterial public roads by setting the homes behind hills or other natural features on the site.	10
12	Subdivision covenants allow a mix of home sizes starting at 1500 square feet.	10
13	The reserve building lot or preserved land is adjacent to a designated reserve building lot or preserved land in an adjacent platted subdivision.	10
	Public/Private Amenities (see standards for optional provisions, below)	
14	Xeriscape landscaping is installed in all common areas per Tri-River Extension Service guidelines.	10

	Density by Design Toolbox	Points Available
15	Shared driveways are paved and dedicated to the HOA (Homeowners Association) for private maintenance.	40
16	Connecting right-of-way is acquired and a road is built through adjacent property(ies) to complete transportation corridors or enhance the development.	30
17	The developer records covenants which require xeriscaping around the homes.	10
18	Public access is provided to public lands and open space as approved by the public lands manager.	20
19	A school bus (or transit bus) shelter is constructed to serve the development or neighborhood.	10
20	Landscaping is provided by the developer at the entrance to the subdivision.	10
21	A pedestrian path or sidewalk is provided on all internal public streets.	40
22a	Foot paths are constructed within an outlot and serve as many parcels as physically possible leading to external roadways or common areas.	30
22b	The foot paths either connect to a pathway system in an adjacent subdivision or extend to the property line where they can physically connect to a future path on adjacent property. (These points are only available to be added to 22a).	10
23	Active recreational facilities are provided by the developer for common use by the development's residents.	25
24	An Energy Star rating will be attained in every home in the development.	30
25	An irrigation system is designed by a professional engineer which meters water used by the system to assure the legal shares of water are provided to all existing users on the lateral. Irrigation is provided to every lot on the designed system and covenants are recorded to require every lot owner to irrigate their lots and manage weeds so as to not disturb agricultural uses in the area.	20
26	The developer records covenants requiring weed-free maintenance of lots and compliance with Mesa County Policies regarding junk storage and weed management.	10
27	The design of the subdivision protects a County Historic Landmark or District (see Section 3.22) or a property listed on the State Register of Historic Properties or the National Register of Historic Places. The Historic Resource may be located in the reserve lot or may be in another lot, whichever best protects the historic characteristics, significance and integrity of the resource.	30
	Total points earned =	
	Definitions	
	Agriculture = The raising, producing or keeping of plants and animals.	
	Outlot = An area of land on a plat designated for uses other than a building lot. The purpose, ownership and maintenance responsibilities shall be designated on the recorded plat and site plan.	

Tool box #	Standards for Optional Provisions
5	The reserve building lot within an adjacent subdivision will also be considered adjacent when it is located on the other side of a contiguous public right-of-way.
8	Covenant language protecting the wildlife areas will be required and guided by the Colorado Division of Wildlife. Wildlife areas and floodplain/floodway corridors will be labeled on the recorded site plan and recorded plat as outlots.
10	The 200-foot setback is measured from external rights-of-way only. Trees are planted on the property bordering these external rights-of-way at a spacing of every 40 feet. The homeowners are required to maintain the trees.
12	This action allows a greater variety of homes to be built on subdivision lots in the rural areas.
13	The reserve building lot within an adjacent subdivision may also be located on the other side of an adjacent right-of-way.

Tool box #	Standards for Optional Provisions
14	At a minimum, soil preparation guidelines are followed, drip irrigation is installed and a planting guide is supplied to the HOA in the covenants.
15	Shared driveways are paved with asphalt or concrete instead of a treated gravel surface. Maintenance is the responsibility of the HOA.
17	Soil preparation and drip irrigation guidelines, planting lists and typical garden layouts are provided for reference in the covenants. A typical xeriscape design is included.
18	Trailhead parking is provided with an all-weather surface.
19	School bus pullout and shelter locations are coordinated with the school bus service provider. These may not be necessary or desirable for every development. Either an engineered design or adopted design standard is used.
20	Irrigation is provided so the landscaping can be maintained. In areas where irrigation water is not available, dry landscape designs will be considered.
21	A detached walkway is acceptable (8' wide concrete). If curb and gutter is installed, an attached sidewalk may be used also.
22	Foot paths are bladed, compacted and surfaced with either gravel or mulch or equivalent after killing weed growth and are at least 4 feet wide. They are designated as outlots dedicated to and maintained by the HOA. Their purposes are to provide off-street connections to common areas and internal and external roads as an alternative to sidewalks and to serve as many lots as physically possible.
23	Facilities are built for common use on a minimum 1 acre tract, e.g. playgrounds, sports fields, stables and corrals, lakes for fishing or boating. These areas will be counted toward the reserve acreage (see #4). Provisions must be made for future maintenance by the homeowners.
24	A note requiring the Energy Star rating on all new home construction will be placed on the recorded site plan. The builder will arrange for an inspection from a private company to certify the Energy Star Rating for each home. The certification is required before a Certificate of Occupancy is released. Covenants recorded with the plat shall identify the Energy Star rating requirement.
27	A note on the recorded site plan shall be required, stipulating that the Historic Resource will be protected and that all alterations, additions and new construction on the property containing the historic resource will be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. A preservation plan may be required if determined necessary to protect the Historic Resource.

6.3.4 | Rural Cluster Density Bonus Standards

If an AFT Major Subdivision is designed as a Cluster Development the following standards apply:

A. Eligibility

In no event shall the Rural Cluster Density Bonus be used to increase the number of lots that can be otherwise constructed on a subject property in the AFT zone district by more than forty (40%) of the base density of the applicable land use classification in the Mesa County Master Plan (i.e. the base density as identified in the "Future Land Use Classification Summary" table). The Rural Cluster Density Bonus is allowed if the development is consistent with the County's adopted agricultural land preservation policies and all of the following conditions are met:

1. the units must be located to avoid development of and minimize adverse impacts on any Prime or Prime and Unique agricultural land, steep slopes, ridgelines, wetlands, wildlife habitats, and public facilities;
2. the units shall be clustered to preserve at least fifty percent (50%) of the site in open space;
3. the protected open space shall include any Prime or Prime and Unique agricultural lands and shall be located in areas adjacent to any existing agricultural operations;
4. prior to any construction, such open space shall be preserved for a period of not less than forty (40) years by the recording of a conservation easement or deed restriction; and

5. not more than five (5) clustered lots shall be located adjacent to one another, unless the Decision-Making Body determines that clustering more units together is necessary to ensure consistency with the County's adopted agricultural land preservation (see Section 1.6) and wildlife habitat protection policies. Each group of clustered lots shall be separated from one another by protected open space.

**B. Lot Sizes**

Average and minimum lot sizes shall be established by the Decision Making Body at the time of approval of the Rural Cluster development. Average and minimum lot size requirements shall be based on adopted area plans, facility adequacy, State and County onsite wastewater treatment system regulations, fire protection standards, site-specific conditions, and the need, if any, to protect adjacent agricultural operations under the County's Right to Farm and Ranch Policy. All lots utilizing Onsite Wastewater Treatment Systems (OWTS) shall meet the OWTS standards as determined by Section 7.10 of the Land Development Code.

**C. Open Space**

To the greatest degree possible, the protected open space shall include any Prime or Prime and Unique agricultural lands and shall be located in areas adjacent to existing agricultural operations.

1. All developments utilizing the Rural Cluster Density Bonus shall include provisions for the perpetual maintenance of the designated open space for appropriate uses (e.g. covenants for a homeowners association). All applicable weed, pest, and nuisance ordinances and regulations shall apply to all properties.
2. Permitted uses of the open space shall be approved by the Board of County Commissioners and may include, but are not limited to: agricultural uses; conservation of open land in a natural state; passive recreation areas (trails, community gardens, lawn, picnic areas, etc.); active recreation areas; easements for drainage, access, sewer or water lines, stormwater management facilities; and, parking for active recreation areas (ten (10) or fewer spaces).
3. Above ground utilities and road rights-of-way areas may not be counted toward the required fifty percent (50%) minimum open space requirement.

**6.3.5 | Exemptions**

Projects in the AFT zone districts eligible to use the Administrative Review procedures of Section 3.5 shall be exempt from review under the criteria set forth in this Section 6.3.

**§6.4 | Alternative Residential Development Options**

The alternative development options of this section allow for variety in development standards while maintaining the overall character of single-family residential developments.

**6.4.1 | Flagpole Lots**

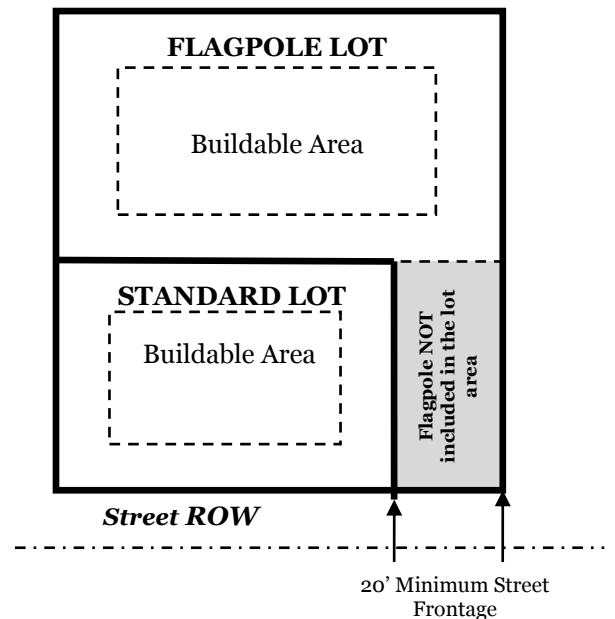
Flagpole lots shall be allowed in all Rural and Urban Residential zoning districts in accordance with the standards of this subsection.

**A. Frontage**

Each flagpole lot shall have at least twenty (20) feet of street frontage and at least twenty (20) feet of width for the entire length of the flagpole.

**B. Number**

A maximum of one flagpole lot is allowed in subdivisions of four (4) lots or less. No more than twenty percent (20%) of the lots within a subdivision containing five (5) or more lots shall be flagpole lots. No more than two (2) flagpole lots may be contiguous.



- C. Lot Area Calculation  
The area of the flagpole may not be counted as part of the lot area.
- D. Driveways  
Driveways shall be designed to allow vehicles to drive-out forward. Common driveways shall be required when two (2) flagpole lots are contiguous. Driveways shall comply with the Standard Specifications for Road and Bridge Construction.

6.4.2 | Attached Single-Family

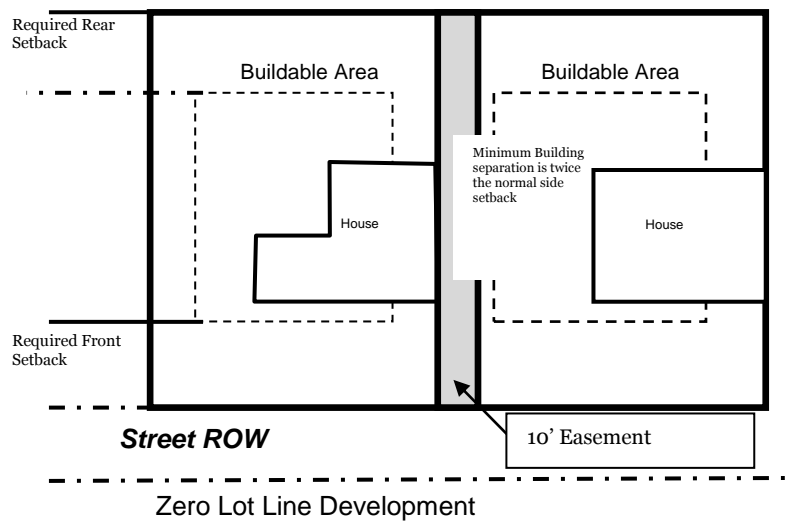
Attached single-family development shall be allowed in accordance with the Use Table of Section 5.1, subject to the following standards.

- A. Lot Width  
Attached housing is exempt from the lot width standard of the underlying zoning district, but it is not exempt from minimum lot area requirements.
- B. Setbacks  
No interior side setback is required on the “attached” side of a lot containing an attached house. The street, side, and rear setback standards shall apply around the perimeter of an attached housing development.
- C. Number of Units  
In the RSF-4 and more restrictive districts, no single structure may contain more than eight dwelling units.

6.4.3 | Zero Lot Line

In a zero lot line development, houses are shifted to one side of the lot. This provides for greater usable yard space on each lot. These developments require that planning for all of the house locations be done at the same time. Because the exact location of each house is predetermined, greater flexibility in site development is possible while assuring that single-family detached character is maintained.

- A. Applicability  
Zero lot line developments are allowed by-right in any Urban Residential zoning district. They may be allowed in the AFT district if approved as part of a Rural Cluster Development in accordance with Section 9.7.
- B. Review and Approval  
Review for compliance with the standards of this section shall occur during the platting process. Restrictions that assure the minimum distance between houses and any required easements must be recorded on the deeds of the applicable lots. Proof of such recordation must be submitted as part of the building permit application.
- C. Setbacks  
The side building setback on one side of the house may be reduced to zero. This reduction does not apply to the street side setback or to the interior side setback adjacent to lots that are not part of the zero lot line project, development, or subdivision.

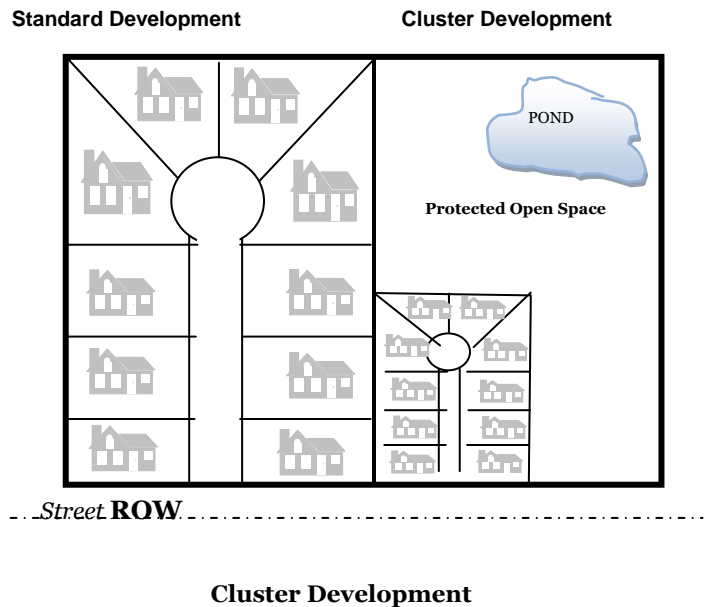


D. Additional Standards

1. **Distance Between Houses**  
The minimum distance between all buildings in the development must be equal to twice the required side setback required by the underlying zoning district. A deed restriction must be recorded on the deed of each applicable lot to ensure continued compliance with this setback.
2. **Eaves**  
The eaves on the side of a house with a reduced setback may project a maximum of twenty-four (24) inches over the adjacent property line. In this case, an easement for the eave projection must be recorded on the deed for the lot where the projection occurs.
3. **Maintenance Easement**  
An easement to allow for maintenance or repair is required when the eaves or side wall of a house are within four (4) feet of the adjacent property line. The easement on the adjacent property must provide at least ten (10) feet of unobstructed space between the furthestmost projection of the structure and be wide enough to allow five (5) feet between the eaves or side wall and the edge of the easement.
4. **Privacy**  
If the side wall of the house is on the property line, or within three (3) feet of the property line, windows or other openings that allow for visibility into the side yard of the adjacent lot are not allowed. Windows that do not allow visibility into the side yard of the adjacent lot, such as a clerestory window or a translucent window, are allowed.

6.4.4 | Cluster Developments

A Cluster Development is a residential subdivision in which most of the lots are allowed to be smaller (in area and width) than otherwise required for the underlying zoning district, but in which the overall density cannot exceed the maximum density limit for the underlying zoning district. Under the Cluster Development option, a subdivision can contain no more lots than would otherwise be allowed for a conventional subdivision in the same zoning district, but the individual lots within the development could be smaller than required in a conventional subdivision. Smaller lot sizes within a Cluster Development are required to be offset by an increase in open space, and the open space is required to be preserved from development for a period of at least forty (40) years through the use of a recorded deed restriction. Cluster developments shall also be allowed in accordance with the Urban and Rural Cluster Bonus provisions of Chapter 9 and Section 6.3 respectively.



- A. Minimum lot sizes shall be established by the Decision Making Body at the time of approval of the Cluster Development. Minimum lot size requirements shall be based on the Mesa County Master Plan, facility adequacy, and site-specific conditions. 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. The lots and building sites must be located to avoid adverse impacts on steep slopes, ridge lines, wetlands, and wildlife habitats, wildfire hazard areas, floodplains, and, within the Rural Planning Area, any prime, or prime and unique agricultural land.
- C. Structures on the clustered lots must comply with the Dimensional Standards in Table 6.1 (Table of Density and Dimensional Standards) applicable to the Zoning District that allows the minimum lot

size in the Cluster Development (e.g., if the clustered development minimum lot size is four thousand (4,000) square feet, the setbacks and other dimensional standards for the RMF-16 Zoning District apply).

- D. No direct access to the existing abutting road right-of-way will be allowed, unless classified as a local road in an adopted Transportation Plan.

**§6.5 | Urban Residential Reserve (URR) Subdivision Standards**

The following standards shall be met for applications for major subdivisions in the URR zone district:

- A. The lot or parcel must be a minimum of ten (10) acres to qualify for subdivision. (Previously subdivided lots created under AFT zoning may apply individually without averaging density back to the total acreage of the recorded subdivision.)
- B. A minimum of forty percent (40%) of the gross site area shall be retained in a single building lot (the Reserve Lot). Two (2) Reserve Lots may be allowed if necessary to accommodate natural physical divisions of the property. All Reserve Lots shall be sized to allow redevelopment in the future and shall have direct access to public right-of-way.
- C. The maximum allowed subdivision density for the application shall be calculated by dividing the gross acreage within the application by two (2) (the lowest number of acres per unit allowed in the URR zone district).
- D. Land in agricultural production shall be located in the Reserve Lot(s) to the greatest extent possible.
- E. If outlots or easements are necessary to supply sewer in the future to the developed lots or to the Reserve Lot(s) as determined by the project engineer or the municipality, they shall be designated on the subdivision plat. The outlots or easements will be maintained as designated on the final plat until they may be deeded to the municipality or serving entity for sewer line construction and maintenance purposes.
- F. Trail easements/outlots shall be provided for public use throughout the entire site in accordance with trails plans adopted by either the nearby municipality or by Mesa County except where there are unresolved conflicts with existing easements. Such trails are not required to be constructed. If the municipality does not accept the easement or outlot, then the easement or outlot will be dedicated to the homeowners association. All trails within the development shall be constructed with adequate compacted road base (or similar material acceptable to the Planning Director) as a minimum standard.
- G. Appropriate right-of-way will be required to be dedicated through the Reserve Lot to the property line abutting adjacent property to implement the adopted Transportation Plan or to provide a road network for access to adjacent properties. The road within this right-of-way may not be required to be built within the reserve lot if it does not serve lots proposed by the developer. The owner of the reserve lot may continue to work in the right-of-way in order to irrigate, cultivate or otherwise manage the land until a road is built in the future. In the case where the Reserve Lot will be divided by this right-of-way, the reserved area may be divided into two (2) Reserve Lots (the maximum allowed subdivision density (number of lots) may not be exceeded).
- H. Drainages, wildlife corridors, floodplain and flood prone areas, streams and other sensitive areas governed by Chapter 7 shall be preserved in outlot(s). The proportion of sensitive lands contained within the reserve area shall be no greater than the proportion of sensitive lands within the overall application site. The Planning Director shall have the ability to consider a variance if necessary.
- I. A site plan shall be provided to show options for access, utility corridors and circulation for future redevelopment of the Reserve Lot(s).
- J. Stormwater detention/retention areas shall be designed to be a landscaped amenity, and landscape plans shall be submitted for review and approval, and construction by the developer. If the drainage



area is to be common area useful for recreation, it may be counted as part of the Reserve lot, provided owners of the Reserve lot and owners of the re-subdivided Reserve lot will have access to it.

- K. Provisions for weed control on outlots and common areas shall be proposed in the Concept Plan phase of review and approved by the Mesa County Weed and Pest Inspector.
- L. An irrigation plan will be provided that addresses construction and maintenance of supply and tail water ditches. Instructions for maintenance of the irrigation system and the irrigation plan shall be recorded at the same time as the final plat.

If the service district that will provide sewer confirms that sewer can be extended to serve a URR subdivision, the Reserve Lot(s) may be considered for redevelopment at higher densities. The Master Plan may be requested to be amended to allow more urban density, and a rezone application may be processed if the amendment is approved; or the property shall be annexed to a municipality.

Within one year of adoption of the municipalities' comprehensive plans, the redevelopment potential of the reserve lot(s) will be re-evaluated as part of this Section. If sewer is not available within ten (10) years from the date the subdivision is first platted under URR zoning, the Reserve Lot(s) may be redeveloped to provide the maximum allowed subdivision density allowed in the URR zone district for the recorded URR subdivision. If the number of lots requested exceeds the maximum allowed subdivision density in the URR zone district, a Master Plan Amendment may be requested to redevelop consistent with adopted Policies and a rezone application shall be required in accordance with the criteria in Chapter 3.”

#### §6.6 | Non-Residential Subdivisions

The following standards may allow subdivision lots to be less than the minimum lot size as defined in Table 6.1.1 of the Code, where subdivision lots will be connected to a public sewer system. The following standards shall be met for developments in non-residential zoning districts:

- A. Shared detention facilities shall be pre-determined and location sited on plans. Alternative designs such as open space areas or belowground vaults are accepted for review.
- B. Pedestrian connections shall be provided for developments as defined in the Master Plan.
- C. Shared access points shall be required in order to reduce congestion and to mitigate traffic circulation and parking problems. Access shall be permitted in accordance with the requirements of the Road Access Policy.
- D. Shared parking and circulation shall be shown on a site plan with ingress/egress easements across lot lines provided. Parking shall be located on the side or the rear of the lots. Parking lots that are adjacent to a collector or arterial road shall not be more than one-half the width of the lot frontage.
- E. Parking and circulation areas shall not be separate tracts.
- F. Lots shall be of sufficient size to accommodate requirements of this Code, including but not limited to those in Chapters 5, 6 & 7.

#### §6.7 | RSF-E District Density

##### 6.7.1 | Purpose

This section is intended to implement the Mesa County Master Plan.

In order to implement those goals and to provide more certainty regarding appropriate levels of development on land within the areas designated as an estate future land use in the Mesa County Master Plan, the County has adopted the provisions of this section to govern density and minimum lot sizes in the RSF-E Zoning District.

## CHAPTER 6 | DENSITY & DIMENSIONAL STANDARDS

### 6.7.2 | Maximum Density and Minimum Lot Size Criteria

The minimum lot size allowed within the RSF-E Zoning District is one (1) acre. New development shall be consistent with the density and minimum lot sizes recommended in the Mesa County Master Plan for the various estate future land use classifications (see Section 4.2.2 of this Code and table 6.1.3 ).

Table 6.7.1 | Estate Future Land Uses Summary

<b>Future Land Use Classification</b>	<b>Density / Min. lot size</b>	<b>Plan</b>
Estate	1-3 acres / 1 acre	Grand Junction Comprehensive Plan
Estate	2-5 acres / 2 acres	Loma/Mack Area Plan
Estate	2-5 acres / 2 acres	Loma Community Plan
Rural Single Family – Estate	2 acres / 2 acres	Rural Master Plan
Rural Estate 3	3 acres / 1 acre	Rural Master Plan