FRUITA PLANNING COMMISSION
WORKSHOP AGENDA
OCTOBER 13, 2020
6:00 PM

1. LAND USE CODE AMENDMENTS UPDATE AND DISCUSSION

2. ADJOURN

These proposed changes to the zoning and density bonus chapters are extensive in some areas, and very minor in others. The Design Workshop team has created a series of handouts to help explain the different changes, and how they implement key statements from the Comprehensive Plan. These are attached to this memo and follow the same simple format – text on the left identifies existing requirements, text in the middle outlines the key policy statements from the Comprehensive Plan, and text on the right illustrates the proposed zone district requirements. These sheets can be used as a general guide as you read through the proposed code language.

Also included in the packet are clean versions and a track changes version of the code language. The zone district chapter has been reformatted in its entirety, and the density bonus chapter has been greatly simplified. These changes resulted in a somewhat complex set of track changes, so we recommend reading through the clean version with the handout first, followed by the detailed track changes. You will also notice comments in the document, which are intended to explain certain changes, or highlight discussion areas.

What code changes are included:

There are a few high level changes we want to highlight:

1. The General Commercial (GC) zone district has been divided into 2 new zone districts – the C1 and the C2 zones. This is consistent with the statements in the Comprehensive Plan to create different zone districts for the 6/50 and I-70 areas that are currently GC.
2. A new Neighborhood Commercial Overlay is proposed for the area surrounding the DMU core area. This overlay would allow additional commercial uses but does not propose changes to dimensions.
3. The Residential zone districts have been simplified, moving from seven (7) currently to five (5). This is a result of combining larger lot and agricultural zone districts to reflect statements in the Comprehensive Plan.
4. The Density Bonus Chapter has been simplified to focus on measurable and clearer criteria.

Additionally, general formatting updates have been incorporated to reflect current best practices for code updates. Purpose statements have been updated throughout to incorporate the language found in the Land Use Chapter of the Comprehensive Plan, and each zone district has been reorganized to include relevant dimensional information with the purpose statements. A general handout showing this approach is also included with this packet.

Attachments:

A. Residential Zone District Framework handout **(review for meeting**)
B. Commercial Zone District Framework handout **(review for meeting**)
C. Density Bonus Framework handout **(review for meeting**)
D. Diagram Framework handout **(for your information)**
E. Comprehensive Plan pages related to Zoning and Density **(for your information**)
F. Clean Version of proposed code language **(review for meeting**)
G. Track changes version of proposed code language Existing Code Language **(for your information**)

City of Fruita Land Use Code

DRAFT: 10 September 2020

Proposed Residential Zoning District Changes

Zoning District Tile Key

Zoning District Abbreviation — **AR** **Agriculture Residential** — *Zoning District*

Max. Gross Residential Density — **10 AC/DU** | **SF-D** — *Allowed Uses*

Min. Lot Area — **3 AC** | SF-A, MaH, GH — *Conditional Uses*

Existing Code Districts & Allowances

AR **Agriculture Residential**
10 AC/DU | **SF-D**
3 AC | SF-A, MaH, GH-S

RE **Rural Estate**
3 AC/DU | **SF-D**
2 AC | SF-A,MaH,MH,GH-S

RR **Rural Residential**
1 DU/AC | **SF-D/A**
20,000 SF | MaH, MH, GH-S

LL **Large Lot Residential**
3 DU/AC | **SF-D/A**
10,000 SF | MaH, MH, GH-S

SFR **South Fruita Residential**
2 DU/AC | **SF-D/A, GH-S**
7,000 SF | MaH, MH

CR **Community Residential**
N/A | **SF-D/A, D, MF, GH-S**
7,000 SF | MaH, MH, GH-L

MP **Monument Preservation**
1 DU/2AC | **SF-D**
2 AC | MaH, MH, GH-S

Comprehensive Plan Recommendations

Action 2.A: Adopt the land use categories from this plan into the Land Use Code and rezone accordingly.

Rural residential:

- Retain rural character outside of Fruita's city limit
- Transitional area between increased development and open and resource lands
- Agriculture is encouraged
- Recommended gross density of 1 DU/5-10 acres
- Clustering-type developments are not encouraged in this land use category

Residential South of I-70
Largely built-out; will remain at 1-4 DU/acre density.

Residential North of I-70
Neighborhoods in this areas can be developed up to 8 DU/acre in order to incentivize developers to provide amenities such as parks and trail connections and different types of housing

Intended to be a low-density area that is compatible with the surrounding lands of the Colorado National Monument. The intent is to preserve open space and for recreational uses with low-density residential development.

Proposed New Code Districts & Allowances

RE **Rural Estate**
3 AC/DU | **SF-D, MH, MaH, GH**
2 AC | SF-A

LL **Large Lot Residential**
3 DU/AC | **SF-D, MaH, MH GH-S**
10,000 sf | SF-A, GH-L

SFR **South Fruita Residential**
4 DU/AC | **SF-D/A, GH-S**
7,000 SF | MaH, MH

CR **Community Residential**
6 DU/AC | **SF-D/A, D, MF, GH-S**
7,000 SF | MaH, MH, GH-L

MP **Monument Preservation**
1 DU/2AC | **SF-D**
2 AC | MaH, MH, GH-S

City of Fruita Land Use Code

DRAFT: 10 September 2020

Proposed Commercial Zoning District Changes

Zoning District Tile Key

Zoning District Abbreviation — **GC** **General Commercial** — *Zoning District*

Max. Gross Residential Density — **12 DU/AC**
Min. Lot Area — **5,000 SF**
Max. Structure Height — **35 FT**

MF, O, FS, R, I, M — *Allowed Uses*
GH, PS, H, CU — *Conditional Uses*

Existing Code Districts & Allowances

GC **General Commercial**
N/A
5K - 7K
35 FT
MF, O, FS, R, I, M
GH, PS, H, CU

DMU **Downtown Mixed Use**
12 DU/AC
VARIES
35/70 FT*
SF, MF, O, FS, R
GH, PS, H, CU, P

**70 Feet for residential over commercial*

New Code Element
A new district overlay will provide opportunities for commercial uses in residential neighborhoods beyond the downtown area.

Comprehensive Plan Recommendations

Action 5.A Update the Land Use Code to divide General Commercial into two commercial zones, one that is appropriate for the State Highway 6&50 corridor and one that is appropriate for South Fruita.

Policy 2.D Promote commercial infill especially in the Downtown and C-1 zones. Encourage buildings to have higher lot coverages, attractive street frontages, and safe bicycle and pedestrian access.
Action 3.B Amend the Land Use Code to only allow three to four story buildings (down from five) and only in particular Downtown Subareas.
Policy 2.A Advocate for design flexibility in building heights and densities for infill parcels in the Downtown land use area. Allow for different

Policy 3.D Consider a Downtown overlay that would expand compatible commercial uses beyond the downtown along the street corridors of Aspen, Cherry, Pabor, and Maple.

Proposed New Code Districts & Allowances

C1 **State Highway Commercial**
VARIES
5,000 SF
35 FT
MF, O, FS, R, I, M
GH, PS, H, CU

C2 **South Fruita Commercial**
VARIES
5K/7K SF
35 FT
MF, O, FS, R, I, M
GH, PS, H, CU

DM-C **Downtown Mixed Use (Core)**
N/A
2,500 SF
30/70 FT
SF, MF, O, FS, R
GH, PS, H, CU, P

DM-O **Downtown Mixed Use (Outer)**
12 DU/AC
VARIES
30/70 FT
SF, MF, O, FS, R
GH, PS, H, CU, P

NCO **Neighborhood Comm. Overlay**
VARIES
VARIES
VARIES
O, R, FS
- - -

Land Use Key

MF	Multifamily	**I**	Industrial Service	**H**	Hospital
O	General Office	**M**	Manufacturing/Processing	**CU**	College/University
FS	Food Service	**GH**	Group Home	**P**	Parking
R	General Retail Sales	**PS**	Public Safety		

City of Fruita Land Use Code
Proposed Density Bonus Changes

DRAFT: 09 September 2020

Existing Code Density Bonus Provisions

Applicability

The provisions of Chapter 17.08 apply only when an applicant has requested a density bonus and only where the zone in which a project is located specifically authorizes residential densities excedding the base density of the zone **(SFR and CMU)**.

Bonus Allowance

City Council is authorized to grant density bonuses up to a **maximum of five (5) DU/AC** in accordance with the following:

- Max. 3 DU/AC where 30% of the property is designated open space/common area (must be accessible to a min. of 50% of lots)
- In addition to the required open space, the following criteria may be used to increase the bonus density by an additional DU/AC, per criteria, upt to a maximum of 5 DU/AC.
    - Min. of 80% of DUs oriented towards open space
    - Min. of 5FT park strip and 5FT detached sidewalk
    - Min. of 80% of DU access parking through alley
    - Min. of 20% of DUs are SF-A, D, or MF and the development contains a mix of housing types

Other Requirements

Development Standards
Density bonuses are awarded based on an application's compliance with the criteria described here **and the standards and requirements contained in the following text:**

- Walkable neighborhoods
- Innovative design
- Variety of housing types
- Site development standards
- Floor area ratio (max. FAR of 0.40)
- Alternative street design
- Guest & on-strett parking reqs
- Pedestrian access, sidewalks, and trail connections
- Building design guidelines
- Neighborhood compatibility
- Open space guidelines
- Landscaping requirements
- Lighting requirements

Comprehensive Plan Recommendation

Rather than a complex bonus density program to get up to the maximum allowed density, the new Land Use Code should outline the requirements so that **up to 8 units/acre can be done as a use-by-right.**

Proposed Code Density Bonus Provisions

The provisions of this section apply to development in the **CR, SFR, and DMU zone districts, as well as to any PUD.** Projects utilizing the provisions of this Chapter are not necessarily required to be processed as a Planned Unit Development. All densities are based on dwelling units per gross acre, as defined in Chapter 17.02.

City Council is authorized to grant density bonuses up to a **maximum of eight (8) DU/AC** in accordance with the following:

- Min. of 20% of project designed as parks, trails, open space, or commone area and must be accessible to 50% of lots (1/4-mile walk-shed)
- Project includes internal trail network or continuation of existing trail/bike network
- Min. of 80% of DU access parking through alley
- Min. of 20% of DUs are SF-A, D, or MF and the development contains a mix of housing types dispersed throughout project

20% parks, trails, open space. or common area qualifications:

- Open spaces (OS) shall be functional parts of the project design
- Narrow (less than 35FT in width) linear strips of land will not be counted as OS
- OSs may be developed or undeveloped, active, or passive
- OS shall be visible to the street and add to the quality of the neighborhood
- OSs surrounded by DUs are not permitted
- OS shall be grouped contiguously with that from adjacent development

Existing Density Bonus Criteria

	SFR	CMU
Base density	**2.0 DU/AC**	**2.0 DU/AC**
30% open space	+1 DU/AC	+1 DU/AC
Orientation of DUs	N/A	+1 DU/AC
Park strips/sidewalks	N/A	+1 DU/AC
Alley parking access	N/A	+1 DU/AC
Mix of housing types	N/A	+1 DU/AC
Maximum density	**5.0 DU/AC**	**5.0 DU/AC**

Proposed Density Bonus Criteria

	CR	SFR	DMU
Base density	**6.0 DU/AC**	**4.0 DU/AC**	**6.0 DU/AC**
20% open space	+1 DU/AC	+1 DU/AC	+1 DU/AC
Bike + trail connections	+1 DU/AC	+1 DU/AC	+1 DU/AC
Alley parking access	+1 DU/AC	N/A	+1 DU/AC
Mix of housing types	+1 DU/AC	N/A	+1 DU/AC
Maximum density	**8.0 DU/AC**	**5.0 DU/AC**	**12.0 DU/AC**

Proposed Graphics Approach

Proposed Methodology

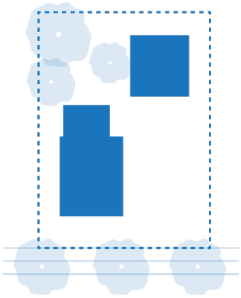
As one of the desired outcomes of this land use code revision is a code that is clearer and more approachable to Fruita residents, Design Workshop proposes a graphic approach that is explanatory, stylistically uniform, and consistent throughout the code document. Understanding the budget limitations relative to this task and the advantages of devising a system that is flexible to future code revisions and updates, Design Workshop proposes illustrating key *concepts*, rather than specific code *provisions.* This approach will enable the code graphics to survive beyond future changes to districts and dimensions in the code language while prioritizing user comprehension of code policies.

Graphic Components

Design Workshop proposes developing a toolbox of graphic components that represent typical parcels, structures, and other elements. These components are intended to showcase generic development types and features and are not meant to communicate specific design ideas.

Single Family - SM
Elevation

Townhouse - SM
Elevation



Single Family - SM
Plan

Townhouse - SM
Plan

Aggregation & Diagramming

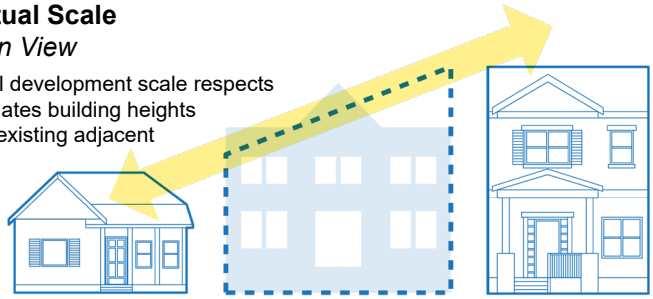
When describing key concepts like minimum setbacks, allowable densities, and open space requirements, components can be assembled to represent typical conditions and highlighted over to visually explain requirements. Diagramming will use consistent colors and graphic elements.

Architectural Articulation
Elevation View

To create visual diversity within neighborhoods, architectural articulation like porches, bay windows, overhangs, and pediments are encouraged.

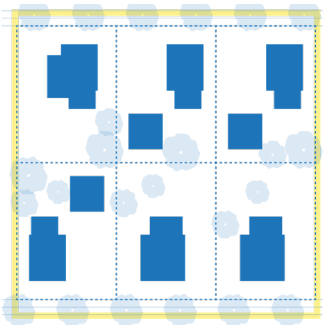
Contextual Scale
Elevation View

Contextual development scale respects and negotiates building heights based on existing adjacent structures.

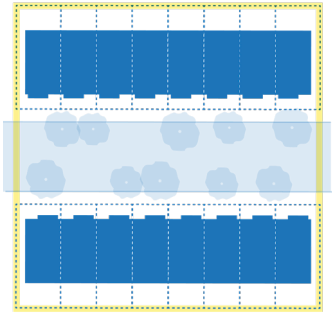


Density Explained

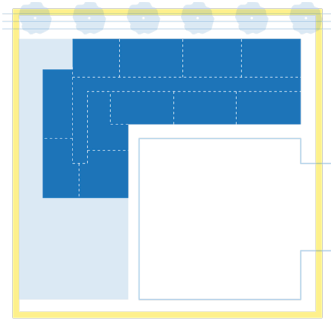
Different residential development types yield significantly different overall densities. Each yellow square is one acre.



Single Family Homes at 6 DU/ac
Plan View



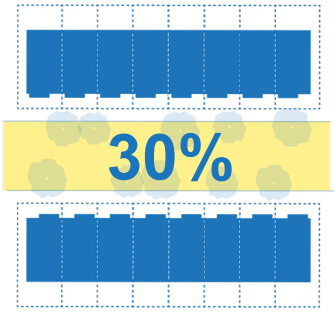
Townhouses at 16 DU/ac
Plan View



Multifamily Building at 24 DU/ac
Plan View

Open Space Requirement

One possible configuration of a 30% open space requirement.



Townhouse Development
Plan View

Chapter 3
Land Use + Growth

Introduction

This chapter includes a vision as well as goals and policies that will guide Fruita's growth, development, land use, and community character in the future. The ideas contained within this chapter were developed from: conversations reflecting on lessons learned in the last ten to twenty years, an analysis of existing land uses and market conditions, and public meetings discussing the desired character for Fruita and how it should grow and change in the future. This chapter includes the Future Land Use Map (FLUM), informed by core concepts that are meant to guide Fruita's future growth.

Context and Update

Every land use plan is a product of what has happened in the past—where new development has occurred and how much has occurred, what type and character of buildings have been built, how they are used, and where they are located. This section is meant to set the stage for Fruita's future by reflecting on the lessons learned from the past.

- Very little housing growth has occurred, but trends show that development is picking up again. From 2010 to 2018, on average, Fruita permitted 62 new residential buildings per year. In 2018, the City permitted 95 residential buildings, a 98% increase over the previous year.
- Much of the residential growth that has occurred has been single-family residential. From 2010 to 2018, there was an increase of 464 single-family residential units. Comparatively, there are 27 fewer attached (2–4 units) housing units, 53 additional multifamily (5+ units) housing units, and 49 fewer mobile homes. Single-family housing units make up 81% of total housing in Fruita.
- Very little growth has occurred in the downtown. Most of the structures in this area were built prior to 1970. There have been some recent renovations within downtown and a few new structures in the last few years. Many single-family home subdivisions were built at the city's edge during the 1990s and early 2000s.
- The Grand Valley is growing, with Fruita only taking up a small share of that growth. From 2010 through 2018, most of Mesa County's population growth—nearly 90%—has occurred in Grand Junction and unincorporated areas of the county. Fruita's population growth represents about 9% of the county's growth.
- Rigid design standards implemented after the previous comprehensive plan, while intended to preserve downtown character, have restricted development and redevelopment in the Downtown Mixed Use (DMU) zone.
- The Commercially zoned area on the south side of I-70, known as "Kokopelli," has filled out over time and most parcels are occupied with businesses.

- There is a vibrant downtown with more businesses than were there ten years ago. The streetscape along Aspen Avenue was upgraded by the City and now includes bulb-outs, wider sidewalks, and functional public art such as bike racks, trash cans, and benches.
- A new zoning district, CMU, was created out of the last plan. There are very few developments that have gone forward in this zoning category. It hasn't had the desired effect of creating small neighborhood commercial centers. It is confusing for developers to navigate the development process in this zone.
- There has been good balance of residential development and commercial development over the last ten years. With Grand Junction as a nearby commercial center, the development pressure in Fruita is primarily for housing, not for retail or office space.
- Affordable housing is becoming an issue as housing prices rise. Median housing prices in the Fruita zip code (81521) have gone from $247,865 in 2016 to $327,902 in 2019. There are very few options for those looking to rent, live in smaller houses, or live in multifamily dwellings.
- Tourism in both Fruita and the Grand Valley region has increased—drawing visitors, second homeowners, and short-term rental investors. These trends are starting to affect the character of the community and the real estate values.
- The State Highway 6&50 corridor continues to be an unattractive gateway into Fruita.
- Fruita adopted the 2015 Mesa County Hazard Mitigation Plan as the multi-hazard mitigation plan for the city. The plan identifies floods and wildfires as high-level hazards for Fruita.

Community Process

Community engagement surrounding this topic was robust. The FLUM, and the goals and policies in this chapter, were discussed at length, vetted by various groups, and tackled from different angles.

- Three Advisory Committee meetings focused on land use (June 13, June 20, and September 12, 2019). The first one was to discuss ideas and considerations for Fruita's growth. The second meeting was to provide feedback on the draft chapter and FLUM. The main themes were to: keep a rural edge so that Fruita is separate from Grand Junction; protect and enhance downtown as the heart of the community; avoid sprawl, especially eastward towards Grand Junction; and add housing diversity.
- An Open House was held on May 23, 2019 where participants were asked where Fruita should and shouldn't grow, where the city should be improved, and where they felt you "arrived" in Fruita. Participants were concerned about growth at the northern and eastern edges of the city and wanted to promote growth downtown, in the commercial area south of I-70, and in the industrial wedge between I-70 and State Highway 6&50 heading westward. The area most in need of improvement were the State Highway 6&50 corridor.
- A Draft Plan Party Open House was held on October 3, 2019. This event shared the draft Future Land Use Map, and goals, actions, and policies for land use, growth, and community character. A draft Downtown Subarea map was revealed with activities for participants to choose what housing types were appropriate for each subarea and whether they agreed with the future direction of each subarea.
- A Community Character Workshop was held on August 22, 2019. Members of the Fruita in Motion Advisory Committee, Planning Commission, City Council, and the Downtown Advisory Board were invited to participate. The purpose of the workshop was to understand the constraints of the existing Land Use Code and design standards, envision a future character for the downtown, and define where the boundaries of downtown should be.

Land Use Analysis

The observed building density of built-out neighborhoods was compared to what is permissible by existing zoning standards in the Land Use Code at the time this plan was written, 2019 DMU densities are well below the zoning maximums with 3.8 buildings/acre observed, compared to the 12 dwelling units/acre permitted. Residential densities in the community residential (CR) zone district are relatively in line with the established maximum, at 3.62 dwelling units/acre compared to the 4–6 dwelling units/acre allowed. Beyond the Community Residential (CR), the other zoning districts tend to be very low density, well below the maximum allowed by existing zoning.

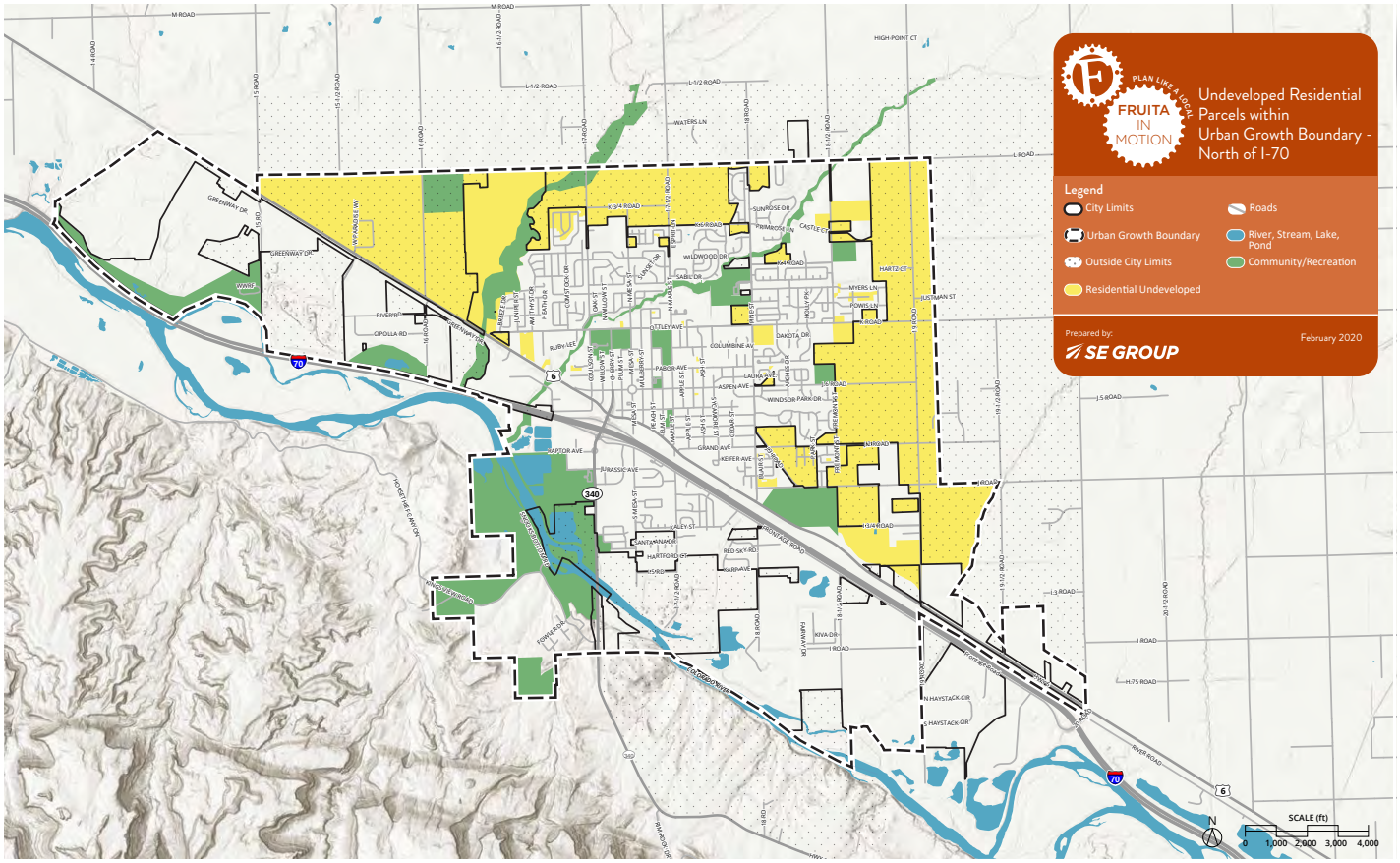
TABLE 1. OBSERVED RESIDENTIAL DENSITIES UNDER 2019 LAND USE CODE

Zone District	Zone District Name	Maximum Residential Density Allowed by Zoning	Observed Densities
AR	Agricultural Residential	0.1 du/acre	Not enough data
RE	Rural Estate	0.3–0.5 du/acre	0.3 bldg/acre
RR	Rural Residential	1–2 du/acre	0.13 bldg/acre
CR	Community Residential	~4–6 du/acre based on minimum lot size	3.62 bldgs/acre
LLR	Large Lot Residential	3 du/acre	1.39 bldgs/acre
SFR	South Fruita Residential	2–3 du/acre	0.28 bldg/acre
DMU – Core	Downtown Mixed Use – Core	12 du/acre	3.8 bldgs/acre
DMU – Outside Core	Downtown Mixed Use – Outside Core	12 du/acre	3.8 bldgs/acre
CMU – Comm	Community Mixed Use Commercial Development (including Mixed Use Buildings)	2–5 du/acre	1 bldg total observed
CMU – Res	Community Mixed Use Residential Development	2–5 du/acre	Not enough data
GC – NR	General Commercial – Non-Residential	n/a	n/a
GC – MF	General Commercial – Multifamily Residential	depends	Not enough data
I	Industrial	n/a	n/a
MP	Monument Preservation	1 du/2 acres	Not enough data
CSR	Community Services Recreational	n/a	n/a
PUD	Planned Unit Development	depends	0.71 bldg/acre

Note: Observed densities are based on residential buildings, while the residential densities are based on dwelling units. Given that most residential buildings in Fruita are single-family homes, it is expected that real densities, in terms of dwelling units, would be slightly higher.

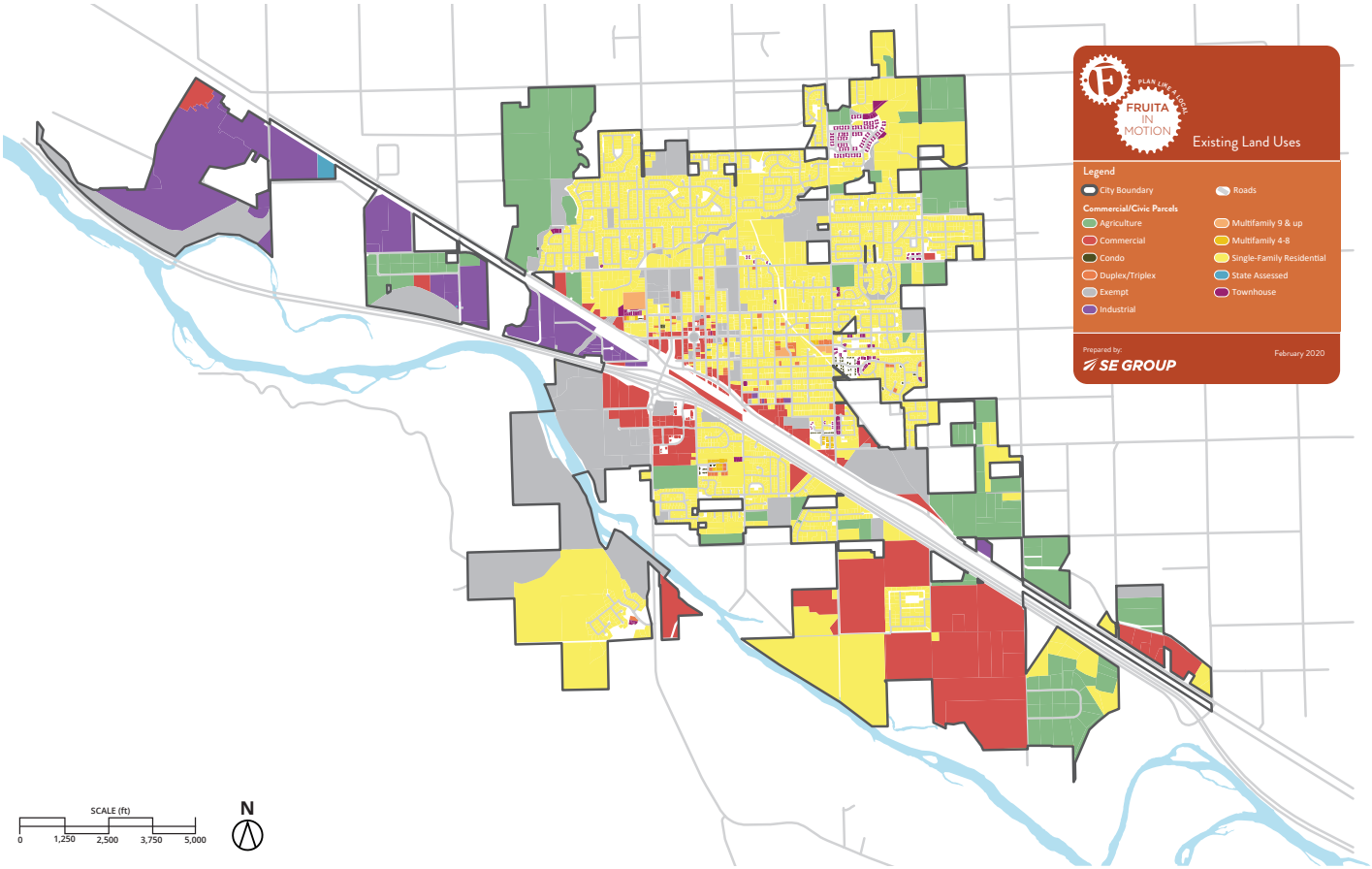
The planning team calculated the capacity for new housing in different growth areas: the city limits, the previous plan's Urban Growth Area (UGA), and this plan's UGB. Within the city limits (at the time this plan is adopted), there are 578 vacant acres, offering 2.890 potential dwelling units if developed at 5 dwelling units/acre. This city limits analysis used parcels of land deemed vacant by city data. The 2008 plan's UGA included 2755 additional acres of non-commercial or industrial lands between the city limits and the boundary. This plan's UGB is slightly smaller, with 1.984 acres of non-commercial or industrial land between the city limits and the boundary. If these acres were to be developed at 5 dwelling units/acre this would yield an additional 9,920 dwelling units. Combined with those parcels within the city limits, Fruita has room to grow by 12,810 units—more than what is anticipated by growth projections. The previous plan anticipated a major growth trajectory which did not pan out. The current growth trajectory is much more modest. Therefore, a smaller growth boundary was deemed appropriate. **Map 1** shows the undeveloped residential land within the new UGB.

MAP 1. UNDEVELOPED AND DEVELOPED RESIDENTIAL PARCELS



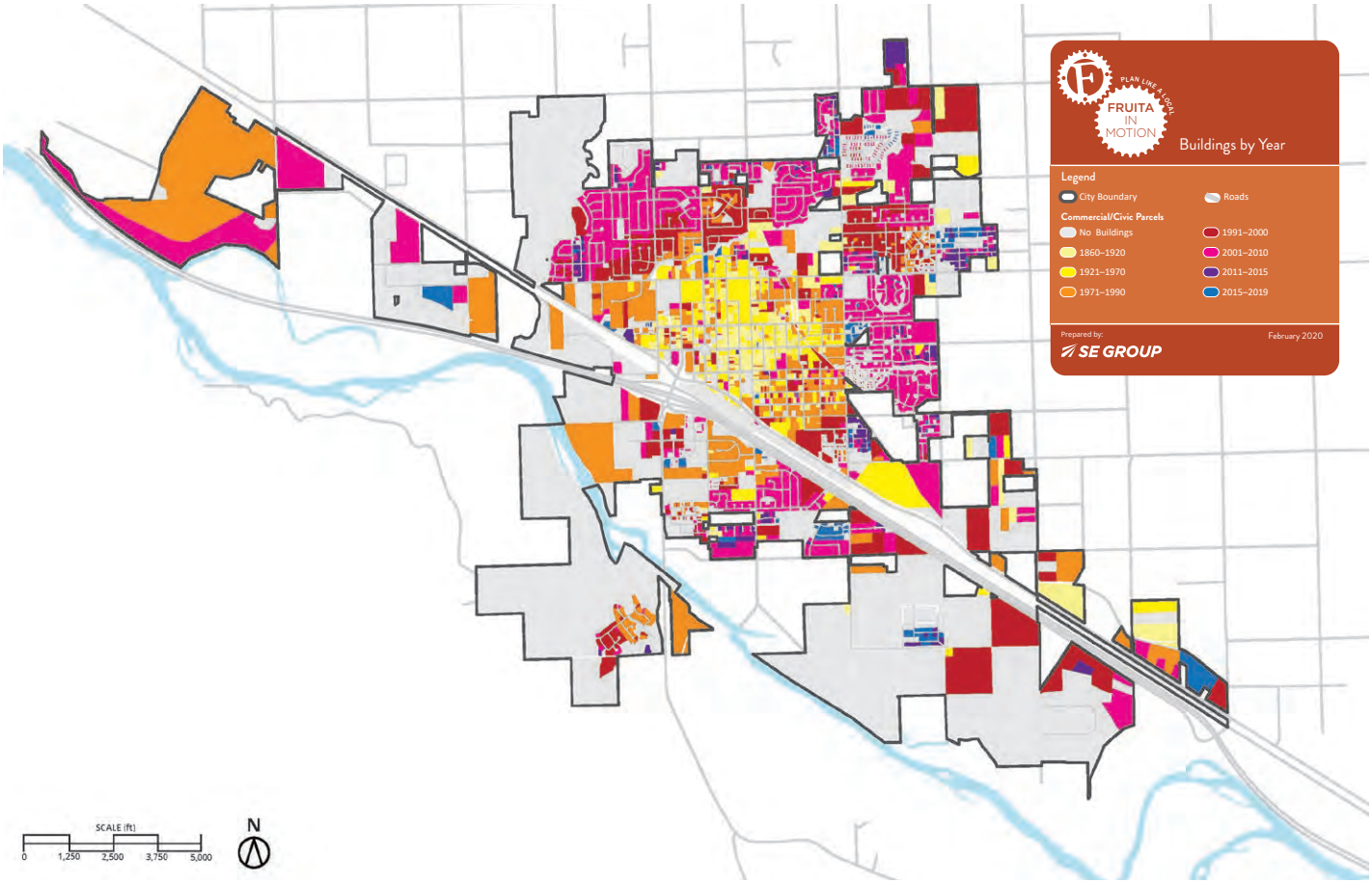
Map 2 shows existing land uses within the city limits. Commercial uses are concentrated in downtown, the Kokopelli Business Park, and along the State Highway 6&50 corridor. The golf course is also classified as commercial. Residential development extends outward from the commercial areas, largely to the northwest and east of downtown. Condos, duplexes, triplexes, and multifamily are scattered throughout the residential areas but are few and far between. Agricultural lands exist on the outskirts of residential development, and industrial lands are located on the western edge of the city. Exempt properties, largely parkland other public institutions, are well dispersed through the city. In downtown, the land area is 51% commercial and 49% residential.

MAP 2. EXISTING LAND USES



Map 3 shows the city's built-out parcels by year of construction. Early development largely occurred in the downtown area, with development emanating outward from there over time. There was substantial residential growth to the northwest, north, east, and south between 2001–2010. Minimal development has occurred since 2010, with small developments constructed on the edges of the city.

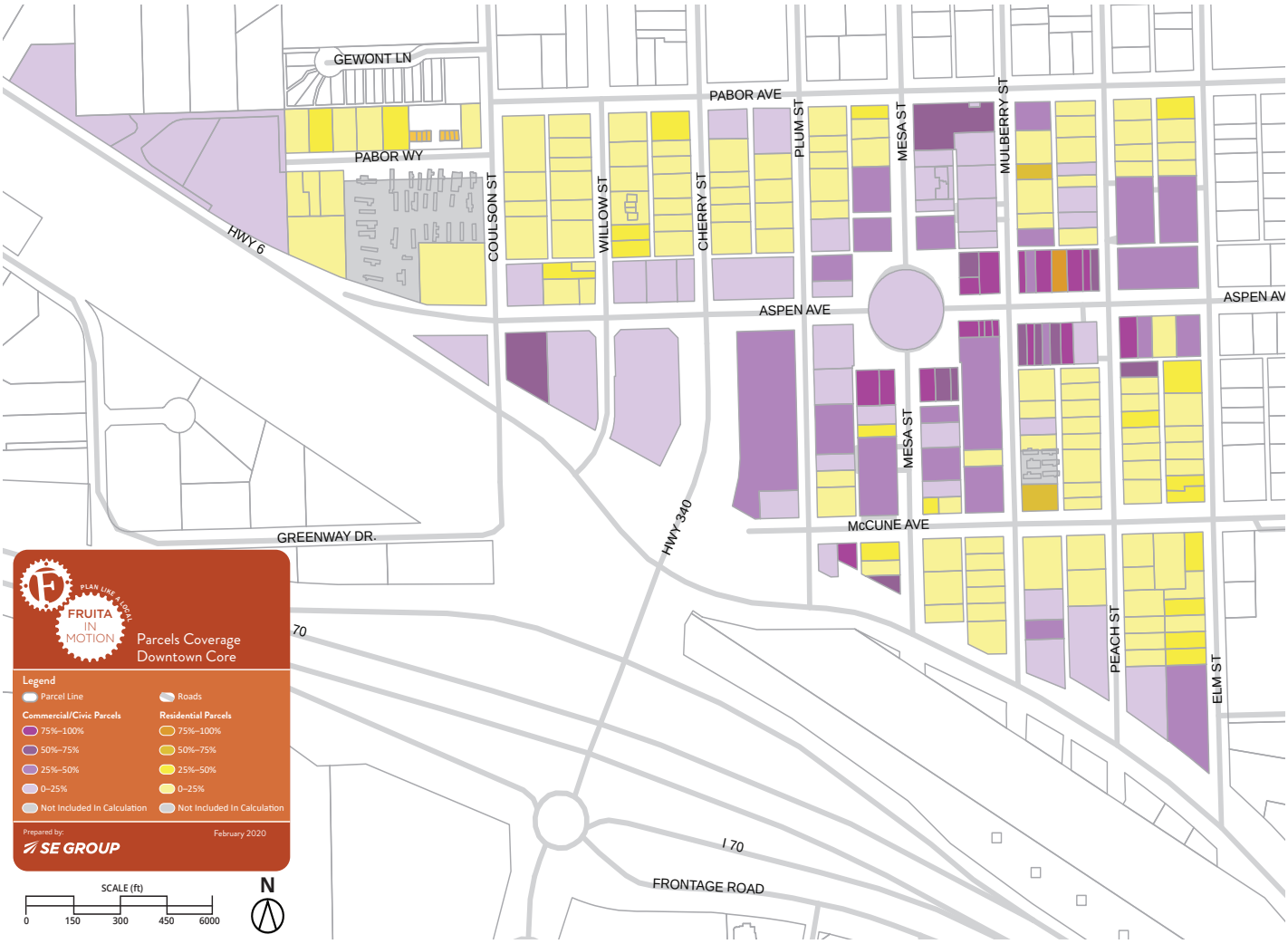
MAP 3. BUILDINGS BY YEAR OF CONSTRUCTION



The planning team conducted an audit of the downtown design standards to understand how existing development aligned with those standards and the opportunities and constraints of the standards going forward.

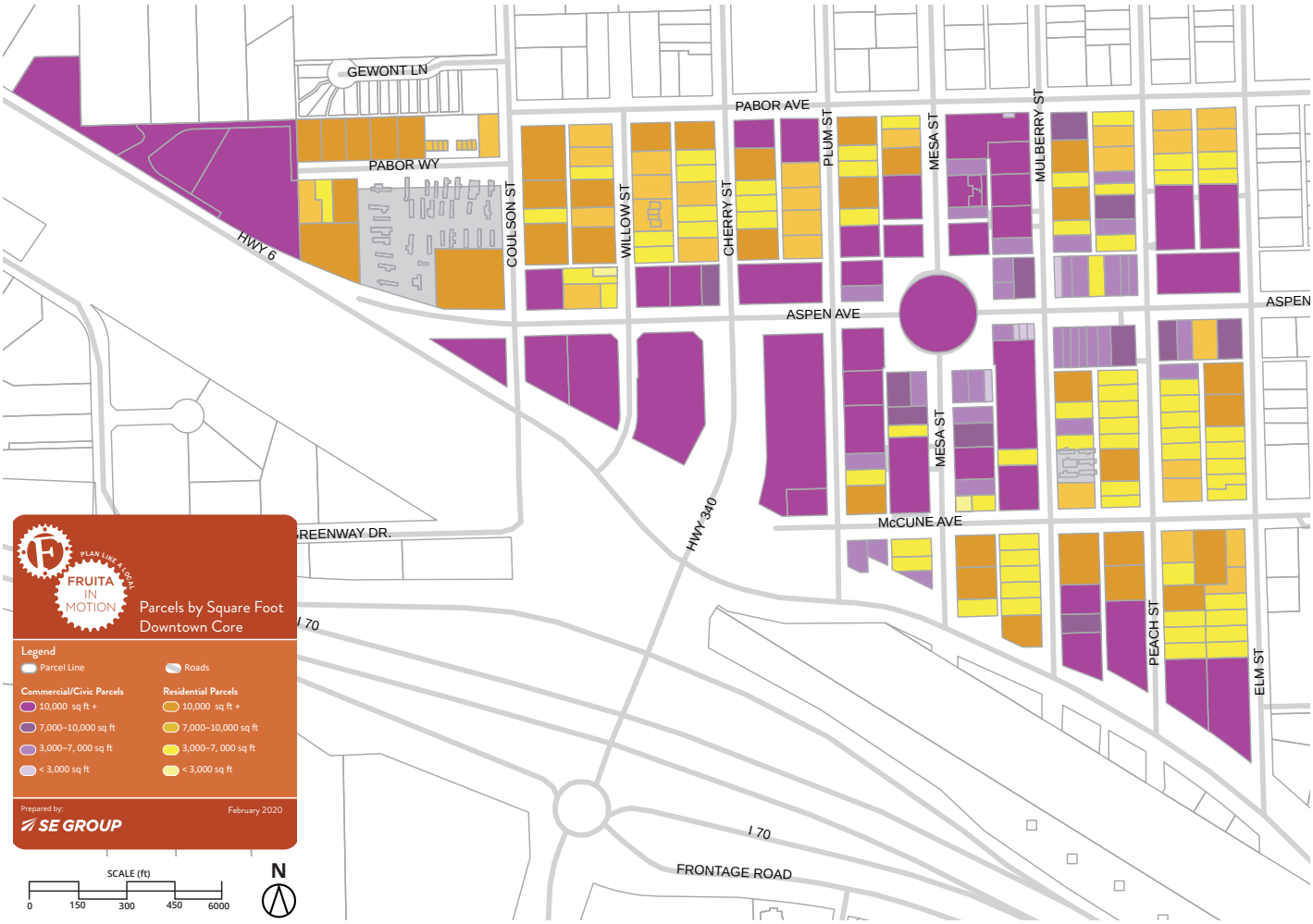
Map 4 shows lot coverage in the downtown area. High lot coverages are allowed in the existing Land Use Code (90% in DMU core, 80% in GC, and 60% in DMU outside the core). However, lot coverages are typically well below those maximums except along Aspen Avenue east of Circle Park. Of residential parcels, 97% have under 60% lot coverage, with the vast majority under 25%. Commercial developments also tend to have a low lot coverage percentage, with almost 50% below 25% coverage.

MAP 4. PARCELS COVERAGE: DOWNTOWN AREA



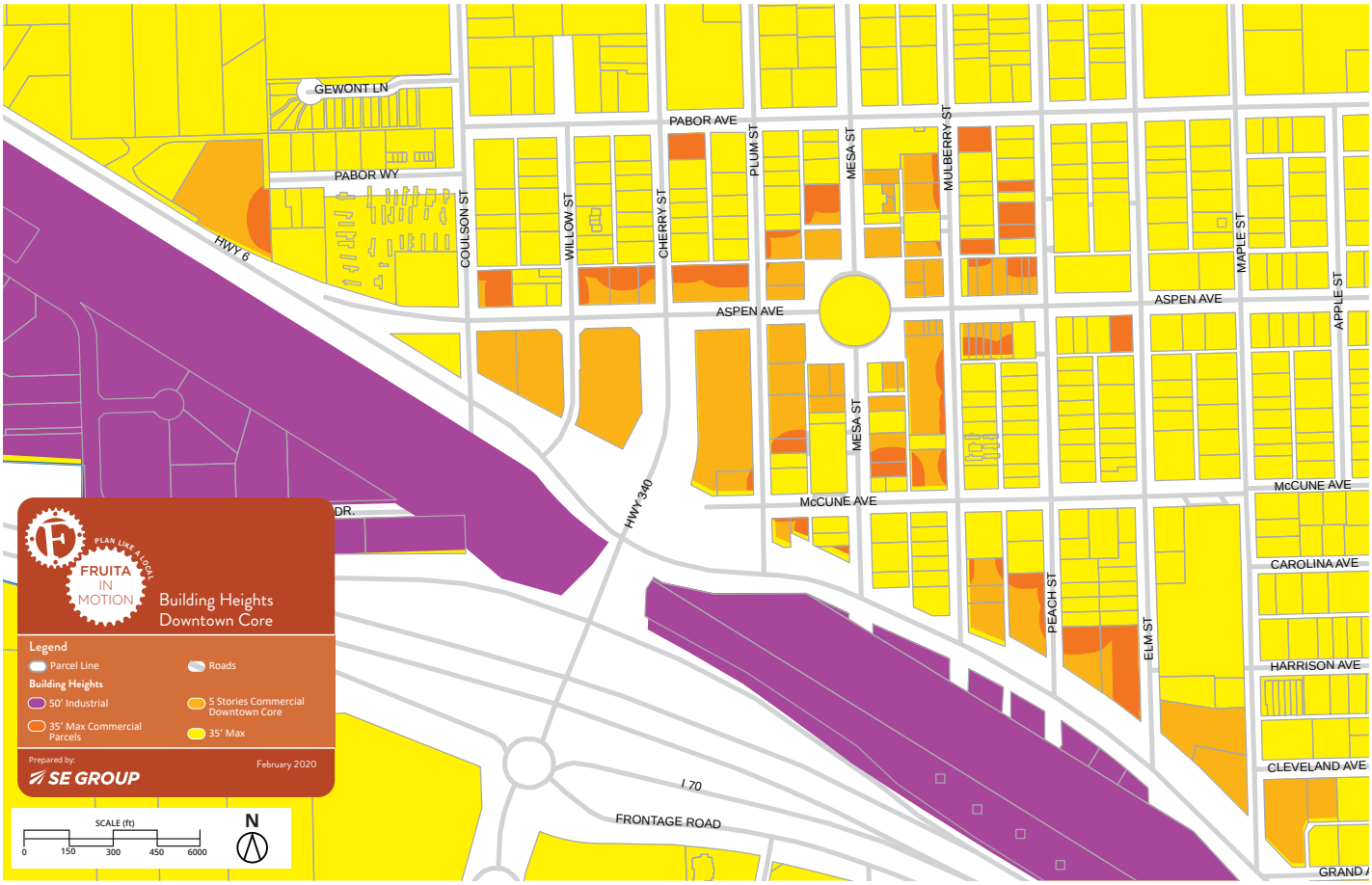
Map 5 shows lot sizes in the downtown area. Most residential lots in the downtown are between 3,000 and 7,000 square feet. Duplexes and multifamily units are not allowed on those lots, with duplexes requiring 7,500 square feet and multifamily requiring 10,000+ square feet. Only 26% of lots are above 10,000 square feet. The typical residential lot is 7000 square feet (0.16 acre), allowing for one to two units per lot. The commercial lots in the DMU core are either modest size (3,000–7,000 square feet, 38% of lots) or larger (above 10,000 square feet, 44% of lots). For the whole downtown core area, the average lot size is 14,810 square feet (0.34 acre). On parcels with this larger lot size four units or more could typically be included per lot for a multifamily development.

MAP 5. LOT SIZES IN THE DOWNTOWN CORE



Map 6 shows the allowed building heights in Fruita. At present, 35 feet tall buildings are allowed in the DMU, CMU, and GC districts, with five stories allowed in DMU core if it is residential over commercial and not within 100 feet of residential. As shown on the map, there are limited places where five stories would be permissible. There has not been significant interest in constructing taller buildings in downtown Fruita and the tallest building in downtown today is about 30 feet.

MAP 6. BUILDING HEIGHTS IN THE DOWNTOWN CORE



The following massings show allowed building types in Fruita based on the design standards and identify potential issues.

In the DMU core, five stories are allowed, with a third-story setback required, creating a "wedding cake effect" that limits creativity. A setback is not required and along a narrow sidewalk, which can lead away from "pedestrian-friendly" design. With a maximum density of 12 dwelling units/acre, it would be difficult to build to five stories and utilize the lot.

The model shows a DMU core structure in a transition area, where a five-story building feels out of place next to smaller rbuildings.

Conclusions

- The current build-out of residential dwellings is well below the densities allowed for and intended by each zoning category. This contributes to an inefficient development pattern. City service provision (sewer, roads, etc.) is more fiscally prudent at higher density levels. Especially in the DMU area, more dwelling units/acre would create more housing that is within walking distance of shops, restaurants, parks, and civic spaces.
- The vacant parcel analysis shows that there is more than enough land within both the existing city limits and the UGB for Fruita to "grow from within" rather than continue to expand beyond its borders.
- The existing land use analysis shows the core commercial areas in the center of the city surrounded by primarily single-family residential neighborhoods and agricultural uses on the outskirts. The main ideas in this plan are not intended to change this pattern, but to enhance and modify the land uses that currently exist.
- The map showing the age of all buildings within the city shows that very little development has occurred in the downtown since the 1970s. To ensure that Fruita continues to be vibrant, encouraging and allowing new development and redevelopment in the downtown is essential.
- The analysis of lot coverage shows that buildings within the DMU could expand their lot coverage under the existing code. This means there is potential for additional residential units or commercial space through redevelopment or upgrades to existing buildings.
- The lot size requirements for various types of development make it hard to build housing types other than single-family homes unless it is on a very large lot. This plan encourages a diversity of housing options. Changes to the Land Use Code to allow different housing types on various lot sizes will help remedy this issue. Set-back requirements and other dimensional standards should be re-examined.
- Even though buildings up to fives stories are allowed by code, there are no buildings in the DMU over 30-35 feet tall. Other constraints in the code such as dwelling unit densities and mixed-use requirements (residential over commercial) may be responsible for this. Perhaps other criteria (form, design, etc.) should be substituted for height restrictions in the 2020 Land Use Code update.
- The planning team analyzed conceptual buildings that meet the existing Level 2 design standards. The allowed buildings do not necessarily fit with the desired character for downtown Fruita. A re-examination of building types for the downtown both in this plan and the 2020 Land Use Code update will help resolve this issue.

VISION

Fruita is a distinct city within the Grand Valley. It is an efficiently laid-out community with small-town character situated among agricultural lands and a breathtaking desert landscape. It has a thriving downtown vibrant with businesses, residents, and civic gathering spaces. Surrounding the downtown are well-connected neighborhoods that provide a variety of housing sizes, types, and styles.

Future Land Use Map

The Future Land Use Map (FLUM) (**Map 8**) provides the basis for guiding the type, intensity, and location of different land uses within the current and future city limits. It is a spatial representation of the concepts and ideas discussed throughout the planning process. The goal of this map is to turn the Community Values (from Chapter 1) and the Land Use & Growth Vision (previous page) into changes on the ground. It will lay the groundwork for future neighborhoods, a thriving downtown, a rural city edge, and a revitalized State Highway 6&50 corridor. Recommendations for potential re-zonings or changes to the Land Use Code within existing zoning categories may follow from the implementation of this Future Land Use Map.

Map 7 (opposite page) is the Three Mile Plan, which shows the Three Mile Planning area surrounding the city. Per the Colorado Revised Statutes 31-12-105(e), municipalities are required to conduct long-range planning around annexation within 3 miles of their boundary. The FLUM guides growth adjacent to the city within the UGB, to inform the city's Three Mile Plan.

Core Concepts of the Future Land Use Map and Land Use Policy

- **Edges**. An urban-rural edge defines Fruita as a freestanding community separate from Grand Junction. Edges discourage sprawling growth, encourage the preservation of rural areas, and allow for a more efficient use of infrastructure and urban services. Undeveloped parcels within the edge are encouraged to develop at higher densities than beyond the edge where rural densities are desired. An UGB depicts where moderate density development ends and rural density development starts.

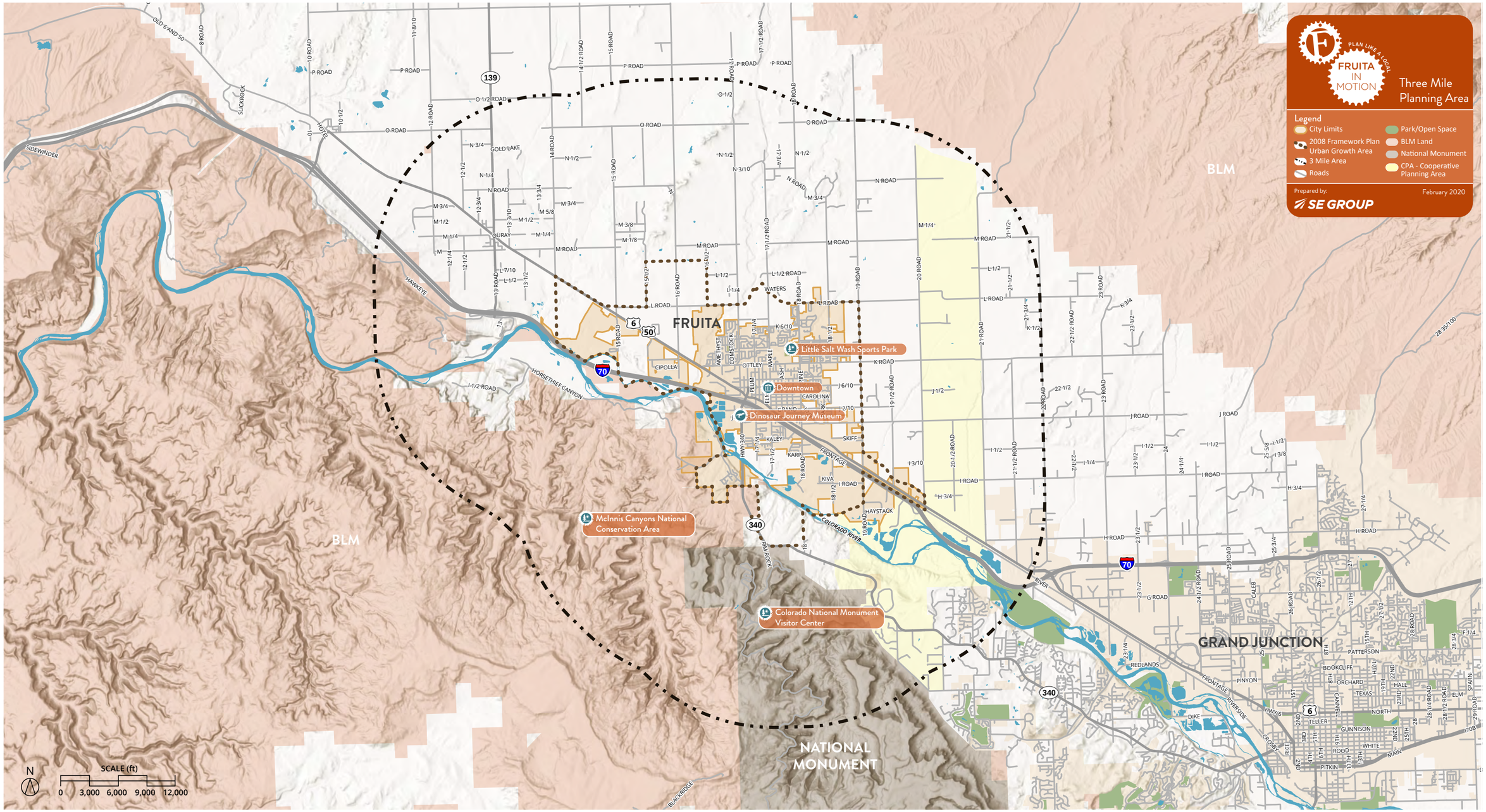
- **Corridors.** Roads, sidewalks and off-street trails contribute to the sense of small-town character and a high quality of life by ensuring safe travel throughout Fruita. Recognizing that land use and transportation policies have a strong connection to each other, the Future Transportation Map (see Chapter 6) identifies transportation corridors that have different priorities: Downtown Enhanced, Multi-modal, Safe Route to School, Enhanced Arterials, and Future Collectors. Each corridor type is chosen due its surrounding land uses, destinations along the corridor, and its existing Right-of-Way (ROW) width. This plan also identifies high priority future roadways that will need to be completed as Fruita grows and neighborhoods continue to develop at the city's edge.

- **Downtown Flexibility.** Very few buildings have been built or parcels redeveloped downtown since 1970. The existing design standards are onerous to development. Creating more flexibility in what types of building forms are allowed may spur both development and redevelopment, encouraging new businesses and homes downtown while maintaining community character.

- **Infill.** The Future Land Use Map prioritizes infill over sprawling residential development at the edge of the city limits. The policies in this plan aim to spur residential development within the existing city limits and UGB. It aims to transform the State Highway 6&50 corridor by allowing and encouraging multifamily housing on parcels and blocks adjacent to this corridor.

- **Strengthen Existing Commercial Areas.** During the public process, many expressed a strong desire to not let commercial sprawl occur between Fruita and Grand Junction, and rather to focus on the existing commercial areas in the center of the city. The market analysis shows that there isn't a huge need for additional commercial space within Fruita. Therefore, the policies in this plan aim to support the existing commercial areas and the businesses within those areas.

MAP 7. THREE MILE PLAN



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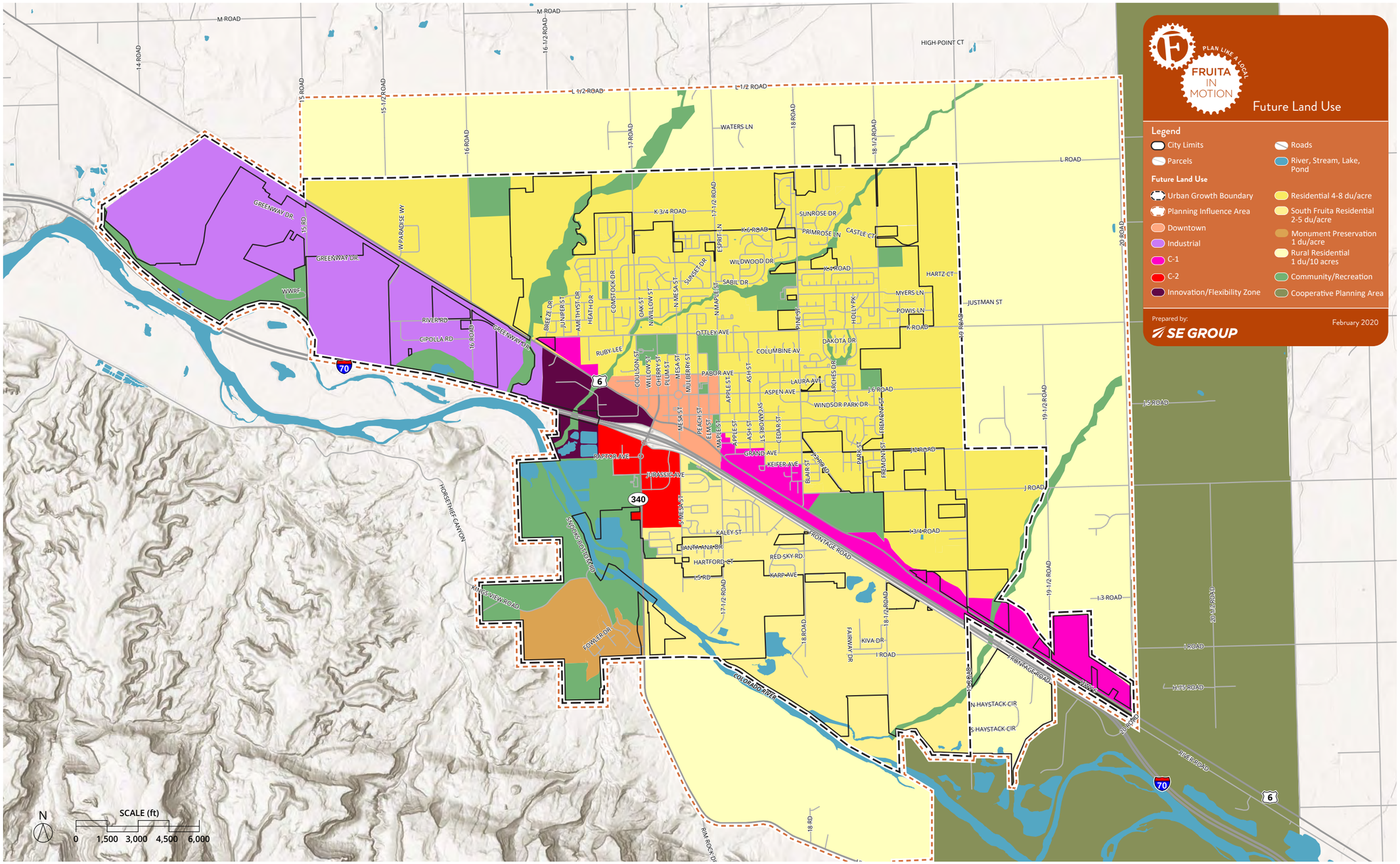
MAP 8. FUTURE LAND USE MAP (FLUM)



Note:
The urban growth boundary may be amended for parcels that petition to develop on the eastern side of 19 Road on a case by case basis.

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Land Use Category Descriptions for the Future Land Use Map

DOWNTOWN

The Downtown land use category contains a mix of building types and uses. The intent is for the area to be a vibrant, pedestrian-oriented commercial and residential area and act as the civic heart of the community. Mixed-use development, such as commercial on the ground floor and residential above the ground floor, is encouraged within this area. Or alternatively, a block could contain commercial uses next to residential uses. Rather than have a maximum density allowed for this area, design criteria, use, and urban form should be considered instead. Allowing a mix of housing sizes, types, and styles encourages keeping Fruita's "funky" character, while giving flexibility to builders. Inviting streetscapes and multimodal corridors are a priority in this area to encourage walking and biking to and from downtown destinations.

RURAL RESIDENTIAL

The Rural Residential land use category is intended to retain rural character outside of the Fruita city limit. This designation also functions as a transitional area between increased development and open and resource lands. Continued use of these areas for agriculture is encouraged. The recommended gross density (1 unit/5–10 acres) can be flexibly applied to result in a variety of lot sizes, with the ultimate goal of retaining some larger parcels for resource preservation or agricultural uses. City sewer will not be provided to these lots. At the recommended density, should these areas be developed in the far future, it will be easier to redevelop than a more sprawling pattern of 1–2 units/acre. Clustering-type developments are not encouraged in this land use category.

SOUTH FRUITA RESIDENTIAL 2–5

The South Fruita Residential 2–5 land use category is intended for residential neighborhoods south of I-70. Much of this land is already built out at 1–4 units/acre. Being next to the river, some of this area is in the 100-year floodplain and not suitable for higher density development. Additionally, the access to the area from the rest of Fruita is constrained to Highway 340 and a frontage road that crosses under I-70 at 20 Road.

RESIDENTIAL 4–8

The Residential 4–8 land use category is intended for undeveloped areas where public infrastructure and services are available and proximal. This land use is also recommended for developed or semi-developed areas that are built out at a minimum of 2 units/acre. In areas that are currently built out at below the minimum density of this zone, it is expected that the minimum density (4 units/acre) is achieved when redevelopment occurs. This plan recognizes that many already-developed areas will remain in their current form for decades to come. However, there are still redevelopment opportunities throughout the city. In areas designated as Residential 4–8, there should be a clear and easily recognized pattern with a regular order to the lots and a recognizable geometry to the spaces between buildings. Innovative neighborhood designs in this land use category are encouraged. Neighborhoods in this area can be developed up to 8 units/acre in order to incentivize developers to provide amenities such as parks and trail connections and different types of housing. Rather than a complex bonus density program to get up to the maximum allowed density, the new Land Use Code should outline the requirements so that up to 8 units/acre can be done as a use-by-right.

TYPICAL FRUITA BLOCK

DENSITY - APPROX. 5 DU/AC
LOT SIZES - 7,500 - 10,000 SF
PRODUCT - SINGLE-FAMILY DETACHED HOMES
GARAGE - SOME ATTACHED; SOME DETACHED

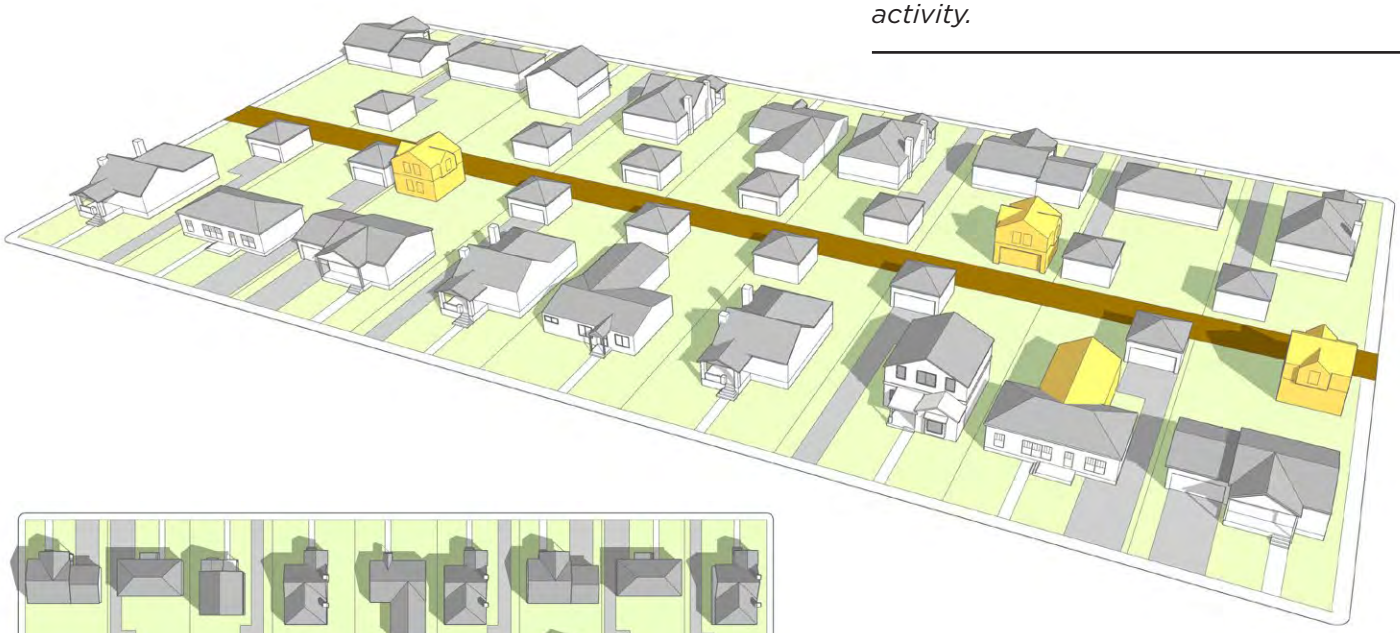
This view is modeled after a typical block in Fruita. Fruita's traditional neighborhoods have very modest homes, typically around 1,000 square feet. Some blocks have alleys and some do not. This example shows an alley. Even when an alley is present, the majority of homes have driveways. Some garages are attached and some are detached, behind the home.

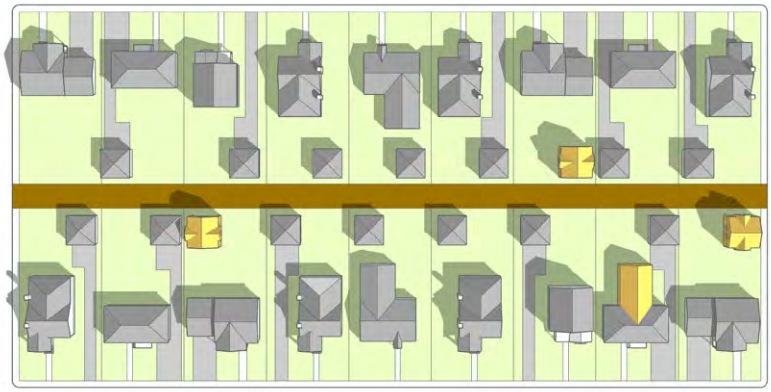
A typical block in Fruita (source: Google Earth)

TYPICAL FRUITA BLOCK WITH INFILL

DENSITY - APPROX. 6-8 DU/AC (6.3 DU/AC SHOWN)
LOT SIZES - 7,500 - 10,000 SF
PRODUCT - FAMILY DETACHED HOMES +
ACCESSORY DWELLING UNIT + TANDEM OR COTTAGE HOME
GARAGE - SOME ATTACHED; SOME DETACHED

This view is showing how a modest increase in density could occur to existing blocks to provide more affordable housing options. Essentially, a second unit could be added to an existing lot, typically in the form of an accessory dwelling unit (a.k.a. "granny flat" or "carriage house"), a cottage or tandem house. These types of housing were the most popular choices in the Comprehensive Plan housing choices activity.





NEW 10 ACRE DEVELOPMENT

DENSITY - 4-8 DU/AC (8 DU/AC SHOWN)
LOT SIZES - 3,000 - 5,000 SF
PRODUCT - SINGLE-FAMILY DETACHED HOMES + COTTAGES
GARAGE - SOME ATTACHED; SOME DETACHED

This example illustrates what a new, 10-acre housing development might look like at 8 dwelling units per acre (the maximum proposed.) This still allows for single-family detached housing, but on smaller lots. This allows for more affordable units because the cost of land is less. It also provides opportunity for a variety of housing types, such as duplexes, cottages, and accessory dwelling units (ADUs).

MONUMENT PRESERVATION

The Monument Preservation category is intended to be a low-density area that is compatible with the surrounding lands of the Colorado National Monument and Bureau of Land Management (BLM) parcels. The intent is to preserve open space and for recreational uses to be integrated with low-density residential development.

INDUSTRIAL

The purpose of this land use category is to encourage non-polluting industrial, manufacturing, warehousing, and research and development activities designed to meet acceptable state and locally established standards for noise, dust, effluent (e.g., sewage pre-treatment), odor, and other impacts typically associated with industrial uses.

C-1 (COMMERCIAL)

This land use category is intended for land uses that are compatible with the future vision for the State Highway 6&50 Corridor as discussed in this plan. As a heavily traveled corridor for residents, local-serving businesses such as restaurants, retail sales and services are encouraged. Multifamily residential is also encouraged in this zone, especially on side streets adjacent to the highway corridor. Allowed lot sizes may be smaller than the C-2 category with lesser parking requirements. Maintaining walkability and safe bicycle access while also controlling vehicular access from State Highway 6&50 is a key consideration for lots in this area. For lots adjacent to the highway itself, an attractive frontage will help improve the character of this corridor.

C-2 (COMMERCIAL)

This land use category is envisioned for commercial uses that may not be as compatible with downtown Fruita. Hotels, offices, restaurants, and retail are encouraged in this area. With good I-70 access, this area is envisioned as serving both residents, tourists, and pass-through traffic. Lots in this area may be larger than in C-1 and have more parking available.

COMMUNITY/RECREATION

This category includes schools, parks, and the Community Center. It also includes state parks and preserved areas that are located within the city limits but are controlled by state or federal agencies.

INNOVATION/FLEXIBILITY ZONE

This category is currently zoned industrial but has close proximity to both downtown and commercial areas. It has a recently completed paved trail that runs through it, connecting the downtown area and nearby neighborhoods to the Colorado River and recreation opportunities on the south side of the highway. The area still has many barriers to development such as limited road access. It may take a large master development in order to overcome the cost of these barriers. Live/work space and light manufacturing/retail co-spaces are some of the ideas imagined for this area. Innovative multifamily residential could also be appropriate here. This area could be considered for multiple types of underlying zoning to give it maximum flexibility for development.

credit: Scott Belonger/Otak, Inc.

Goal #1.

Remain a "freestanding" community within Mesa County, with distinct municipal borders and a clear separation from other communities in the Grand Valley.

WHY?

A distinct border contributes to Fruita's identity as a small town separate from other communities in the Grand Valley. An "edge" where one side is more developed, and the other side is more rural allows for a clear understanding of where development is appropriate and where agricultural lands, open space, and preservation are prioritized. Additionally, a boundary contributes to more efficient development, directing growth to where there is already transportation infrastructure and services such as water and sewer.

POLICIES

1.A Continue to have an UGB policy that defines desired densities and land uses surrounding the city. This policy is redefined in this plan through the FLUM.

1.B Collaborate and coordinate with Mesa County on land use decisions within the Three Mile Plan area and the area beyond Fruita's city boundary but within the UGB.

1.C Approve annexation of parcels within the UGB at the desired densities as described in the FLUM. Annexation should help ensure that new development at the edge of the city (or county parcels within the city) is consistent with the goals and policies of this plan.

1.D Encourage the conservation and preservation of agricultural lands and open space surrounding the city. Consider the purchase of open lands, the use of conservation easements, and cluster development as tools to preserve the rural lands outside of Fruita.

ACTIONS

1.A Propose and negotiate an intergovernmental agreement with Mesa County to maintain and/or redefine the "rural edge" low density zoning beyond the Fruita city limits and UGB. Collaborate on an update to the Rural Planning Area Future Land Use Plan for Mesa County as it pertains to the areas that surround Fruita.

1.B Reconsider the value of zoning categories that allow between 1–3 units/acre (LLR, SFR, RR) and consider allowing either higher densities (4–8 units/acre) or lower densities (1 unit/10 acres) in these areas to create a more efficient development pattern with a more distinct edge.

1.C Do not provide city services (sewer, road improvements) beyond the UGB. For developments between the city limits and the UGB, ensure that the provision of services aligns with the goals and policies in this plan.

1.D Consider de-annexing developments beyond the UGB.

1.E Develop a list of "triggers" or special circumstances that would dictate either expanding the UGB beyond that depicted in the FLUM or providing sewer and road improvements beyond the UGB boundary.

Goal #2.

Prioritize infill development over development at the edge of the city limits.

WHY?

There is enough vacant and undeveloped land within the city limits and the UGB to absorb the growth that is projected over the next ten to twenty years. Development within the city boundary is less costly for both the developer and those providing infrastructure and services such as sewer and roads.

Residential development within the city will be able to take advantage of existing nearby roads, parks, trails, and community resources. Infill development will create more customers for the existing downtown and commercial centers, rather than customers for sprawling, highway commercial developments. Infill development at a minimum of 4 dwelling units/acre will likely produce more affordable housing products than what has typically been built over the last ten years.

POLICIES

2.A Advocate for design flexibility in building heights and densities for infill parcels in the Downtown land use area. Allow for different bulk standards for different types of housing products. Allow for innovative site plans such as alley-loaded, courtyard style, and multifamily of various architectural styles.

2.B Consider allowing up to 8 units/acre for residential development outside of downtown. Additional density would be allowed in a new development for performance on the following measures: location (proximity to city center), amenities (open space, trail connections), size and diversity of housing types, and alternative street sections that meet certain criteria.

2.C Consider annexing county enclaves to get land use jurisdiction over these areas and bring them up to City of Fruita standards (roads, sewer, water) and zoning densities.

2.D Promote commercial infill especially in the Downtown and C-1 zones. Encourage buildings to have higher lot coverages, attractive street frontages, and safe bicycle and pedestrian access.

ACTIONS

2.A Adopt the land use categories from this plan into the Land Use Code and rezone accordingly.

2.B Rewrite the Design Standards chapter of the Land Use Code to allow enough flexibility to encourage more infill development.

2.C In the Land Use Code, allow for more flexibility in each category by-right, or with administrative review.

2.D Communicate frequently with the development community regarding what the barriers are to infill development and what would be helpful to overcome these barriers. Start hosting a "Design and Development Roundtable" to make a regular open meeting where community members can discuss character and design ideas for the city.

2.E Identify vacant land or foreclosed properties within city limits and/or UGB and consider buying and then providing this land at low or no-cost to developers as an infill incentive or for affordable housing.

Goal #3.

Build upon the success of Fruita's downtown as the social and civic hub of the community. Work towards improving existing civic spaces, parks, and streetscapes to be inviting to residents and visitors of all ages; creating more local businesses, and expanding residential options within the walkable, historic downtown area.

WHY?

Fruita's downtown is the heart of the community with beloved shops, restaurants, and civic spaces. Community members value seeing each other downtown and supporting local businesses. Additionally, downtown densities are far below what the zone district allows. Higher density infill development that helps achieve the allowed densities will contribute to an even more vibrant downtown, with more nearby, walking-distance residents that can support more small businesses.

POLICIES

3.A Adopt the Downtown Subareas Plan as a way to express the desired character for different areas of downtown. This would take the place of the "Core" versus "Outside Core" distinction that exists presently.

3.B Consider a Downtown Business Improvement District (BID) or Urban Renewal Authority (URA) in downtown Fruita as a way to support downtown businesses and infrastructure improvements.

3.C Establish a dedicated funding source and program for downtown streetscape and park improvements and building upgrades.

3.D Consider a Downtown overlay that would expand compatible commercial uses beyond the downtown along the street corridors of Aspen, Cherry, Pabor, and Maple.

ACTIONS

3.A Rewrite the Design Standards chapter of the Land Use Code to encourage downtown development of the types of buildings desired by the community that are appropriate in each Downtown Subarea. Heights, setbacks, and lot coverage dimensions may be slightly different for each Subarea.

3.B Amend the Land Use Code to only allow three to four story buildings (down from five) and only in particular Downtown Subareas.

3.C Implement the following key downtown park and civic space projects, incorporating kid-friendly elements:

a. Circle Park Improvements. Establish an implementable action plan to complete improvements to Circle Park. This key public space is the center of downtown, and, therefore, the community. Follow concepts from the Downtown Streetscapes Improvement Plan and revisit components, as necessary, based on today's goals and desires for the community.

b. Other Downtown Park Improvements. Establish a programming plan for downtown parks to ensure that each park includes unique functions. Determine if any programming elements are missing from downtown and if so, where they should be placed. Encourage publicly accessible open spaces in new development, especially in key areas where access to open space is lacking (refer to Map 11 for potential locations). Improve access and encourage shared use of school grounds in downtown for residents to use in off-hours.

c. Downtown Enhanced Street Improvements. Mesa Street, Pabor Avenue and Aspen Avenue are defined as "Downtown Enhanced Corridors." Since Aspen Avenue has had recent improvements, focus on Mesa Street and Pabor Avenue. Include traffic calming elements, continuous and comfortable sidewalks, and safe bicycle facilities.

d. Multi-modal Corridor Improvements. Cherry and Maple Streets are key streets that border downtown. Cherry Street is a gateway to downtown from I-70. Additions such as rhythmic lighting with banners, public art in the median, and other pedestrian and bicycle improvements should be considered. Maple Street is a transition street between downtown and adjacent residential neighborhoods. Features such as wider, consistent sidewalks, safe bike facilities, and wayfinding and signage are recommendations.

Goal #4.

Allow and encourage a diversity of housing types to fit the needs of the Fruita community and provide the diverse "funky" character that is treasured by residents.

WHY?

Fruita's housing stock is getting more homogenous and more expensive. As a community that prides itself on being inclusive, this ethos should extend to providing types of housing for people of different ages, income ranges, family structures, and aesthetic preference. Allowing and encouraging more apartments and/or townhomes in appropriate locations could contribute to more affordable housing options.

POLICIES

4.A Update the Land Use Code to encourage a diversity of housing types in both Downtown and residential districts.

4.B Consider reducing lot size minimums for some of the residential zone districts as a way to encourage smaller more affordable housing units and add density that is in scale with Fruita's existing character.

4.C Work with the Grand Junction Housing Authority, Housing Resources of Western Colorado, Habitat for Humanity, and other nonprofit, low/moderate income housing agencies to identify potential affordable housing opportunities for Fruita residents.

ACTIONS

4.A Examine which density caps and dimensional barriers are prohibiting building types that may be desired by the community both in Downtown and in other land use categories.

4.B Change the Land Use Code to allow more than 12 units/acre for apartment buildings in appropriate locations.

4.C Undertake a Housing Needs Assessment to more fully understand the housing needs and gaps for different groups of people within the Fruita community.

DOWNTOWN CHARACTER SUBAREAS

The Downtown Subareas Map geographically defines each subarea. Below are descriptions about the future character for each subarea. Start each description with "In 2040..." to imagine the future, as opposed to today. These subareas were defined and vetted through the Community Character Workshop and Draft Plan Party elements of the public engagement process. Additional information on this topic can be found in Appendix C.

1. Downtown Core: The Downtown Core is the heart of downtown. It has the highest concentration of businesses, although there is a mix of residential as well. It is the most walkable area within downtown and the sidewalks and streets have lots of activity. There is also a higher concentration of buildings in this area compared to other parts of downtown.

2. Aspen Avenue: This specific portion of the Downtown Core is decidedly unique and serves as the primary destination within downtown. As Fruita's historic "Main Street," this area has the most activity of anywhere in downtown. New buildings are similar to historic buildings in scale, placement, and materiality. Parking is located behind buildings or along the streets, and café seating and other activity along the sidewalk is prominent.

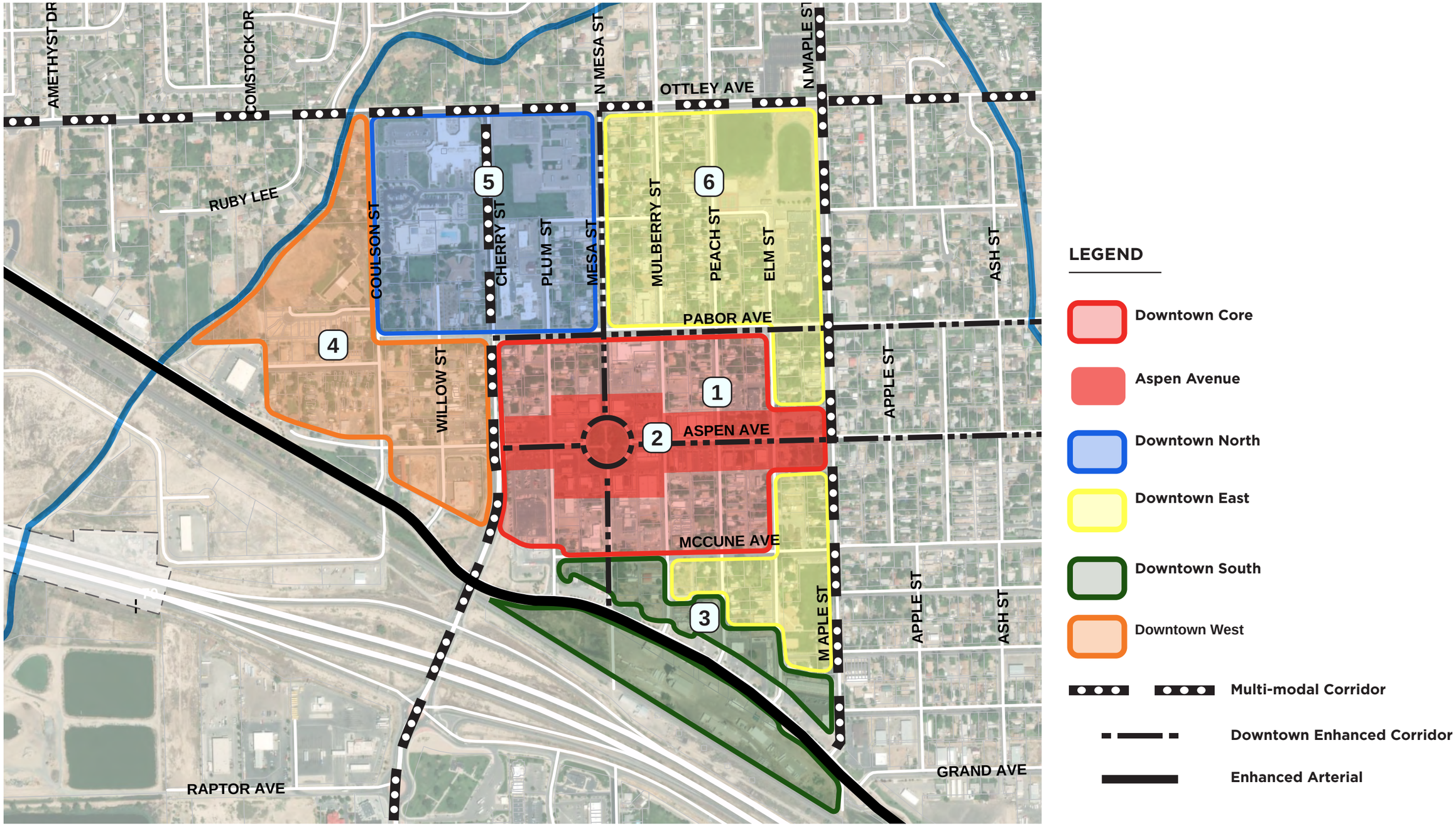
3. Downtown South: The 6 & 50 corridor is an extension of downtown with a unique character and serves as a "gateway" for those who enter from this corridor. Old buildings have been given new life and new buildings have been added that expands this area's use of land to take advantage of its location and views. Improvements to the street, such as landscaping and a wide pathway for pedestrians and bicyclists, has given new life to this corridor.

4. Downtown West: This area has a mixture of housing types and recreation opportunities. The proximity to the Downtown Core, community services, trail access, Little Salt Wash and recreation opportunities is ideal. Properties along Aspen Avenue and Cherry Street, due to their visibility, continue to include a mixture of uses, such as offices, commercial, and residential.

5. Downtown North: The area between Cherry and Mesa Streets and Pabor to Ottley includes community services such as the Fruita Library and Community Center, local hospital, elementary school, and other small services. Some residential homes are mixed in as well, but for the most part, the character in this area includes buildings set back from the street with large parking areas and lawns.

6. Downtown East: Downtown East provides a transition from downtown to Fruita's single-family residential neighborhoods. This area includes a mixture of single-family homes, converted homes to professional offices, and new housing types such as duplexes, ADUs, cottages and townhomes. The Fruita Middle School and Reed Park continue to be an anchor for the community and this part of downtown.

MAP 9. DOWNTOWN SUBAREA MAP



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Goal #5.

Encourage and support commercial uses in existing commercial areas.

WHY?

Fruita has three distinct commercial areas: downtown along Aspen Avenue, the commercial district along State Highway 340 south of I-70, and the State Highway 6&50 Corridor. Through the public engagement process, community members expressed concerns about commercial continuing to sprawl between Fruita and Grand Junction. Additionally, the market analysis completed for this plan shows that additional office/retail acreage is not in demand.

POLICIES

5.A Collaborate with the Grand Junction Economic Partnership and the Business Incubator Center to match appropriate businesses with Fruita's existing commercial spaces.

5.B Continue to collaborate with the Chamber of Commerce and other organizations to foster a positive business culture in Fruita.

ACTIONS

5.A Update the Land Use Code to divide General Commercial into two commercial zones, one that is appropriate for the State Highway 6&50 corridor and one that is appropriate for South Fruita.

5.B Continue to define the underlying zoning for the Innovation/Flexibility area as identified on the FLUM in the Land Use Code update.

5.C Work with City Market to upgrade or expand their Fruita store.

Goal #6.

Revitalize the State Highway 6&50 Corridor as an important gateway to the community.

WHY?

This corridor has historic significance for the community. It features the railroad and iconic grain elevator and serves as the primary regional thoroughfare for locals. This corridor has incredible visibility and potential for land use changes to help revitalize the corridor and improve access to downtown and regional trails.

POLICIES

6.A Create a State Highway 6&50 Corridor Plan that envisions upgrades to the transportation corridor as well as land uses along both sides of the corridor. Use the ideas in this plan as a starting point.

6.B Collaborate with the Mesa County RTPO and CDOT to advocate for changes on the State Highway 6&50 corridor that fit the vision and goals in this plan.

ACTIONS

6.A Update the commercial zoning along the corridor to reflect the desired uses (multifamily, local-serving businesses, retail and personal services.)

6.B Update the Design Standards chapter of the Land Use Code to encourage unique architecture and a mix of uses in this area.

6.C As part of a Corridor Plan, create a streetscaping plan for the roadway from Grand Avenue to Coulson Street that:

a. Implements the missing multimodal link from Grand Avenue to Coulson Street. Determine the best design solution for this section based on available ROW and future land use potential.

b. Introduces gateway design features and wayfinding signage at key streets such as Coulson, Mesa, and Maple Streets.

c. Includes beautification elements such as landscaping, lighting, appropriate street furniture, and public art.

Goal #7.

Ensure that development is compatible with the natural landscape and hazard areas and limit the risks of hazards to people and property.

WHY?

The Fruita area has many sensitive natural resources. The following policies ensure that future development is located away from the most sensitive areas and all development review processes consider hazards and natural resources.

POLICIES

7.A Discourage development within the 100-year floodplain as defined and mapped by FEMA or state or local floodplain management entity, whichever has been done most recently.

7.B Place appropriate buffers and setbacks between environmental resources (i.e., canals and drains; washes and creeks and wetlands; and the Colorado River) and proposed development to ensure that the proposed development does not degrade the existing habitat or interfere with environmental resources.

7.C Proposed land uses or development identify hazardous areas, i.e., floodplains, drainage areas, steep slope areas, geologic fault areas, and other areas hazardous to life or property.

7.D Development is not allowed in hazardous areas, to minimize the risk of injury to persons and loss of property, unless appropriate mitigation measures are taken.

7.E Proposed land uses or development address soil, erosion, and surface geologic characteristics of the development site through proper design, engineering, and construction.

7.F If sensitive resources are disturbed, such as wetlands, compensate by on-site or off-site wetland restoration of equal or greater amounts.

7.G Protect buffers and setbacks in perpetuity through development agreements by donating or selling the land, or a conservation easement on the land, to an accredited land trust or relevant public agency.

7.H Maintain the visual integrity of Fruita's landscape by identifying distinctive scenic or topographic features, such as ridgelines or unique vegetation, and either avoiding them or using innovative design techniques to integrate them cohesively into new development.

7.I Strengthen partnerships towards hazard mitigation with the Lower Valley Fire District, RiversEdge West, and Grand Valley Irrigation Company.

7.J Collaborate with the BLM, Mesa County, and Grand Valley communities to identify regional solutions to hazards. Continue to work with Mesa County on hazard mitigation planning and response and work to update the 2015 Mesa County Hazards Mitigation Plan as necessary.

ACTIONS

7.A Update the Land Use Code to establish regulations for stormwater discharge to minimize the detrimental effects of filling and disposal of debris along washes and creeks.

7.B Evaluate the Big Salt Wash drainage structures under US 6, I-70, and the railroad for suitability in serving as trail underpasses during non-flood periods.

7.C Address gaps identified in the 2015 Mesa County Hazards Mitigation Plan Fruita Capacity Assessment including a formalized public information program around hazards and ensuring that all critical facilities are protected.

7.D Update the Land Use Code with any new best practices and standards for flood provisions to minimize public and private losses and promote public health and safety.

TITLE 17 LAND USE CODE

Chapter 17.02
ZONING DISTRICTS

17.02.010 Generally
17.02.011 Zone Districts Established
17.02.012 Official Zone District Map
17.02.013 Residential Zone Districts
17.02.014 Commercial and Mixed-Use Zone Districts
17.02.015 Industrial Zone Districts
17.02.016 Special Zone Districts
17.02.017 Overlay Zone Districts
17.02.018 Planned Unit Developments
17.02.019 Future Land Use Districts
17.02.020 Land Uses

17.02.010 GENERALLY. In order to ensure that all development is consistent with the goals and objectives of the Fruita Comprehensive Plan and this Chapter, it is necessary and proper to establish a series of Zone Districts to ensure that each permitted and conditional use is compatible with surrounding land uses, is served by adequate public facilities and is consistent with the natural environment and natural resources surrounding the city.

A. Unless expressly exempted, all regulations in this Chapter is subject to provisions of other applicable city, county, or state laws and regulations, and where the provisions of this Chapter impose a greater restriction than required by other land use regulations, the provisions of this Title shall govern.

B. In their application and interpretation, the provisions of this Chapter shall be considered minimum requirements. Nothing herein shall impair the obligations of or interfere with private agreements or covenants in excess of the minimum requirements. Where this Title imposes a greater restriction than that imposed by existing contract, covenant or deed, the provisions of this Title shall control.

C. District graphics depicting basic dimensional requirements shall be used for reference only. Dimensions shall be measured as defined in text of this Title, including exceptions, development standards, and definitions for terms of measurement (height, setbacks, lot, etc.).

17.02.011 ZONE DISTRICTS ESTABLISHED. The City of Fruita is hereby divided into several zones.

A. Base Zone Districts. Base zone districts are established initially by the adoption of the City's Official Zone District Map and subsequently approved through a rezoning (see Section 17.***). Such approval authorizes the full range of development allowed by the standards applicable to the base zone district.

B. Overlay Zone Districts. Overlay zone districts are established initially by the adoption of the City's Official Zone District Map and subsequently approved through a rezoning (see Section 17.***). These zones are superimposed over one or more underlying Base Zone Districts or Planned Unit Development Zone Districts.

C. Planned Unit Development Districts. Planned Unit Development (PUD) districts are established by the City's approval of a PUD rezoning (see Section 17.***). Development in a PUD district is subject to the standards included in or referenced in an approved PUD Plan.

D. Future Land Use Districts. Future Land Use Districts are intended for lands not currently within City limits, but will be used to coordinate planning activities with the County and for annexations.

Commented [JG1]: These zone districts are deleted.

17.02.012 OFFICIAL ZONE DISTRICT MAP. The location and boundaries of the zones established by this Chapter are shown on the "Official Zone District Map" of the City of Fruita. Said Official Zoning Map, together with all data shown thereon and all amendments thereto, is, by reference, hereby incorporated into this Chapter. Changes in zones shall be made according to the requirements of this Title.

A. Zone District Boundaries. Except where otherwise indicated, zoning boundaries shall follow municipal corporation limits, section lines, lot lines, centerlines of watercourses, and right- of-way centerlines or extensions thereof.

1. In unsubdivided land or where a zoning boundary divides a lot or parcel, the location of such boundary, unless indicated by dimensions, shall be determined by scale of the Official Zoning Map.
2. Where a zoning boundary coincides with a right-of-way line and said right-of-way is subsequently abandoned, the zoning boundary shall then follow the zoning of the property to which the vacated right-of-way is connected.
3. Land not part of public rights-of- way and which is not indicated as being in any zoning boundary shall be considered to be included in the most restrictive abutting zone, even when such zone is separated from the land in question by a public right-of-way.
4. When any parcel of land contains more than one Base Zone District, the more restrictive requirements shall apply.

B. Boundary Clarifications. When there is a discrepancy on the Map or the Map does not reflect recent changes, the Director shall determine the zone district boundary. Any appeal of the Directors determination of a zone district boundary shall be heard by the City Council per Section 17.***.

17.07.050 APPLICATION OF ZONING REGULATIONS. Except as hereinafter provided, within the municipal boundaries of the City of Fruita:

D. No building or structure shall be erected or placed and no existing building or structure shall be moved, removed, altered or extended, nor shall any land, building or structure be used for any purpose or in any manner other than as provided among the uses listed in Section 17.07.060(F) (Land Use/Zoning Table) and the zoning requirements and regulations for the zone in which such land, building or structure is located.

E. No building or structure shall be erected or placed nor shall any existing building or structure be moved, removed, altered, replaced or extended, nor shall any open space surrounding any building or structure be encroached upon or reduced in any manner except in conformity with the lot area, lot coverage, setback and height provisions set forth in subsection 17.07.060(I) (Density and Dimensional Standards Table) for the zone in which such land, building or structure is located.

F. No lot area, frontage, yard or other open space or parking space provided around any building or structure for purposes of compliance with provisions of this Title shall be considered as providing lot area, frontage, yard or other open space for any other building or structure on the same lot or on any other lot.

G. For developments without access to the city's sanitary sewer system (farther than four hundred [400] feet away), the minimum lot size is required to be no less than three (3) acres. Larger lots may be required for certain non-residential land uses.

Commented [JG2]: Need to find a place for these.

Commented [JG3]: No more than 1 septic on a parcel to be incorporated in general requirements.

17.02.013 RESIDENTIAL ZONE DISTRICTS.

Residential zone districts are established to provide for a variety of neighborhoods in a range of densities to accommodate the different character areas of the City. These are considered Base Zone Districts.

A. Rural Estate (RE). The purpose of the RE zone is to allow low density residential uses compatible with rural areas. Areas in this zone district serve as a transition between open and resource lands and increased development in the City. Cluster developments are not encouraged in this zone district, and city sewer is not typically provided due to the low density nature of the development.
   1. [insert graphic, to include a key that would be incorporated into the table.]
   2. Dimensional and Other Standards

Section 17.07.060 (I) DENSITY AND DIMENSIONAL STANDARDS TABLE							
ZONE DISTRICT	MAX RES. DENSITY (GROSS)	MIN LOT AREA	MIN FRONT/ STREET YARD	MIN SIDE YARD	MIN REAR YARD	MAX STRUCTURE HEIGHT*	MAX LOT COVERAGE ***
Rural Estate (RE)	1 DU/3 acres	2 acres	30'	10'	30'	35'	20%

Commented [JG4]: 3 acres for sewer service.

   3. On properties that are used mainly for agricultural uses in the Rural Estate (RE) zone any structures used mainly for agricultural purposes (e.g., silos and barns) are exempt from the height limits for structures.

B. Community Residential (CR). The purpose of the CR zone is to allow for moderate density detached single-family residential neighborhoods with the inclusion of other housing types such as attached dwelling units (e.g. apartments and townhouses). Innovative neighborhood design is encouraged in this zone district to provide opportunities for housing diversity. This area is served by public utility infrastructure and is appropriate for density of 4-8 du per acre.
   1. [insert graphic, to include a key that would be incorporated into the table.]
   2. Dimensional and Other Standards

Section 17.07.060 (I) DENSITY AND DIMENSIONAL STANDARDS TABLE							
ZONE DISTRICT	MAX RES. DENSITY (GROSS)	MIN LOT AREA	MIN FRONT/ STREET YARD	MIN SIDE YARD	MIN REAR YARD	MAX STRUCTURE HEIGHT*	MAX LOT COVERAGE ***
Community Residential (CR)**	6 DU/acre by right 8 DU/acre thru Density Bonus	7,000 sf	25' for garage openings; 20' for elevations other than garage opening; except 15' for buildings	16' total; 5'/3' min. except 0' where common wall or zero-lot line dev. allowed	15'/3'	35'/16'	60%

C. Large Lot Residential (LLR). The purpose of the LLR zone is to allow larger lot developments in the same areas as the CR zone and other areas as appropriate. Areas in this zone district are typically served by public utility infrastructure, and a density of 2-4 du per acre is appropriate.

1. [insert graphic, to include a key that would be incorporated into the table.]
2. Dimensional and Other Standards

Section 17.07.060 (I)

DENSITY AND DIMENSIONAL STANDARDS TABLE

ZONE DISTRICT	MAX RES. DENSITY (GROSS)	MIN LOT AREA	MIN FRONT/ STREET YARD	MIN SIDE YARD	MIN REAR YARD	MAX STRUCTURE HEIGHT*	MAX LOT COVERAGE ***
Large Lot Residential (LLR)	3 DU/acre by right 4 DU/acre thru Density Bonus	10,000 sf	25'	10'/5'	15'/3'	35'/16'	40%

D. South Fruita Residential (SFR). The purpose of the SFR zone is to allow a variety of low to moderate density residential areas compatible with existing low density development, the Colorado National Monument and the Colorado River. Due to its location near the Colorado River and in the 100-year flood plain, the area is most suitable to a density of 2-5 du per acre.

1. [insert graphic, to include a key that would be incorporated into the table.]
2. Dimensional and Other Standards

Section 17.07.060 (I)

DENSITY AND DIMENSIONAL STANDARDS TABLE

ZONE DISTRICT	MAX RES. DENSITY (GROSS)	MIN LOT AREA	MIN FRONT/ STREET YARD	MIN SIDE YARD	MIN REAR YARD	MAX STRUCTURE HEIGHT*	MAX LOT COVERAGE ***
South Fruita Residential (SFR)	4 DU/acre by right 5 DU/acre thru	7,000 sf	25'	10'/5'	15'/5'	35'/16'	50%

E. Monument Preservation (MP). The MP zone is intended to provide a recreational and environmental buffer between the Colorado National Monument and Bureau of Land Management lands, and urban development with low intensity uses that preserve open space quality. This zone district should be limited to areas immediately adjacent to the Colorado National Monument. Environmentally constrained lands are not appropriate for this zone district.

1. [insert graphic, to include a key that would be incorporated into the table.]
2. Dimensional and Other Standards

Section 17.07.060 (I)

DENSITY AND DIMENSIONAL STANDARDS TABLE

ZONE DISTRICT	MAX RES. DENSITY (GROSS)	MIN LOT AREA	MIN FRONT/ STREET YARD	MIN SIDE YARD	MIN REAR YARD	MAX STRUCTURE HEIGHT*	MAX LOT COVERAGE ***
Monument Preservation (MP)	1 DU/2 acres	2 acres	25’	50’	20’/10’	35’/25’	20%

* Accessory buildings can be up to the maximum height limit for the zone when located within the primary building setbacks.

**

17.02.014 COMMERCIAL AND MIXED-USE ZONE DISTRICTS.

Commercial and Mixed-Use zone districts are established to provide for a variety of commercial areas suited to the difference neighborhoods and commercial needs if the city. The intent of these zones is to consolidate complimentary commercial uses in areas or nodes that are served by roads and sidewalks. These are considered Base Zone Districts.

A. Downtown Mixed Use (DMU). The purpose of the DMU zone is to maintain and enhance downtown as a vibrant, pedestrian-oriented commercial and residential area and as the civic heart of the community. Mixed-use development, such as commercial on the ground floor and residential above the ground floor is encouraged within this zone. The intent of this zone with regard to housing is to allow existing residential uses and provide housing options within walking distance of commercial and civic uses without compromising the integrity of the downtown commercial core.

1. [insert graphic, to include a key that would be incorporated into the table.]
2. Dimensional and Other Standards

Section 17.07.060 (I)

DENSITY AND DIMENSIONAL STANDARDS TABLE

ZONE DISTRICT	MAX RES. DENSITY (GROSS)	MIN LOT AREA	MIN FRONT/ STREET YARD	MIN SIDE YARD	MIN REAR YARD	MAX STRUCTURE HEIGHT*	MIN/MAX LOT COVERAGE ***
Downtown Mixed Use (DMU) – Core (as designated in the Fruita Community Plan - south of Pabor Avenue and west of Elm Street)****	N/A	2,500 sf	0', or as required per building code	0', or as required per building code	0', or as required per building code	30'/22'; or 4 stories for DU's above Commercial	50% minimum 90% maximum

Commented [JG5]: Minimum lot coverage – 50% in in DMU Core

Commented [JG6]: Height allowance, or limit to stories?

Commented [JG7R6]: Discussion of the working group. Allow height limit at 3 stories, and up to 4 with residential?

Downtown Mixed Use (DMU) – Outside Core	12 DU/acre by right	5,000 sf, except 6,000 sf corner lot; 7,500 sf duplex; 10,000 sf multi-family; 2,500 sf per each townhouse unit	25' for garage openings; 20' for elevations other than garage openings; except 0' for non-residential or mixed-use buildings, 15' for buildings with alley access only, and 15' for buildings with unenclosed front porches covering at least 30% of front elevation with a 6' minimum depth with the garage or parking area on the rear half of the lot	15' total; 5'/3' min.; except 0' where common wall or zero-lot line dev. allowed	15'/3'; except 0' where common wall or zero-lot line dev. allowed	30'/16'	Maximus 35%; or 60% for mixed use buildings and lots with parking on rear ½ of lot and front porches on at least 30% of front elevation with a 6' minimum depth

Commented [JG8]: Height allowance, or limit to stories?

B. Commercial-1 (C-1). The C-1 zone is intended for land uses that are compatible with the future vision for the State Highway 6/50 Corridor. The area is appropriate for local-serving businesses such as restaurants, retail stores, and services. Multi-family residential uses are encouraged in this zone. Development should have appropriate access, landscaping, frontage improvements, setbacks, screening and multi-modal access and connectivity.

1. [insert graphic, to include a key that would be incorporated into the table.]
2. Dimensional and Other Standards

Section 17.07.060 (I) DENSITY AND DIMENSIONAL STANDARDS TABLE							
ZONE DISTRICT	**MAX RES. DENSITY (GROSS)**	**MIN LOT AREA**	**MIN FRONT/ STREET YARD**	**MIN SIDE YARD**	**MIN REAR YARD**	**MAX STRUCTURE HEIGHT***	**MAX LOT COVERAGE *** **
Commercial-1 (C-1) Non-residential development	Not Applicable	5,000 sf	0'	10'/5'; except 0' where common wall or zero-lot line dev. allowed	20'/5'; except 0' where common wall or zero-lot line dev. allowed	35'/25'	90%

Commercial-1 (C-1) Multi-family residential development	Max density dictated by land area size per dwelling unit	5,000 sf per dwelling unit	0'	10'/5' except 0' where common wall or zero-lot line dev. allowed	20'/20' except 0' where common wall or zero-lot line dev. allowed	35'/25'	80%

C. Commercial-2 (C-2). The C-2 zone is intended to accommodate commercial development in appropriate areas with appropriate access, landscaping, frontage improvements, setbacks, screening and multi-modal access and connectivity. This zone district provides allowances for uses and dimensions that are larger in scale than those allowed downtown. This area has good access to I-70, and is appropriate for uses that serve residents, tourists, an pass-through traffic. Parcel sizes are larger than in the downtown and C-1 zone district, and are may accommodate more parking.

1. [insert graphic, to include a key that would be incorporated into the table.]
2. Dimensional and Other Standards

Section 17.07.060 (I) DENSITY AND DIMENSIONAL STANDARDS TABLE							
ZONE DISTRICT	**MAX RES. DENSITY (GROSS)**	**MIN LOT AREA**	**MIN FRONT/ STREET YARD**	**MIN SIDE YARD**	**MIN REAR YARD**	**MAX STRUCTURE HEIGHT***	**MAX LOT COVERAGE *** **
Commercial-2 (C-2)) Non-residential development	Not Applicable	5,000 sf	0'	10'/5'; except 0' where common wall or zero-lot line dev. allowed	20'/5'; except 0' where common wall or zero-lot line dev. allowed	35'/25'	80%
Commercial-2 (C-2Multi-family residential development	Max density dictated by land area size per dwelling unit	7,000 sf per dwelling unit	0'	10'/5' except 0' where common wall or zero-lot line dev. allowed	20'/20' except 0' where common wall or zero-lot line dev. allowed	35'/25'	80%

17.02.015 INDUSTRIAL ZONE DISTRICTS.

The Industrial zone district is established to encourage non-polluting industrial and research and development activities designed to meet acceptable state and locally established standards for noise, dust, effluent (e.g., sewage pre-treatment), odor, and other impacts typically associated with industrial uses. These are considered Base Zone Districts.

1. [insert graphic, to include a key that would be incorporated into the table.]
2. Dimensional and Other Standards

Section 17.07.060 (I) DENSITY AND DIMENSIONAL STANDARDS TABLE							
ZONE DISTRICT	**MAX RES. DENSITY (GROSS)**	**MIN LOT AREA**	**MIN FRONT/ STREET YARD**	**MIN SIDE YARD**	**MIN REAR YARD**	**MAX STRUCTURE HEIGHT***	**MAX LOT COVERAGE *** **
Industrial (I)	Not Applicable	10,000 sf	20'	20'/10'; except 0' where common wall or zero-lot line dev. allowed	20'/10' except 0' where common wall or zero-lot line dev. allowed	50'/70'	80%

17.02.016 GOVERNMENT ZONE DISTRICTS.

Special zone districts provide opportunities for community facilities as well as preservation of critical open spaces and habitats. These are considered Base Zone Districts.

A. Community Services and Recreation (CSR). The purpose of the CSR zone is to provide public and private recreational land, facilities, schools, fire stations, libraries, fairgrounds and other public and quasi-public lands and buildings. The zone includes open space areas, which are set aside to prevent environmental damage to sensitive areas and to limit development in areas that are unsuitable for development due to flooding or geologic hazards. The CSR zone may be applied to parks, outdoor recreation facilities, open space corridors, environmental areas, trails, recreational facilities, and similar areas. The CSR zone helps implement the open space, trails and parks policies of the city's Master Plan.

1. Dimensional and Other Standards

Section 17.07.060 (I) DENSITY AND DIMENSIONAL STANDARDS TABLE							
ZONE DISTRICT	**MAX RES. DENSITY (GROSS)**	**MIN LOT AREA**	**MIN FRONT/ STREET YARD**	**MIN SIDE YARD**	**MIN REAR YARD**	**MAX STRUCTURE HEIGHT***	**MAX LOT COVERAGE *** **
Community Services Recreational (CSR)	No Specific Standards						

* Accessory buildings can be up to the maximum height limit for the zone when located within the primary building setbacks.

*** Lot coverage requirements do not apply to townhouses or condominiums, which instead are determined through the subdivision process.

**** All lots shall have access from the street.

17.02. 017 OVERLAY ZONE DISTRICTS.

Overlay zone districts are superimposed over portions of one or more underlying base zone districts or PUD districts in order to supplement that regulations with additional standards that address area-specific conditions, features, or plans.

A. Neighborhood Commercial Overlay (NCO). The Neighborhood Commercial Overlay provides for additional commercial businesses in certain portions of the DMU and CMU Zone Districts. This overlay is intended to enable small-scale businesses that fit in the neighborhood context, by allowing a diversity of business uses.

1. Dimensional and Other Standards

Section 17.07.060 (I) DENSITY AND DIMENSIONAL STANDARDS TABLE							
ZONE DISTRICT	MAX RES. DENSITY	MIN LOT AREA	MIN FRONT/ STREET YARD	MIN SIDE YARD	MIN REAR YARD	MAX STRUCTURE HEIGHT*	MAX LOT COVERAGE ***
Neighborhood Commercial Overlay (NCO) (running from Ottley on the north to Maple on the east, and bounded by Hwy 6)	Same as Base Zone	Same as Base Zone	Same as Base Zone	Same as Base Zone	Same as Base Zone	Same as Base Zone	Same as Base Zone

17.02.018 PLANNED UNIT DEVELOPMENTS

Planned Unit Developments (PUDs) are created to allow maximum flexibility in uses and

dimensions in exchange for community benefits by designing quality developments that could not be achieved by strict adherence to the requirements of this Title. PUDs shall be approves pursuant to the requirements in Section 17.***.

A. Modification of Development Standards.
   1. At the time of zoning a PUD, the City Council may modify the specifications, standards, or requirements of this Title. The PUD approval shall indicate which standards are being modified, and any standard not listed as being modified shall be assumed to use that of the Base Zone District or Overlay Zone District.
   2. At the time of zoning a PUD, the City Council may modify the permitted and prohibited uses. If uses are not modified, the uses in a PUD shall comply with those of the Base Zone District and Overlay Zone District.

17.02.019 FUTURE LAND USE DISTRICTS

Future Land Use Districts are created established as a planning tool to address the City's three-mile planning area.

A. Future Land Use (FLU)). The purpose of the FLU zone is to enable planning for future annexations and to coordinate development pressures and planning needs with Mesa County. Development parameters are intended to support large lots and agricultural uses. allow low density residential uses compatible with rural areas.
   1. [insert graphic, to include a key that would be incorporated into the table.]
   2. Dimensional and Other Standards

Section 17.07.060 (I) DENSITY AND DIMENSIONAL STANDARDS TABLE							
ZONE DISTRICT	MAX RES. DENSITY (GROSS)	MIN LOT AREA	MIN FRONT/ STREET YARD	MIN SIDE YARD	MIN REAR YARD	MAX STRUCTURE HEIGHT*	MAX LOT COVERAGE ***
Future Land Use (FLU)	1 DU/4 acres	4 acres	30'	10'	30'	35'	20%

   4. On properties that are used mainly for agricultural uses in, any structures used mainly for agricultural purposes (e.g., silos and barns) are exempt from the height limits for structures.

17.02.20 LAND USES

This section identifies the land uses allowed in the City of Fruita. All uses are subject to the dimensional standards in each zone district, any regulations established by the zone district, and regulations applicable to the use, and the development standards.

Commented [JG9]: Needs citations.

A. All combinations of allowed uses and development standards may not be appropriate at a particular location within a zone, even if a use is designated as an allowed use in this Section. Any proposed land use must be compatible with the uses and site design of surrounding properties and meet the design standards set forth in this Title.

B. Unlisted Uses. The list of permitted uses is broad and comprehensive. However, it is impossible to contemplate every possible use or new use that may exist in the future. To ensure the fair administration of this Chapter as it relates to uses that are not listed in the Use Table, this subsection outlines the procedure to determine if the use is permitted, requires a Conditional Use approval, or is not allowed. When a use is not listed in the Use Table or the Use Table does not reflect recent changes, the Director shall determine if the proposed use is permitted, conditional, or not allowed. The Director shall use a nationally accepted land use classification manual, such as the North American Industry Classification System ("NCAIS"), American Planning Association or Land-Based Classification Standards LBCS Tables. Any appeal of the Directors determination of a zone district boundary shall be heard by the City Council per Section 17.***.

C. Schedule of Allowed Uses. The Land Use/Zone Table in subsection F below indicates Allowed Uses and Conditional Uses. Definitions and examples of those uses are contained in Chapters 17.03 and 17.04. Tables specifying allowable development densities and the requirements for minimum lot area, minimum setbacks, maximum building height and maximum lot coverage in each of the zones is listed in the individual zone district tables earlier in this Chapter.

Commented [JG10]: Need to update reference

D. Key to Allowed Uses. Uses may be allowed outright, allowed conditionally, or allowed subject to special use standards, as follows:

* - Means not allowed

A - Means allowed outright in the indicated zone, subject to compatibility with surrounding properties, per Section 17.07.080, and special and supplementary zoning regulations and standards.

C - Allowed by Conditional Use Permit only. (See Conditional Use Permit Section 17.13.040).

E. Key to Zones:

		DMU	Downtown Mixed Use
MP	Monument Preservation		
CR	Community Residential	GC	General Commercial
LLR	Large Lot Residential	I	Industrial
RE	Rural Estate	CSR	Community Services and Recreation
SFR	South Fruita Residential	CMU	Community Mixed Use

FLU	Future Land Use	NCO	Neighborhood Commercial Overlay

Section 17.02.023

LAND USE TABLE

		RE	LLR	CR	CMU[1]	SFR	DMU	MP	C-1	C-2	I	CSR	NCO	FLU
RESIDENTIAL														
Household Living														
Business Residence		*	*	C	A	*	A	*	A	A	A	*	A	*
Dwelling, Single-Family Attached		C	A	A[2]	A	A	A	*	*	*	*	*	A	A
Dwelling, Single-Family Detached		A	A	A	A	A	A	A	*	*	*	*	A	A
Duplex		C	*	A[2]	A	*	A	*	*	*	*	*	A	C
Dwelling, Multi-Family		*	*	A[2]	A	*	A	*	A	A	*	*	A	*
Manufactured Housing Park (See Chapters 23 & 25)		*	*	C	C	*	*	*	*	*	*	*	*	*
Mobile Home Park (See Chapters 23 & 25)		*	*	C	C	*	*	*	*	*	*	*	*	*
Manufactured Home (See Chapter 23)		A	A	A	C	C	C	C	*	*	*	*	*	*
Mobile Home (See Chapter 23)		A	A	A	C	C	C	C	*	*	*	*	*	*
Accessory Dwelling Unit (See Section 17.07.070.C)		A	A	A	A	A	A	A	*	*	*	*	A	A
Dwelling, Caretaker		*	*	*	*	*	*	*	A	A	A	*	A	A
Home Occupation		Home Occupations are permitted as accessory to any permitted residential use, subject to the Home Occupation standards in Section 17.07.070 (B)												
Cultivation of Medical Marijuana by Patients and Caregivers in Residential Dwelling Units.		Medical Marijuana cultivation is permitted as accessory to any permitted residential use, subject to the supplemental standards of Section 17.07.070 (X)(1)												
Child Care Home, Daycare Home		A	A	A	A	A	A	A	A	A	A	*	A	*
Group Living														
Small Group Homes		C	A	A	A	A	A	C	A	A	*	*	A	*
Large Group Homes		*	*	C	C	*	C	*	C	C	*	*	C	*
INSTITUTIONAL & CIVIC														
Community Service & Government Offices														
Public Building Uses		C	C	C	C	C	A	C	A	A	A	A	A	*
Museum, Art Galleries, Opera Houses		C	C	C	C	C	A	C	A	A	C	A	A	*
Public Safety and Emergency Response Services		C	C	C	C	C	C	C	C	C	C	A	A	*
Other Community Services		C	C	C	C	C	A	C	A	A	C	C	A	*
Daycare/Child Care														
Daycare Center		C	C	C	C	C	A	C	A	A	*	*	A	*
Child Care Center		C	C	C	C	C	A	C	A	A	*	*	A	*
Detention Facilities														
Jails, Honor Camps, Reformatories, Detention Center		*	*	*	*	*	*	*	C	C	C	C	*	*
Community Corrections Facility		*	*	*	*	*	*	*	C	C	C	C	*	*

Section 17.02.023

LAND USE TABLE

		RE	LLR	CR	CMU[1]	SFR	DMU	MP	C-1	C-2	I	CSR	NCO	FLU
INSTITUTIONAL & CIVIC														
Medical Centers														
Medical and Dental Clinics		*	*	*	C	*	A	*	A	A	A	C	A	*
Counseling Centers (nonresidential)		*	*	*	*	*	A	*	A	A	A	C	C	*
Hospital/Mental Hospital		*	*	*	*	*	C	*	C	C	C	C	C	*
Physical and Mental Rehabilitation (resident)		*	*	*	*	*	C	*	C	C	C	C	C	*
All Other		*	*	*	*	*	C	*	C	C	C	*	C	*
Parks & Open Space Areas														
Cemetery		A	A	A	C	A	A	A	A	A	A	A	C	*
Golf Course or Golf Driving Range		C	C	C	C	C	*	C	A	A	A	A	*	*
Campground, Primitive (See Chapter 27)		*	*	*	*	*	*	C	C	C	*	C	*	*
Parks, Lakes, Reservoirs, Greenways, Trails		A	A	A	A	A	A	A	A	A	A	A	A	*
Other		C	C	C	C	C	C	C	C	C	C	A	C	*
Religious Institutions/Places of Worship														
All		A	A	A	A	A	A	A	A	A	A	A	A	*
Schools														
Boarding Schools		C	C	C	C	C	C	C	C	C	*	C	C	*
Elementary Schools		A	A	A	A	A	A	A	A	A	*	A	A	*
Secondary Schools		A	A	A	A	A	A	A	A	A	*	A	A	*
Utility, Basic														
Utility Service Facilities, (Underground)		A	A	A	A	A	A	A	A	A	A	A	A	*
Utility Treatment, Production or Service Facility		*	*	*	*	*	C	*	C	C	C	C	*	*
All Other Utility, Basic		C	C	C	C	C	C	C	C	C	C	A	C	*
Utility Corridors														
Transmission Lines (above ground)		C	C	C	C	C	C	C	C	C	C	A	C	*
Transmission Lines (underground)		C	C	C	C	C	C	C	C	C	C	A	C	*
All Other		C	C	C	C	C	C	C	C	C	C	C	C	*
COMMERCIAL														
College, Trade & Vocational Schools														
Colleges and Universities		*	*	C	C	C	C	*	C	C	C	C	C	*
Vocational, Technical & Trade		*	*	C	C	C	A	*	A	A	A	C	C	*
All Other Education Institutions		*	*	C	C	C	A	*	A	A	A	C	C	*
Entertainment Event, Major														
Indoor Facilities		*	*	*	C	*	A	C	A	A	C	C	C	*
Outdoor Facilities		*	*	*	C	*	A	C	A	A	C	C	C	*

Section 17.02.023

LAND USE TABLE

		RE	LLR	CR	CMU[1]	SFR	DMU	MP	C-1	C-2	I	CSR	NCO	FLU
COMMERCIAL														
Office														
General Offices		*	*	*	A	*	A	*	A	A	A	*	A	*
Office with Drive-in Facilities		*	*	*	C	*	C	*	A	A	A	*	C	*
Parking, Commercial														
All, when not accessory to a permitted use		*	*	*	C	*	C	*	A	A	A	A	C	*
Recreation & Entertainment, Outdoor														
Campgrounds & Recreational Vehicle Parks (See Chapter 27)		*	*	*	*	*	*	C	C	C	C	C	*	*
Swimming Pools, Community		C	C	C	C	C	C	C	C	C	C	A	C	*
Shooting Ranges, Outdoor		*	*	*	*	*	*	*	*	*	C	C	*	*
Amusement Park		*	*	*	*	*	*	*	C	C	*	C	*	*
Drive-in Theater		*	*	*	*	*	*	*	C	C	*	C	*	*
Miniature Golf		*	*	*	C	*	A	C	A	A	*	A	*	*
Riding Academy, Roping or Equestrian Area		C	C	C	C	C	*	C	C	C	*	C	*	*
Zoo		*	*	*	*	*	*	C	C	C	*	C	*	*
All other Outdoor Commercial Recreation		C	C	*	C	C	C	C	A	A	A	A	C	*
Recreation & Entertainment, Indoor														
Health Club		*	*	C	C	*	A	*	A	A	A	A	C	*
Movie Theater		*	*	*	*	*	A	*	A	A	A	*	*	*
Skating Rink		*	*	*	C	*	A	*	A	A	A	A	*	*
Arcade		*	*	*	C	*	A	*	A	A	A	*	*	*
Shooting Ranges, Indoor		*	*	*	*	*	*	*	C	C	A	C	*	*
All Other Indoor Recreation		*	*	*	C	*	A	*	A	A	A	A	C	*
Retail Sales & Service														
Alcohol Sales, Retail		*	*	*	C	*	A	*	A	A	A	*	C	*
Animal Clinic/Hospital/Boarding/Sales, Indoor (See Chapter 6.28 of the Municipal Code)		C	*	*	C	*	A	C	A	A	A	*	C	*
Animal Clinic/Hospital/Boarding/Sales, Outdoor (See Chapter 6.28 of the Municipal Code)		C	*	*	*	*	C	C	C	C	C	*	C	*
Bar/Nightclub		*	*	*	C	*	A	*	A	A	A	*	C	*
Bed and Breakfast (1-4 guest rooms) See Section 17.07.070 (A)		C	C	C	C	C	A	C	A	A	*	*	A	*
Bed and Breakfast (4+ Guest rooms)		*	*	*	*	*	A	C	A	A	A	*	C	*

Section 17.02.023

LAND USE TABLE

		RE	LLR	CR	CMU[1]	SFR	DMU	MP	C-1	C-2	I	CSR	NCO	FLU
COMMERCIAL														
Retail Sales & Service (Continued)														
Delivery and Dispatch Services (Vehicles on-site)		*	*	*	*	*	C	*	A	A	A	*	*	*
Drive-Up/Drive-Through Facilities (with permitted use)		*	*	*	*	*	C	*	A	A	A	*	*	*
Drive-Up/Drive-Through Facilities (not in conjunction with a permitted use; freestanding)		*	*	*	*	*	C	*	A	A	A	*	*	*
Food Service, Catering		*	*	*	A	*	A	*	A	A	A	*	A	*
Food Service, Restaurant (including alcohol sales)		*	*	*	C	*	A	*	A	A	A	*	A	*
Food Service, Restaurant (Not including alcohol sales)		*	*	*	A	*	A	*	A	A	A	*	A	*
Farm Implement/Equipment Sales/Service		*	*	*	*	*	A	*	A	A	A	*	*	*
Flea Market/Farmer's Market		*	*	*	*	*	C	*	C	C	C	A	C	*
Feed Store		*	*	*	*	*	C	*	A	A	A	*	*	*
Fuel Sales, Automotive/Appliance (not including Drive-Up/Drive-Through uses)		*	*	*	*	*	A	*	A	A	A	*	*	*
Fuel Sales, Heavy Vehicle (not including Drive-Up/Drive-Through uses)		*	*	*	*	*	A	*	A	A	A	*	*	*
Funeral Homes/Mortuaries/Crematories		*	*	*	*	*	C	*	C	C	C	*	*	*
General Retail Sales, Indoor Operations, Display and Storage		*	*	*	A	*	A	*	A	A	A	*	A	*
General Retail Sales, Outdoor Operations, Display or Storage		*	*	*	C	*	A	*	A	A	A	*	A	*
Hotels and Motels		*	*	*	*	*	A	*	A	A	A	*	*	*
Nursery/Greenhouse, Retail (not Agriculture)		*	*	*	C	*	A	*	A	A	A	*	*	*
Manufactured Building Sales and Service		*	*	*	*	*	C	*	A	A	A	*	*	*
Pawn Shops (See Chapter 5.30 of the Municipal Code)		*	*	*	C	*	A	*	A	A	A	*	*	*
Rental, Home Oriented, Indoor Display/Storage		*	*	*	C	*	A	*	A	A	A	*	C	*
Rental, Heavy Equipment, Outdoor Display/Storage		*	*	*	*	*	A	*	A	A	A	*	*	*
Repair, Small Appliance/Small Engine		*	*	*	C	*	A	*	A	A	A	*	*	*
Repair, Large Appliance		*	*	*	*	*	A	*	A	A	A	*	*	*
Sexually Oriented Businesses (See Chapter 35 of the Land Use Code and 5.40 of the Municipal Code)		*	*	*	*	*	*	*	C	C	C	*	*	*
Personal Services		*	*	*	A	*	A	*	A	A	A	*	A	*
Medical Marijuana Centers See Section 17.07.070(U)(3)		*	*	*	*	*	*	*	*	*	*	*	*	*

Section 17.02.023

LAND USE TABLE

		RE	LLR	CR	CMU[1]	SFR	DMU	MP	c-1	C-2	I	CSR	NCO	FLU
COMMERCIAL														
Retail Sales & Service (Continued)														
Medical Marijuana Cultivation by Patients and Primary Caregivers in Non-Residential Units See Section 17.07.070(U)(2)		*	*	*	*	*	*	*	C	C	C	*	*	*
Medical Marijuana Optional Premises Cultivation Operations See Section 17.07.070(U)(3)		*	*	*	*	*	*	*	*	*	*	*	*	*
All Other Retail Sales and Service		*	*	*	C	*	A	*	A	A	A	*	C	*
Storage/Self Service Storage														
Mini Warehouse/Self Service Storage Facility		*	*	*	*	*	*	*	A	A	A	*	*	*
Outdoor Storage (Vehicles, Equip. Etc.)		*	*	*	*	*	*	*	A	A	A	*	*	*
Vehicle Repair, Except Quick Vehicle Servicing														
Auto and Light Truck Mechanical Repair Shop		*	*	*	*	*	C	*	A	A	A	*	*	*
Body Shop		*	*	*	*	*	*	*	A	A	A	*	*	*
Truck Stop/Travel Plaza/Truck Parking Area		*	*	*	*	*	*	*	C	C	C	*	*	*
Tire Recapping and Storage		*	*	*	*	*	*	*	C	C	C	*	*	*
All Other Vehicle Repair, Limited		*	*	*	*	*	C	*	A	A	A	*	*	*
Vehicle Service, Limited: Quick Vehicle Servicing														
Car Wash		*	*	*	*	*	C	*	A	A	A	*	*	*
Gasoline Service Station		*	*	*	*	*	C	*	A	A	A	*	*	*
Quick Lube		*	*	*	*	*	C	*	A	A	A	*	*	*
All Other Vehicle Service, Limited		*	*	*	*	*	C	*	A	A	A	*	*	*
INDUSTRIAL														
Indoor Operations or Storage														
Industrial Service		*	*	*	*	*	*	*	A	A	A	*	*	*
Assembly		*	*	*	*	*	*	*	A	A	A	*	*	*
Food Products		*	*	*	*	*	*	*	A	A	A	*	*	*
Manufacturing/Processing		*	*	*	*	*	*	*	A	A	A	*	*	*
All Other		*	*	*	*	*	*	*	C	C	A	*	*	*
Outdoor Operations or Storage														
Industrial Service		*	*	*	*	*	*	*	C	C	A	*	*	*
Assembly		*	*	*	*	*	*	*	C	C	A	*	*	*
Food Products		*	*	*	*	*	*	*	C	C	A	*	*	*
Manufacturing/Processing		*	*	*	*	*	*	*	C	C	A	*	*	*
All Other		*	*	*	*	*	*	*	C	C	C	*	*	*

Section 17.02.023

LAND USE TABLE

		RE	LLR	CR	CMU[1]	SFR	DMU	MP	C-1	C-2	I	CSR	NCO	FLU
INDUSTRIAL														
Junk Yard														
Junk Yard (See Municipal Code Chapter 5.24)		*	*	*	*	*	*	*	*	*	C	*	*	*
Impound Lot														
Impound Lot		*	*	*	*	*	*	*	C	C	A	*	*	*
Warehouse, Freight Movement & Distribution														
Indoor Operations, Storage and Loading		*	*	*	*	*	C	*	A	A	A	*	*	*
Indoor Storage with Outdoor Loading Docks		*	*	*	*	*	C	*	A	A	A	*	*	*
Outside Storage or Loading		*	*	*	*	*	*	*	C	C	A	*	*	*
Gas or Petroleum Storage		*	*	*	*	*	*	*	C	C	C	*	*	*
Sand or Gravel Storage		*	*	*	*	*	*	*	C	C	A	*	*	*
All Others		*	*	*	*	*	*	*	C	C	C	*	*	*
Waste Related Uses														
Non-Hazardous Waste Transfer		*	*	*	*	*	*	*	C	C	C	*	*	*
Medical/Hazardous Waste Transfer Station		*	*	*	*	*	*	*	C	C	C	*	*	*
Solid Waste Disposal Sites		*	*	*	*	*	*	*	*	*	C	*	*	*
Recycling Collection Points		*	*	*	*	*	*	*	C	C	C	C	*	*
All Other Waste Related/Recycling Center		*	*	*	*	*	*	*	*	*	C	C	*	*
Wholesale Sales														
Wholesale Business (No highly flammable materials/liquids)		*	*	*	*	*	C	*	A	A	A	*	*	*
Agri Business Wholesaling		C	C	*	*	*	C	*	C	C	C	*	*	A
All Other Wholesale Uses		*	*	*	*	*	C	*	C	C	C	*	*	*
Agricultural														
Animals Agricultural; Confinement		C	*	*	*	*	*	*	*	*	C	C	*	A
Dairy		C	*	*	*	*	*	*	*	*	C	C	*	A
Winery		C	*	*	*	*	C	C	C	C	A	C	*	A
Confined Animal Feeding Operation, Feedlot		C	*	*	*	*	*	*	*	*	C	*	*	A
Forestry/Silviculture, Commercial		C	*	*	*	*	*	*	C	C	A	*	*	A
Pasture, Commercial		A	*	*	*	*	*	C	A	A	A	A	*	A
All Other Agriculture		A	*	*	*	*	*	A	*	*	A	A	*	A

Section 17.02.023 LAND USE TABLE														
		RE	LLR	CR	CMU[1]	SFR	DMU	MP	C-1	C-2	I	CSR	NCO	FLU
INDUSTRIAL														
Aviation or Surface Passenger														
Airports/Heliports		*	*	*	*	*	*	*	C	C	C	C	*	*
Bus/Commuter Stops		A	A	A	A	A	A	A	A	A	A	A	A	*
Bus/Railroad Depot		*	*	*	C	*	C	*	A	A	A	A	C	*
Helipads		*	*	*	*	*	*	*	C	C	C	C	*	*
All Other Aviation or Surface Passenger Terminal		*	*	*	C	*	C	*	C	C	C	C	C	*
Mining (See Chapter 31)														
Oil or Gas Drilling		*	*	*	*	*	*	C	*	*	C	*	*	*
Sand or Gravel Extraction or Processing		*	*	*	*	*	*	C	C	C	C	*	*	*
All Other Mining, Extraction		*	*	*	*	*	*	C	C	C	C	*	*	*
Telecommunications Facilities														
Telecommunications Facilities, Towers and Support Structures		C	C	C	C	C	C	C	C	C	C	C	C	C

[1] Non-residential uses in the CMU zone are subject to the supplemental zoning district standards in Section 17.07.070 (J).

G. Uses Not Itemized in Land Use/Zoning Table. When a use is proposed and no zone allows for such use under the Land Use/Zoning Table above, the applicant may request from the Community Development Department a determination of a zone in which the use may be allowed. The applicant shall submit a written request, which describes the particular use proposed. The use may be deemed an Allowed Use or a Conditional Use upon the finding of the following:

1. Such use is appropriate to the physiographic and general environmental character of the zone to which it is added;

2. Such use does not create any more hazards to, or alteration of, the natural environment than the minimum amount normally resulting from the other permitted uses, or uses conditionally allowed, in the zone to which it is added, as applicable;

3. Such use does not create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences or more traffic hazards than the minimum amount normally resulting from the other uses permitted in the zone to which it is added;

4. Such use is generally consistent with the uses existing and permitted in the zone to which it is added; and

5. Such use is in conformance with the goals, policies and Master Plan of the city and the purposes of this Title.

H. Schedule of Density/Height/Bulk/Location Requirements in Zones.

1. The following standards apply to all uses and development, except as modified pursuant to Chapter 17.11 Design Standards or Chapter 17.17 Planned Unit Developments.

2. Maximum density may not be achievable on every lot or parcel, as the development must conform to applicable setbacks, coverage, parking, drainage, public improvements, landscaping and other code requirements including density bonus requirements.

3. Connection to the city's wastewater collection and treatment system is required for all single-family residential lots smaller than three (3) acres in size. Larger lots may be required for multi-family and non-residential developments that do not connect to the city's wastewater collection and treatment system. All uses with existing individual sewage disposal systems that require repair or replacement, or are part of a larger development plan and are within four hundred (400) feet of the existing city wastewater collection system, as measured to the closest property line, shall connect to the city system. All property to be annexed with existing land uses using individual sewage disposal systems must connect to the city wastewater collection system if they are within four hundred (400) feet or will be within four hundred (400) feet of a city wastewater collection system once the development to be annexed is completed.

4. Standards containing a slash (x/y) indicate standards for primary buildings (x) and accessory buildings (y).

5. Structures, lots, and land uses lawfully established prior to the effective date of this Code may continue pursuant to Section 17.07.090.

Chapter 17.03.012

DENSITY BONUSES

17.03.012 Density Bonuses.

A. Generally. The purpose of this Section is to help implement portions of the Fruita Community Plan by providing for residential density bonuses in designated zones tied to the provision of community benefits. This Chapter is intended to promote compatibility between land uses, as well as predictability and fairness in the approvals process, consistent with the Fruita Comprehensive Plan. This Section provides opportunities for development incentives in response to applicants providing community benefits beyond those described herein as baseline standards, encouraging applicants to deliver those amenities without incurring unreasonable economic costs, or driving up housing or consumer costs.

B. Applicability. The provisions of this section apply to development in the CR, SFR, and DMU zone districts, as well as to any PUD. Projects utilizing the provisions of this Chapter are not necessarily required to be processed as a Planned Unit Development. All densities are based on dwelling units per gross acre, as defined in Chapter 17.02.

C. Process. Density bonus applications shall be processed at the same time and using the same procedure as required for a Major Subdivision, Planned Unit Development, or Site Design Review, as applicable. City Council may preliminarily approve a density bonus, with final approval contingent upon the owner and city executing an Annexation Agreement, Subdivision or Development Improvement Agreement, PUD Guide and/or other binding agreement as necessary to ensure compliance with this Title and other city requirements. City Council may approve, deny, or approve with conditions, density bonus applications filed in accordance with Chapter 17.08.

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D. Criteria. City Council is authorized to grant density bonuses up to a maximum of eight (8) dwelling units per acre in accordance with the following:

Density Bonus Criteria	Zones		
	CR	SFR	DMU-C and DMU-O
Base Density	6.0 DU/acre	4.0 DU/acre	6.0 DU/acre
Maximum Density	8.0 DU/acre	5.0 DU/acre	12.0 DU/acre
20% Open Space	1 additional DU/acre	1 additional DU/acre	1 additional DU/acre
Bike and Trail Connections	1 additional DU/acre	1 additional DU/acre	1 additional DU/acre
Alley/shared drive access	1 additional DU/acre	Not applicable	1 additional DU/acre
Mix of housing types	1 additional DU/acre	Not applicable	1 additional

1. A minimum of twenty (20) percent of the project designated as parks, trails, open space or common area. The open space or common area must be easily accessible to a minimum of fifty (50) percent of the lots, by being located within a ¼ mile walking shed, and providing a safe sidewalk or trail connection to the space. A conservation easement, or other form acceptable to the City Attorney, shall be required with the first phase or first filling of the subdivision to ensure the space is permanently designated as an open area.

    a. Open space and common areas shall be a functional part of the project design rather than residual land that is "left over" with no recreational, aesthetic or design importance.

    b. Narrow (less than thirty-five (35) feet in width) linear strips of land should not be counted toward the open space or common area requirement.

    c. Open space or common areas may be developed or undeveloped, active or passive. Areas may include stormwater detention and retention basins if the design of the basin is integral to the open space or common area, is separately managed by the association, and is at a grade of 15% or less. In addition, washes, streams or other natural features should be included and incorporated into open space or common area.

    d. Open space or common areas shall be visible from the street and add to the quality of the neighborhood and shall be accessible to all dwelling units within the development. Open space and common area surrounded by dwelling units with no access to an adjacent street is prohibited.

    e. Open space or common areas may contain private recreation amenities including but not limited to: plazas, courtyards, community garden, basketball/tennis/pickleball courts, clubhouses or community greenhouses.

    f. Open space or common areas shall be grouped contiguously with open space or common areas from adjacent developments, where possible.

2. The project includes an internal trail network, a continuation of an existing trail network, or the continuation of a bike lane system internal to the project and along adjoining rights-of-way. The bike and trail amenities must be at least 500 feet of linear length to qualify for this bonus. On-site trails and/or sidewalks shall be extended to existing off-site trails, sidewalks or parks if the extension is less than two hundred (200) feet in length. An easement, or other form acceptable to the City Attorney, shall be required with the first phase or first filling of the subdivision to ensure the space is permanently designated as a trail.

    a. Walkways, trails and other forms of pedestrian access shall form an interconnected system serving as access to open space, common area and other pedestrian destinations.

3. Access to required parking and/or garages of a minimum of eighty (80) percent of the proposed dwelling units is by alley or shared drive. For purposes of this Section, a shared drive must serve a minimum of four (4) dwelling units.

4. A mix of housing types are proposed with a minimum of twenty (20) percent of the dwelling units being single- family attached, duplexes and/or multi- family units. The unit types shall be dispersed within the development, and a site plan shall be recorded to ensure that the final buildout reflects representations in the density bonus review.

A. Modification of Standards.

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1. For development projects requesting a density bonus, City Council may consider modification of one or more of the following standards:

   a. Minimum lot sizes and/or dimensions;

   b. Minimum lot setbacks;

   c. Maximum lot coverage;

   d. On-site parking standards;

   e. Minimum building separation requirements; and/or

   f. Street standards.

2. A request for modification of standards shall be submitted in conjunction with the bonus density application and shall identify the modifications being requested and shall include an explanation of what exceptional conditions, practical difficulties, or unnecessary hardships exist that require the modifications. The request shall also address how the modifications are beneficial to the public good, are in compliance with the Comprehensive Plan and meet the purpose and intent of this Chapter.

TITLE 17 LAND USE CODE

Chapter 17.02~~7~~

ZONING DISTRICTS~~ USES AND GENERAL REQUIREMENTS~~

17.02.010 Generally

17.02~~7~~.01~~0~~1 Zone ~~Establishment of Zones~~Districts Established
17.02~~7~~.012~~0~~ ~~Incorporation of~~ Official Zone District~~ing~~ Map
17.02~~7~~.013~~0~~ ~~Zoning Names~~Residential Zone Districts
17.02~~7~~.014~~0~~ ~~Zoning Boundaries~~Commercial and Mixed-Use Zone Districts
17.02~~7~~.015~~0~~ ~~Application of Zoning Regulations~~Industrial Zone Districts
17.02~~7~~.016~~0~~ ~~Zoning Uses and Requirements~~Special Zone Districts
17.02~~7~~.017~~0~~ ~~Supplemental Zoning Regulations and Standards~~Overlay Zone Districts
17.02~~7~~.018~~0~~ ~~Land Use Compatibility Criteria~~Planned Unit Developments
17.02~~7~~.019~~0~~ ~~Legal Non-Conforming Uses, Structures, and Lots~~Future Land Use Districts
17.02~~7~~.020~~0~~ ~~Legal Non-Conforming Uses, Structures, and Lots~~Land Uses

17.02.010 GENERALLY. In order to ensure that all development is consistent with the goals and objectives of the Fruita Comprehensive Plan and this Chapter, it is necessary and proper to establish a series of Zone Districts to ensure that each permitted and conditional use is compatible with surrounding land uses, is served by adequate public facilities and is consistent with the natural environment and natural resources surrounding the city.

A. Unless expressly exempted, all regulations ~~Uses permitted by~~ in this ~~Title~~Chapter is~~also may be~~ subject to provisions of other applicable city, county, or state laws and regulations, and where the provisions of this ~~Title~~Chapter impose a greater restriction than required by other land use regulations, the provisions of this Title shall govern.

B. In their application and interpretation, the provisions of this ~~Title~~Chapter shall be considered minimum requirements. Nothing herein shall impair the obligations of or interfere with private agreements or covenants in excess of the minimum requirements. Where this Title imposes a greater restriction than that imposed by existing contract, covenant or deed, the provisions of this Title shall control.

C. District graphics depicting basic dimensional requirements shall be used for reference only. Dimensions shall be measured as defined in text of this Title, including exceptions, development standards, and definitions for terms of measurement (height, setbacks, lot, etc.).

17.02~~7~~.01~~0~~ ~~ESTABLISHMENT OF ZONES~~ZONE DISTRICTS ESTABLISHED. ~~To carry out the purposes of the Master Plan and the purposes and provisions of this Title, the incorporated area of the City of Fruita is hereby divided into the following zones for the purposes set forth below:~~The City of Fruita is hereby divided into several zones.

A. Base Zone Districts. Base zone districts are established initially by the adoption of the City's Official Zone District Map and subsequently approved through a rezoning (see Section 17.***). Such approval authorizes the full range of development allowed by the standards applicable to the base zone district.

B. Overlay Zone Districts. Overlay zone districts are established initially by the adoption of the City's Official Zone District Map and subsequently approved through a rezoning (see Section 17.***). These zones are superimposed over one or more underlying Base Zone Districts or Planned Unit Development Zone Districts.

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C. Planned Unit Development Districts. Planned Unit Development (PUD) districts are established by the City's approval of a PUD rezoning (see Section 17.***). Development in a PUD district is subject to the standards included in or referenced in an approved PUD Plan.

D. Future Land Use Districts. Future Land Use Districts are intended for lands not currently within City limits, but will be used to coordinate planning activities with the County and for annexations.

A. Agricultural Residential (AR). The purpose of the AR zone is to allow low density rural residential and agricultural uses, to preserve and enhance the rural character of the outlying areas of Fruita, and discourage inappropriate or premature urban development.

B. Rural Estate (RE). The purpose of the RE zone is to preserve the natural and agricultural landscape as a transition between the Rural Residential (RR) zone, AR zone, and the community separator through minimum requirements and incentives for rural land preservation and clustered residential lots.

C. Rural Residential Estate (RER). The purpose of the RER zone is to allow low density residential uses compatible with rural areas.

D. Community Residential (CR). The purpose of the CR zone is to allow for moderate density detached single-family residential neighborhoods with the inclusion of other housing types such as attached dwelling units (e.g. apartments and townhouses).

E. Large Lot Residential (LLR). The purpose of the LLR zone is to allow larger lot developments in the same areas as the CR zone and other areas as appropriate.

F. South Fruita Residential (SFR). The purpose of the SFR zone is to allow a variety of low to moderate density residential areas compatible with existing low density development, the Colorado National Monument and the Colorado River.

G. Downtown Mixed Use (DMU). The purpose of the DMU zone is to maintain and enhance downtown as a vibrant, pedestrian oriented commercial and residential area and as the civic heart of the community. Mixed use development, such as commercial on the ground floor and residential above the ground floor is encouraged within this zone. The intent of this zone with regard to housing is to allow existing residential uses and provide housing options within walking distance of commercial and civic uses without compromising the integrity of the downtown commercial core.

H. Community Mixed Use (CMU). The purpose of the CMU zone is to establish walkable neighborhoods that are residential in scale and character, integrating a variety of housing, open spaces, and community services.

I. Monument Preservation (MP). The MP zone is intended to provide a recreational and environmental buffer between the Colorado National Monument and Bureau of Land Management lands, and urban development with low intensity uses that preserve open space quality.

J. General Commercial (GC). The GC zone is intended to accommodate commercial development in appropriate areas with appropriate access, landscaping, frontage improvements, setbacks, screening and multi-modal access and connectivity.

K. Industrial (I). The purpose of the I zone is to encourage non-polluting industrial and research and development activities designed to meet acceptable state and locally established standards for noise, dust, effluent (e.g., sewage pre-treatment), odor, and other impacts typically associated with

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industrial uses.

L. Planned Unit Development (PUD). A PUD zone provides a flexible, performance- based alternative to standard development requirements where adjustments to some of the standard requirements of this Title may be permitted in order to produce a development that is superior in its design and functionality to that which would result from the strict application of the standards under a non PUD proposal. Applications for PUD approval must demonstrate that the proposal is consistent with the intent of the city's Master Plan and equally or better meets the intent of the design standards for which adjustment is sought.

M. Community Services and Recreation (CSR). The purpose of the CSR zone is to provide public and private recreational land, facilities, schools, fire stations, libraries, fairgrounds and other public and quasi-public lands and buildings. The zone includes open space areas, which are set aside to prevent environmental damage to sensitive areas and to limit development in areas that are unsuitable for development due to flooding or geologic hazards. The CSR zone may be applied to parks, outdoor recreation facilities, open space corridors, environmental areas, trails, recreational facilities, and similar areas. The CSR zone helps implement the open space, trails and parks policies of the city's Master Plan.

17.027.0012~~0~~ ~~INCORPORATION OF~~ OFFICIAL ZONE~~ING~~ DISTRICT MAP. The location and boundaries of the zones established by this Chapter are shown on the "Official Zon~~cing~~ District Map" of the City of Fruita. Said Official Zoning Map, together with all data shown thereon and all amendments thereto, is, by reference, hereby incorporated into this Chapter. Changes in zones shall be made according to the requirements of this Title.

17.07.030 ZONING NAMES. The zoning names in effect before May 5, 2016, are converted as follows:

OLD ZONE	NEW ZONE
TC (Tourist Commercial)	GC (General Commercial)
RC (River Corridor)	CSR (Community Services & Recreational

A. Zone District Boundaries.17.07.040 ZONING BOUNDARIES. Except where otherwise indicated, zoning boundaries shall follow municipal corporation limits, section lines, lot lines, centerlines of watercourses, and right- of-way centerlines or extensions thereof.

1. In unsubdivided land or where a zoning boundary divides a lot or parcel, the location of such boundary, unless indicated by dimensions, shall be determined by scale of the Official Zoning Map.
2. Where a zoning boundary coincides with a right-of-way line and said right-of-way is subsequently abandoned, the zoning boundary shall then follow the zoning of the property to which the vacated right-of-way is connected.
3. Land not part of public rights-of- way and which is not indicated as being in any zoning boundary shall be considered to be included in the most restrictive abutting zone, even when such zone is separated from the land in question by a public right-of-way.
4. When any parcel of land contains more than one Base Zone District, the more restrictive requirements shall apply.

B. Boundary Clarifications. When there is a discrepancy on the Map or the Map does not reflect recent changes, the Director shall determine the zone district boundary. Any appeal of the Directors determination of a zone district boundary shall be heard by the City Council per Section 17.***.

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17.07.050 APPLICATION OF ZONING REGULATIONS. Except as hereinafter provided, within the municipal boundaries of the City of Fruita:

~~A.~~D. No building or structure shall be erected or placed and no existing building or structure shall be moved, removed, altered or extended, nor shall any land, building or structure be used for any purpose or in any manner other than as provided among the uses listed in Section 17.07.060(F) (Land Use/Zoning Table) and the zoning requirements and regulations for the zone in which such land, building or structure is located.

~~B.~~E. No building or structure shall be erected or placed nor shall any existing building or structure be moved, removed, altered, replaced or extended, nor shall any open space surrounding any building or structure be encroached upon or reduced in any manner except in conformity with the lot area, lot coverage, setback and height provisions set forth in subsection 17.07.060(I) (Density and Dimensional Standards Table) for the zone in which such land, building or structure is located.

~~C.~~F. No lot area, frontage, yard or other open space or parking space provided around any building or structure for purposes of compliance with provisions of this Title shall be considered as providing lot area, frontage, yard or other open space for any other building or structure on the same lot or on any other lot.

~~D.A. Uses permitted by this Title also may be subject to provisions of other applicable city, county, or state laws and regulations, and where the provisions of this Title impose a greater restriction than required by other land use regulations, the provisions of this Title shall govern.~~

~~E.A. In their application and interpretation, the provisions of this Title shall be considered minimum requirements. Nothing herein shall impair the obligations of or interfere with private agreements or covenants in excess of the minimum requirements. Where this Title imposes a greater restriction than that imposed by existing contract, covenant or deed, the provisions of this Title shall control.~~

~~F.~~G. For developments without access to the city's sanitary sewer system (farther than four hundred [400] feet away), the minimum lot size is required to be no less than three (3) acres. Larger lots may be required for certain non-residential land uses.

Commented [JG4]: Need to find a place for these.

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17.02.013 RESIDENTIAL ZONE DISTRICTS.

Residential zone districts are established to provide for a variety of neighborhoods in a range of densities to accommodate the different character areas of the City. These are considered Base Zone Districts.

~~N.~~A. Rural Estate (RE). The purpose of the RE zone is to allow low density residential uses compatible with rural areas. Areas in this zone district serve as a transition between open and resource lands and increased development in the City. Cluster developments are not encouraged in this zone district, and city sewer is not typically provided due to the low density nature of the development.

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2. Dimensional and Other Standards

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Section 17.07.060 (I)

DENSITY AND DIMENSIONAL STANDARDS TABLE

ZONE DISTRICT	MAX RES. DENSITY (GROSS)	MIN LOT AREA	MIN FRONT/ STREET YARD	MIN SIDE YARD	MIN REAR YARD	MAX STRUCTURE HEIGHT*	MAX LOT COVERAGE ***

Rural Estate (RE)	1 DU/3 acres	~~2 acres~~	~~30'~~	~~10'~~	~~30'~~	~~35'~~	~~20%~~

3. On properties that are used mainly for agricultural uses in the ~~Agricultural Residential (AR) and~~ Rural Estate (RE) zone~~s~~ any structures used mainly for agricultural purposes (e.g., silos and barns) are exempt from the height limits for structures.

~~O.~~B. Community Residential (CR). The purpose of the CR zone is to allow for moderate density detached single-family residential neighborhoods with the inclusion of other housing types such as attached dwelling units (e.g. apartments and townhouses). Innovative neighborhood design is encouraged in this zone district to provide opportunities for housing diversity. This area is served by public utility infrastructure and is appropriate for density of 4-8 du per acre.

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2. Dimensional and Other Standards

Section 17.07.060 (I)

DENSITY AND DIMENSIONAL STANDARDS TABLE

ZONE DISTRICT	MAX RES. DENSITY (GROSS)	MIN LOT AREA	MIN FRONT/ STREET YARD	MIN SIDE YARD	MIN REAR YARD	MAX STRUCTURE HEIGHT*	MAX LOT COVERAGE ***
Community Residential (CR)**	6 DU/acre by right 8 DU/acre thru Density Bonus	7,000 sf	25' for garage openings; 20' for elevations other than garage opening; except 15' for buildings	16' total; 5'/3' min. except 0' where common wall or zero-lot line dev. allowed	15'/3'	35'/16'	60%

C. Large Lot Residential (LLR). The purpose of the LLR zone is to allow larger lot developments in the same areas as the CR zone and other areas as appropriate. Areas in this zone district are typically served by public utility infrastructure, and a density of 2-4 du per acre is appropriate.

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2. Dimensional and Other Standards

~~P.~~

Section 17.07.060 (I)

DENSITY AND DIMENSIONAL STANDARDS TABLE

ZONE DISTRICT	MAX RES. DENSITY (GROSS)	MIN LOT AREA	MIN FRONT/ STREET YARD	MIN SIDE YARD	MIN REAR YARD	MAX STRUCTURE HEIGHT*	MAX LOT COVERAGE ***

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Large Lot Residential (LLR)	3 DU/acre by right 4 DU/acre thru Density Bonus	10,000 sf	25’	10’/5’	15’/3’	35’/16’	40%

D. South Fruita Residential (SFR). The purpose of the SFR zone is to allow a variety of low to moderate density residential areas compatible with existing low density development, the Colorado National Monument and the Colorado River. Due to its location near the Colorado River and in the 100-year flood plain, the area is most suitable to a density of 2-5 du per acre.

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2. Dimensional and Other Standards

~~Q.~~

Section 17.07.060 (I)

DENSITY AND DIMENSIONAL STANDARDS TABLE

ZONE DISTRICT	MAX RES. DENSITY (GROSS)	MIN LOT AREA	MIN FRONT/ STREET YARD	MIN SIDE YARD	MIN REAR YARD	MAX STRUCTURE HEIGHT*	MAX LOT COVERAGE ***
South Fruita Residential (SFR)	4 DU/acre by right 5 DU/acre thru	7,000 sf	25’	10’/5’	15’/5’	35’/16’	50%

E. Monument Preservation (MP). The MP zone is intended to provide a recreational and environmental buffer between the Colorado National Monument and Bureau of Land Management lands, and urban development with low intensity uses that preserve open space quality. This zone district should be limited to areas immediately adjacent to the Colorado National Monument. Environmentally constrained lands are not appropriate for this zone district.

1. [insert graphic, to include a key that would be incorporated into the table.]
2. Dimensional and Other Standards

~~R.~~

Section 17.07.060 (I)

DENSITY AND DIMENSIONAL STANDARDS TABLE

ZONE DISTRICT	MAX RES. DENSITY (GROSS)	MIN LOT AREA	MIN FRONT/ STREET YARD	MIN SIDE YARD	MIN REAR YARD	MAX STRUCTURE HEIGHT*	MAX LOT COVERAGE ***
Monument Preservation (MP)	1 DU/2 acres	2 acres	25’	50’	20’/10’	35’/25’	20%

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Section 17.07.060 (I) DENSITY AND DIMENSIONAL STANDARDS TABLE							
ZONE DISTRICT	MAX RES. DENSITY (GROSS)	MIN LOT AREA	MIN FRONT/ STREET YARD	MIN SIDE YARD	MIN REAR YARD	MAX STRUCTURE HEIGHT*	MAX LOT COVERAGE ***
Agriculture Residential (AR)				50'	50'		
Rural Estate (RE)	3 acres/1 DU/3 acres, or 2 acres/1 DU/2 acres	2 acres	25'	10'	20'	35'	20%
Rural Residential (RR)	1 DU/acre or 2 DU/acre		25'	10'		35'	20%
Community Residential (CR)**	No Specific Standards** 6 DU/acre	7,000 sf	25' for garage openings; 20' for elevations other than garage opening; except 15' for buildings with alley access only or 15' for unenclosed front porches covering at least 30% of front elevation with a 6' minimum depth with the garage or parking area on the rear half of the lot	16' total; 5'/3' min. except 0' where common wall or zero-lot line dev. allowed	15'/3'	35'/16'	560%
Large Lot Residential (LLR)	3 DU/acre	10,000 sf	25'	10'/5'	15'/3'	35'/16'	40%
South Fruita Residential (SFR)	42 DU/acre, or 3 DU/acre	7,000 sf	25'	10'/5'	15'/5'	35'/16'	450%

* Accessory buildings can be up to the maximum height limit for the zone when located within the primary building setbacks.

** One duplex unit or two-unit attached single family on a lot or land area of at least ten thousand (10,000) square feet in size is permitted for each ten (10) single-family detached units in the same subdivision

One triplex or three-unit attached single family on a lot at least fifteen thousand (15,000) square feet in size for each fifteen (15) single-family detached units in the same subdivision

One four-plex or four-unit attached single family on a lot of at least twenty thousand

~~(20,000) square feet in size for each twenty (20) single-family detached units in the same subdivision~~

~~For the purposes of these attached housing calculations, single-family detached units cannot be counted more than once for determining permitted attached housing units.~~

17.02.014 COMMERCIAL AND MIXED-USE ZONE DISTRICTS.

Commercial and Mixed-Use zone districts are established to provide for a variety of commercial areas suited to the difference neighborhoods and commercial needs if the city. The intent of these zones is to consolidate complimentary commercial uses in areas or nodes that are served by roads and sidewalks. These are considered Base Zone Districts.

A. Downtown Mixed Use (DMU). The purpose of the DMU zone is to maintain and enhance downtown as a vibrant, pedestrian-oriented commercial and residential area and ~~–~~as the civic heart of the community.~~–~~ Mixed~~–~~-use development, such as commercial on the ground floor and residential above the ground floor is encouraged within this zone. The intent of this zone with regard to housing is to allow existing residential uses and provide housing options within walking distance of commercial and civic uses without compromising the integrity of the downtown commercial core.

1. [insert graphic, to include a key that would be incorporated into the table.]
2. Dimensional and Other Standards

Section 17.07.060 (I)

DENSITY AND DIMENSIONAL STANDARDS TABLE

ZONE DISTRICT	MAX RES. DENSITY (GROSS)	MIN LOT AREA	MIN FRONT/ STREET YARD	MIN SIDE YARD	MIN REAR YARD	MAX STRUCTURE HEIGHT*	MIN/MAX LOT COVERAGE ***
Downtown Mixed Use (DMU) – Core (as designated in the Fruita Community Plan - south of Pabor Avenue and west of Elm Street)****	~~12 DU/acre~~N/A	2,500 sf	0', or as required per building code	0', or as required per building code	0', or as required per building code	30~~35~~'/22~~5~~'; or 4~~5~~ stories for DU's above Commercial	50% minimum 90% maximum

Commented [JG7]: Minimum lot coverage – 50% in in DMU Core

Commented [JG8]: Height allowance, or limit to stories?

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Downtown Mixed Use (DMU) – Outside Core	12 DU/acre by right	5,000 sf, except 6,000 sf corner lot; 7,500 sf duplex; 10,000 sf multi-family; 2,500 sf per each townhouse unit	25' for garage openings; 20' for elevations other than garage openings; except 0' for non-residential or mixed-use buildings, 15' for buildings with alley access only, and 15' for buildings with unenclosed front porches covering at least 30% of front elevation with a 6' minimum depth with the garage or parking area on the rear half of the lot	15' total; 5'/3' min.; except 0' where common wall or zero-lot line dev. allowed	15'/3'; except 0' where common wall or zero-lot line dev. allowed	305'/16'	Maximus 35%; or 60% for mixed use buildings and lots with parking on rear ½ of lot and front porches on at least 30% of front elevation with a 6' minimum depth

Commented [JG10]: Height allowance, or limit to stories?

~~B. Community Mixed Use (CMU). The purpose of the CMU zone is to establish walkable neighborhoods that are residential in scale and character, integrating a variety of housing, open spaces, and community services.~~

Commented [JG11]: Converted to C1 and C2

~~Section 17.07.060 (I)~~ ~~DENSITY AND DIMENSIONAL STANDARDS TABLE~~							
~~ZONE DISTRICT~~	~~MAX RES. DENSITY (GROSS)~~	~~MIN LOT AREA~~	~~MIN FRONT/ STREET YARD~~	~~MIN SIDE YARD~~	~~MIN REAR YARD~~	~~MAX STRUCTURE HEIGHT*~~	~~MAX LOT COVERAGE ***~~
~~Community Mixed Use – Commercial Development, including Mixed Use Buildings~~	~~2 DU/acre; or up to 56 DU/acre~~	~~5,000 sf; 6,000 sf corner lots~~				~~35'/25'; or 58' 4 stories for DU's above Commercial~~	~~680%~~

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Community Mixed Use—Residential Development, not including Mixed Use Buildings	2 DU/acre; or up to 56 DU/acre	5,000 sf, except 6,000 sf corner lot; 7,500 sf duplex; 10,000 sf multi-family; 2,500 sf per each attached townhouse unit	25' for garage openings; 20' for elevations other than garage opening; 15' for buildings with alley access, and 15' for buildings with un-enclosed front porches covering at least 30% of front elevation with a 6' minimum depth with the garage or parking area on the rear half of the lot	16' total; 5'/3' min.; except 0' where common wall or zero-lot line dev. allowed	15'/3'; except 0' where common wall or zero-lot line dev. allowed	35'/25'	35%; or 60% for lots with parking on rear ½ of lot and front porches on at least 30% of front elevation with a 6' minimum depth

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A. Non-Residential Uses in Community Mixed Use Zones. In addition to the requirements of Chapter 17.11, Design Standards, Non-Residential Uses in the CMU zone are regulated as follows:

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a. Commercial uses that individually do not exceed a gross floor area of two thousand five hundred (2,500) square feet per commercial center are permitted;

b. Commercial uses that individually exceed a gross floor area of two thousand five hundred (2,500) square feet per use, and commercial centers that exceed a total of twenty-five thousand (25,000) square feet for all uses in the center, may be allowed subject to Conditional Use Permit approval. For the purpose of this Section, a "commercial center" is defined as the aggregate of all commercial uses located within six hundred (600) feet of one another, regardless of property ownership. Uses not under the same ownership, or separated from one another by a street, driveway, right-of-way, easement, open space or other feature, are still considered to be in the same center if located within six hundred (600) feet of one another;

c. A new commercial use shall not be permitted where it would be located within one-half (1/2) mile of an existing or city-approved commercial use that is also zoned CMU. This provision does not apply to commercial uses existing or proposed in the GC, DMU, or I zones.

d. Compliance with the Supplemental Zoning Regulations under Section 17.07.070 and Design Standards under Chapter 17.11 is required.

C.B. Commercial-1 (C-1). General Commercial (GC). The GC C-1 zone is intended for land uses that are compatible with the future vision for the State Highway 6/50 Corridor. The area is appropriate for local-serving businesses such as restaurants, retail stores, and services. Multi-family residential uses are encouraged in this zone. Development should

have~~to accommodate commercial development in appropriate areas with~~ appropriate access, landscaping, frontage improvements, setbacks, screening and multi-modal access and connectivity.

1. [insert graphic, to include a key that would be incorporated into the table.]
2. Dimensional and Other Standards

Section 17.07.060 (I) DENSITY AND DIMENSIONAL STANDARDS TABLE							
ZONE DISTRICT	**MAX RES. DENSITY (GROSS)**	**MIN LOT AREA**	**MIN FRONT/ STREET YARD**	**MIN SIDE YARD**	**MIN REAR YARD**	**MAX STRUCTURE HEIGHT***	**MAX LOT COVERAGE *** **
~~General Commercial (GC)~~Commercial-1 (C-1) Non-residential development	Not Applicable	5,000 sf	0'	10'/5'; except 0' where common wall or zero-lot line dev. allowed	20'/5'; except 0' where common wall or zero-lot line dev. allowed	35'/25'	98~~0~~%
Commercial-1 (C-1) ~~General Commercial (GC)~~ Multi-family residential	Max density dictated by land area size per dwelling unit	~~7,000~~5,000 sf per dwelling unit	0'	10'/5' except 0' where common wall or zero-lot line dev. allowed	20'/20' except 0' where common wall or zero-lot line dev. allowed	35'/25'	80%

C. Commercial-2 (C-2). The C-2 zone is intended to accommodate commercial development in appropriate areas with appropriate access, landscaping, frontage improvements, setbacks, screening and multi-modal access and connectivity. This zone district provides allowances for uses and dimensions that are larger in scale than those allowed downtown. This area has good access to I-70, and is appropriate for uses that serve residents, tourists, an pass-through traffic. Parcel sizes are larger than in the downtown and C-1 zone district, and are may accommodate more parking.

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2. Dimensional and Other Standards

Section 17.07.060 (I) DENSITY AND DIMENSIONAL STANDARDS TABLE							
ZONE DISTRICT	**MAX RES. DENSITY (GROSS)**	**MIN LOT AREA**	**MIN FRONT/ STREET YARD**	**MIN SIDE YARD**	**MIN REAR YARD**	**MAX STRUCTURE HEIGHT***	**MAX LOT COVERAGE *** **

Commercial-2 (C-2)~~General Commercial (GC~~) Non-residential development	Not Applicable	5,000 sf	0’	10’/5’; except 0’ where common wall or zero-lot line dev. allowed	20’/5’; except 0’ where common wall or zero-lot line dev. allowed	35’/25’	80%
Commercial-2 (C-2~~General Commercial (GC)~~ Multi-family residential	Max density dictated by land area size per dwelling unit	7,000 sf per dwelling unit	0’	10’/5’ except 0’ where common wall or zero-lot line dev. allowed	20’/20’ except 0’ where common wall or zero-lot line dev. allowed	35’/25’	80%

17.02.015 INDUSTRIAL ZONE DISTRICTS.

The Industrial zone district is established ~~Industrial (I). The purpose of the I zone is~~ to encourage non-polluting industrial and research and development activities designed to meet acceptable state and locally established standards for noise, dust, effluent (e.g., sewage pre-treatment), odor, and other impacts typically associated with industrial uses. These are considered Base Zone Districts.

~~A.~~

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2. Dimensional and Other Standards

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Section 17.07.060 (I) DENSITY AND DIMENSIONAL STANDARDS TABLE							
ZONE DISTRICT	MAX RES. DENSITY (GROSS)	MIN LOT AREA	MIN FRONT/ STREET YARD	MIN SIDE YARD	MIN REAR YARD	MAX STRUCTURE HEIGHT*	MAX LOT COVERAGE ***
Industrial (I)	Not Applicable	10,000 sf	20’	20’/10’; except 0’ where common wall or zero-lot line dev. allowed	20’/10’ except 0’ where common wall or zero-lot line dev. allowed	50’/70’	80%

17.02.016 GOVERNMENT ZONE DISTRICTS.

Special zone districts provide opportunities for community facilities as well as preservation of critical open spaces and habitats. These are considered Base Zone Districts.

A. Community Services and Recreation (CSR). The purpose of the CSR zone is to provide public and private recreational land, facilities, schools, fire stations, libraries,

fairgrounds and other public and quasi-public lands and buildings. The zone includes open space areas, which are set aside to prevent environmental damage to sensitive areas and to limit development in areas that are unsuitable for development due to flooding or geologic hazards. The CSR zone may be applied to parks, outdoor recreation facilities, open space corridors, environmental areas, trails, recreational facilities, and similar areas. The CSR zone helps implement the open space, trails and parks policies of the city's Master Plan.

1. Dimensional and Other Standards

Section 17.07.060 (I) DENSITY AND DIMENSIONAL STANDARDS TABLE							
ZONE DISTRICT	MAX RES. DENSITY (GROSS)	MIN LOT AREA	MIN FRONT/ STREET YARD	MIN SIDE YARD	MIN REAR YARD	MAX STRUCTURE HEIGHT*	MAX LOT COVERAGE ***
Community Services Recreational (CSR)	No Specific Standards						

* Accessory buildings can be up to the maximum height limit for the zone when located within the primary building setbacks.

*** Lot coverage requirements do not apply to townhouses or condominiums, which instead are determined through the subdivision process.

**** All lots shall have access from the street.

~~17.7.70 SUPPLEMENTAL ZONING REGULATIONS AND STANDARDS.~~

17.02. 017 OVERLAY ZONE DISTRICTS.

Overlay zone districts are superimposed over portions of one or more underlying base zone districts or PUD districts in order to supplement that regulations with additional standards that address area-specific conditions, features, or plans.

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A. Neighborhood Commercial Overlay (NCO). The Neighborhood Commercial Overlay provides for additional commercial businesses in certain portions of the DMU and CMU Zone Districts. This overlay is intended to enable small-scale businesses that fit in the neighborhood context, by allowing a diversity of business uses.

1. Dimensional and Other Standards

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Section 17.07.060 (I) DENSITY AND DIMENSIONAL STANDARDS TABLE							
ZONE DISTRICT	MAX RES. DENSITY	MIN LOT AREA	MIN FRONT/ STREET YARD	MIN SIDE YARD	MIN REAR YARD	MAX STRUCTURE HEIGHT*	MAX LOT COVERAGE ***
Neighborhood Commercial Overlay (NCO) (running from Ottley on the north to Maple on the east, and bounded by Hwy 6)	Same as Base Zone	Same as Base Zone	Same as Base Zone	Same as Base Zone	Same as Base Zone	Same as Base Zone	Same as Base Zone

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17.02.018 PLANNED UNIT DEVELOPMENTS

Planned Unit Developments (PUDs) are created to allow maximum flexibility in uses and dimensions in exchange for community benefits by designing quality developments that could not be achieved by strict adherence to the requirements of this Title. PUDs shall be approves pursuant to the requirements in Section 17.***.

A. Modification of Development Standards.
   1. At the time of zoning a PUD, the City Council may modify the specifications, standards, or requirements of this Title. The PUD approval shall indicate which standards are being modified, and any standard not listed as being modified shall be assumed to use that of the Base Zone District or Overlay Zone District.
   2. At the time of zoning a PUD, the City Council may modify the permitted and prohibited uses. If uses are not modified, the uses in a PUD shall comply with those of the Base Zone District and Overlay Zone District.

17.02.019 FUTURE LAND USE DISTRICTS

Future Land Use Districts are created established as a planning tool to address the City's three-mile planning area.

A. Future Land Use (FLU)). The purpose of the FLU zone is to enable planning for future annexations and to coordinate development pressures and planning needs with Mesa County.

Development parameters are intended to support large lots and agricultural uses. allow low density residential uses compatible with rural areas.

1. [insert graphic, to include a key that would be incorporated into the table.]
2. Dimensional and Other Standards

Section 17.07.060 (I) DENSITY AND DIMENSIONAL STANDARDS TABLE							
ZONE DISTRICT	MAX RES. DENSITY (GROSS)	MIN LOT AREA	MIN FRONT/ STREET YARD	MIN SIDE YARD	MIN REAR YARD	MAX STRUCTURE HEIGHT*	MAX LOT COVERAGE ***
Future Land Use (FLU)	1 DU/4 acres	4 acres	30'	10'	30'	35'	20%

4. On properties that are used mainly for agricultural uses in, any structures used mainly for agricultural purposes (e.g., silos and barns) are exempt from the height limits for structures.

17.02.20 LAND USES

This section identifies the land uses allowed in the City of Fruita. All uses are subject to the dimensional standards in each zone district, any regulations established by the zone district, and regulations applicable to the use, and the development standards.

Commented [JG13]: Needs citations.

A. ~~**17.07.060 ZONING USES AND REQUIREMENTS.**~~ All combinations of allowed uses and development standards may not be appropriate at a particular location within a zone, even if a use is designated as an allowed use in this Section. Any proposed land use must be compatible with the uses and site design of surrounding properties and meet the design standards set forth in this Title.

~~B.~~

~~C. Administrative Approvals. Administrative approvals include: Planning Clearances including Planning Clearances for a change in use to a use that is designated as allowed outright under Section 17.07.060; home occupations; Minor Subdivisions; Site Design Review (with no Adjustment) ; Temporary Use Permits; Sign Permits, and; final plats (not including subdivision improvements agreements).~~

~~D. Public Hearing required for some Planning Clearances. Where the proposed use is designated a Conditional Use, or a use requiring Site Design Review with Adjustment, or is not itemized in the Use/Zone Matrix under Section 17.07.060 and is not deemed by the Community Development Director to be similar to an allowed use, the Director shall refer the land use request to public hearings, pursuant to Section 17.05.070.~~

~~E.~~ Unlisted Uses. The list of permitted uses is broad and comprehensive. However, it is impossible to contemplate every possible use or new use that may exist in the future. To ensure the fair administration of this Chapter as it relates to uses that are not listed in the Use Table, this subsection outlines the procedure to determine if the use is permitted, requires a Conditional Use approval, or is not allowed.

B. When a use is not listed in the Use Table or the Use Table does not reflect recent changes, the Director shall determine if the proposed use is permitted, conditional, or not allowed. The Director shall use a nationally accepted land use classification manual, such as the North American Industry Classification System ("NCAIS"), American Planning Association or Land-Based Classification Standards LBCS Tables. Any appeal of the Directors determination of a zone district boundary shall be heard by the City Council per Section 17.***.

~~F.~~C. Schedule of Allowed Uses. The Land Use/Zone Table in subsection F below indicates Allowed Uses and Conditional Uses. Definitions and examples of those uses are contained in Chapters 17.03 and 17.04. Tables specifying allowable development densities and the requirements for minimum lot area, minimum setbacks, maximum building height and maximum lot coverage in each of the zones is ~~subsection I below~~listed in the individual zone district tables earlier in this Chapter.

Commented [JG14]: Need to update reference

~~G.~~D. Key to Allowed Uses. Uses may be allowed outright, allowed conditionally, or allowed subject to special use standards, as follows:

* - Means not allowed

A - Means allowed outright in the indicated zone, subject to compatibility with surrounding properties, per Section 17.07.080, and special and supplementary zoning regulations and standards.

C - Allowed by Conditional Use Permit only. (See Conditional Use Permit Section 17.13.040).

~~H.~~E. Key to Zones:

~~AR~~	~~Agricultural Residential~~	DMU	Downtown Mixed Use
MP	Monument Preservation	~~RR~~	~~Rural Residential~~
CR	Community Residential	GC	General Commercial
LLR	Large Lot Residential	I	Industrial
RE	Rural Estate	CSR	Community Services and Recreation
SFR	South Fruita Residential	CMU	Community Mixed Use
FLU	Future Land Use	NCO	Neighborhood Commercial Overlay

~~Planned Unit Development (PUD) zone uses are specified in each PUD Guide.~~

Section 17.~~07.060~~ ~~(F)~~02.023

LAND USE~~/ZONING~~ TABLE

	~~AR~~	RE	~~RR&~~ LLR	CR	CMU[1]	SFR	DMU	MP	~~GC~~ C-1	C-2	I	CSR	NCO	FLU
RESIDENTIAL														
Household Living														
Business Residence	~~*~~	*	*	~~*~~C	A	*	A	*	A	A	A	*	A	*
Dwelling, Single-Family Attached	~~C~~	C	A	A[2]	A	A	A	*	*	*	*	*	A	A
Dwelling, Single-Family Detached	~~A~~	A	A	A	A	A	A	A	*	*	*	*	A	A
Duplex	~~*~~	~~*~~C	*	A[2]	A	*	A	*	*	*	*	*	A	C
Dwelling, Multi-Family	~~*~~	*	*	A[2]	A	*	A	*	A	A	*	*	A	*
Manufactured Housing Park (See Chapters 23 & 25)	~~*~~	*	*	C	C	*	*	*	*	*	*	*	*	*
Mobile Home Park (See Chapters 23 & 25)	~~*~~	*	*	C	C	*	*	*	*	*	*	*	*	*
Manufactured Home (See Chapter 23)	~~C~~	A	~~C~~A	~~C~~A	C	C	C	C	*	*	*	*	*	*
Mobile Home (See Chapter 23)	~~*~~	A	~~C~~A	~~C~~A	C	C	C	C	*	*	*	*	*	*
Accessory Dwelling Unit (See Section 17.07.070.C)	~~A~~	A	A	A	A	A	A	A	*	*	*	*	A	A
Dwelling, Caretaker	~~A~~	*	*	*	*	*	*	*	A	A	A	*	A	A
Home Occupation	Home Occupations are permitted as accessory to any permitted residential use, subject to the Home Occupation standards in Section 17.07.070 (B)													
Cultivation of Medical Marijuana by Patients and Caregivers in Residential Dwelling Units.	Medical Marijuana cultivation is permitted as accessory to any permitted residential use, subject to the supplemental standards of Section 17.07.070 (X)(1)													
Child Care Home, Daycare Home	~~A~~	A	A	A	A	A	A	A	A	A	A	*	A	*
Group Living														
Small Group Homes	~~C~~	C	~~C~~A	A	A	A	A	C	A	A	*	*	A	*
Large Group Homes	~~*~~	*	*	C	C	*	C	*	C	C	*	*	C	*
INSTITUTIONAL & CIVIC														
Community Service & Government Offices														
Public Building Uses	~~C~~	C	C	C	C	C	A	C	A	A	A	A	A	*
Museum, Art Galleries, Opera Houses	~~C~~	C	C	C	C	C	A	C	A	A	C	A	A	*
Public Safety and Emergency Response Services	~~C~~	C	C	C	C	C	C	C	C	C	C	A	A	*
Other Community Services	~~C~~	C	C	C	C	C	A	C	A	A	C	C	A	*
Daycare/Child Care														
Daycare Center	~~C~~	C	C	C	C	C	A	C	A	A	*	*	A	*
Child Care Center	~~C~~	C	C	C	C	C	A	C	A	A	*	*	A	*
Detention Facilities														
Jails, Honor Camps, Reformatories, Detention Center	~~*~~	*	*	*	*	*	*	*	C	C	C	C	*	*
Community Corrections Facility	~~*~~	*	*	*	*	*	*	*	C	C	C	C	*	*

Section 17.02.023~~07.060 (F)~~

LAND USE/~~ZONING~~ TABLE

	~~AR~~	RE	~~RR&~~ LLR	CR	CMU[1]	SFR	DMU	MP	~~GC~~ C-1	C-2	I	CSR	NCO	FLU
INSTITUTIONAL & CIVIC														
Medical Centers														
Medical and Dental Clinics	*	*	*	*	C	*	A	*	A	A	A	C	A	*
Counseling Centers (nonresidential)	*	*	*	*	*	*	A	*	A	A	A	C	C	*
Hospital/Mental Hospital	*	*	*	*	*	*	C	*	C	C	C	C	C	*
Physical and Mental Rehabilitation (resident)	*	*	*	*	*	*	C	*	C	C	C	C	C	*
All Other	*	*	*	*	*	*	C	*	C	C	C	*	C	*
Parks & Open Space Areas														
Cemetery	~~A~~	A	A	A	C	A	A	A	A	A	A	A	C	*
Golf Course or Golf Driving Range	~~C~~	C	C	C	C	C	*	C	A	A	A	A	*	*
Campground, Primitive (See Chapter 27)	~~C~~	*	*	*	*	*	*	C	C	C	*	C	*	*
Parks, Lakes, Reservoirs, Greenways, Trails	~~A~~	A	A	A	A	A	A	A	A	A	A	A	A	*
Other	~~C~~	C	C	C	C	C	C	C	C	C	C	A	C	*
Religious Institutions/Places of Worship														
All	~~A~~	A	A	A	A	A	A	A	A	A	A	A	A	*
Schools														
Boarding Schools	~~C~~	C	C	C	C	C	C	C	C	C	*	C	C	*
Elementary Schools	~~A~~	A	A	A	A	A	A	A	A	A	*	A	A	*
Secondary Schools	~~A~~	A	A	A	A	A	A	A	A	A	*	A	A	*
Utility, Basic														
Utility Service Facilities, (Underground)	~~A~~	A	A	A	A	A	A	A	A	A	A	A	A	*
Utility Treatment, Production or Service Facility	*	*	*	*	*	*	C	*	C	C	C	C	*	*
All Other Utility, Basic	~~C~~	C	C	C	C	C	C	C	C	C	C	A	C	*
Utility Corridors														
Transmission Lines (above ground)	~~C~~	C	C	C	C	C	C	C	C	C	C	A	C	*
Transmission Lines (underground)	~~C~~	C	C	C	C	C	C	C	C	C	C	A	C	*
All Other	~~C~~	C	C	C	C	C	C	C	C	C	C	C	C	*
COMMERCIAL														
College, Trade & Vocational Schools														
Colleges and Universities	*	*	*	C	C	C	C	*	C	C	C	C	C	*
Vocational, Technical & Trade	*	*	*	C	C	C	A	*	A	A	A	C	C	*
All Other Education Institutions	*	*	*	C	C	C	A	*	A	A	A	C	C	*
Entertainment Event, Major														
Indoor Facilities	*	*	*	*	C	*	A	C	A	A	C	C	C	*
Outdoor Facilities	*	*	*	*	C	*	A	C	A	A	C	C	C	*

Section 17.02.023~~07.060 (F)~~

LAND USE~~/ZONING~~ TABLE

	~~AR~~	RE	~~RR&~~ LLR	CR	CMU[1]	SFR	DMU	MP	~~GC~~ C-1	C-2	I	CSR	NCO	FLU
COMMERCIAL														
Office														
General Offices	*	*	*	*	A	*	A	*	A	A	A	*	A	*
Office with Drive-in Facilities	*	*	*	*	C	*	C	*	A	A	A	*	C	*
Parking, Commercial														
All, when not accessory to a permitted use	*	*	*	*	C	*	C	*	A	A	A	A	C	*
Recreation & Entertainment, Outdoor														
Campgrounds & Recreational Vehicle Parks (See Chapter 27)	~~C~~	*	*	*	*	*	*	C	C	C	C	C	*	*
Swimming Pools, Community	~~C~~	C	C	C	C	C	C	C	C	C	C	A	C	*
Shooting Ranges, Outdoor	*	*	*	*	*	*	*	*	*	*	C	C	*	*
Amusement Park	*	*	*	*	*	*	*	*	C	C	*	C	*	*
Drive-in Theater	*	*	*	*	*	*	*	*	C	C	*	C	*	*
Miniature Golf	*	*	*	*	C	*	A	C	A	A	*	A	*	*
Riding Academy, Roping or Equestrian Area	~~C~~	C	C	C	C	C	*	C	C	C	*	C	*	*
Zoo	*	*	*	*	*	*	*	C	C	C	*	C	*	*
All other Outdoor Commercial Recreation	~~C~~	C	C	*	C	C	C	C	A	A	A	A	C	*
Recreation & Entertainment, Indoor														
Health Club	*	*	*	C	C	*	A	*	A	A	A	A	C	*
Movie Theater	*	*	*	*	*	*	A	*	A	A	A	*	*	*
Skating Rink	*	*	*	*	C	*	A	*	A	A	A	A	*	*
Arcade	*	*	*	*	C	*	A	*	A	A	A	*	*	*
Shooting Ranges, Indoor	*	*	*	*	*	*	*	*	C	C	A	C	*	*
All Other Indoor Recreation	*	*	*	*	C	*	A	*	A	A	A	A	C	*
Retail Sales & Service														
Alcohol Sales, Retail	*	*	*	*	C	*	A	*	A	A	A	*	C	*
Animal Clinic/Hospital/Boarding/Sales, Indoor (See Chapter 6.28 of the Municipal Code)	~~C~~	*C	*	*	C	*	A	C	A	A	A	*	C	*
Animal Clinic/Hospital/Boarding/Sales, Outdoor (See Chapter 6.28 of the Municipal Code)	~~C~~	*C	*	*	*	*	C	C	C	C	C	*	C	*
Bar/Nightclub	*	*	*	*	C	*	A	*	A	A	A	*	C	*
Bed and Breakfast (1-4 guest rooms) See Section 17.07.070 (A)	~~C~~	C	C	C	C	C	A	C	A	A	*	*	A	*
Bed and Breakfast (4+ Guest rooms)	*	*	*	*	*	*	A	C	A	A	A	*	C	*

Section 17.02.023~~07.060 (F)~~

LAND USE~~/ZONING~~ TABLE

	~~AR~~	RE	~~RR&~~ LLR	CR	CMU[1]	SFR	DMU	MP	~~GC~~ C-1	C-2	I	CSR	NCO	FLU
COMMERCIAL														
Retail Sales & Service (Continued)														
Delivery and Dispatch Services (Vehicles on-site)	*	*	*	*	*	*	C	*	A	A	A	*	*	*
Drive-Up/Drive-Through Facilities (with permitted use)	*	*	*	*	*	*	C	*	A	A	A	*	*	*
Drive-Up/Drive-Through Facilities (not in conjunction with a permitted use; freestanding)	*	*	*	*	*	*	C	*	A	A	A	*	*	*
Food Service, Catering	*	*	*	*	A	*	A	*	A	A	A	*	A	*
Food Service, Restaurant (including alcohol sales)	*	*	*	*	C	*	A	*	A	A	A	*	A	*
Food Service, Restaurant (Not including alcohol sales)	*	*	*	*	A	*	A	*	A	A	A	*	A	*
Farm Implement/Equipment Sales/Service	*	*	*	*	*	*	A	*	A	A	A	*	*	*
Flea Market/Farmer's Market	*	*	*	*	*	*	C	*	C	C	C	A	C	*
Feed Store	*	*	*	*	*	*	C	*	A	A	A	*	*	*
Fuel Sales, Automotive/Appliance (not including Drive-Up/Drive-Through uses)	*	*	*	*	*	*	A	*	A	A	A	*	*	*
Fuel Sales, Heavy Vehicle (not including Drive-Up/Drive-Through uses)	*	*	*	*	*	*	A	*	A	A	A	*	*	*
Funeral Homes/Mortuaries/Crematories	*	*	*	*	*	*	C	*	C	C	C	*	*	*
General Retail Sales, Indoor Operations, Display and Storage	*	*	*	*	A	*	A	*	A	A	A	*	A	*
General Retail Sales, Outdoor Operations, Display or Storage	*	*	*	*	C	*	A	*	A	A	A	*	A	*
Hotels and Motels	*	*	*	*	*	*	A	*	A	A	A	*	*	*
Nursery/Greenhouse, Retail (not Agriculture)	*	*	*	*	C	*	A	*	A	A	A	*	*	*
Manufactured Building Sales and Service	*	*	*	*	*	*	C	*	A	A	A	*	*	*
Pawn Shops (See Chapter 5.30 of the Municipal Code)	*	*	*	*	C	*	A	*	A	A	A	*	*	*
Rental, Home Oriented, Indoor Display/Storage	*	*	*	*	C	*	A	*	A	A	A	*	C	*
Rental, Heavy Equipment, Outdoor Display/Storage	*	*	*	*	*	*	A	*	A	A	A	*	*	*
Repair, Small Appliance/Small Engine	*	*	*	*	C	*	A	*	A	A	A	*	*	*
Repair, Large Appliance	*	*	*	*	*	*	A	*	A	A	A	*	*	*
Sexually Oriented Businesses (See Chapter 35 of the Land Use Code and 5.40 of the Municipal Code)	*	*	*	*	*	*	*	*	C	C	C	*	*	*
Personal Services	*	*	*	*	A	*	A	*	A	A	A	*	A	*
Medical Marijuana Centers See Section 17.07.070(U)(3)	*	*	*	*	*	*	*	*	*	*	*	*	*	*

Section 17.02.023~~07.060 (F)~~

LAND USE~~/ZONING~~ TABLE

	~~AR~~	RE	~~RR&~~ LLR	CR	CMU[1]	SFR	DMU	MP	~~GC~~C-1	C-2	I	CSR	NCO	FLU
COMMERCIAL														
Retail Sales & Service (Continued)														
Medical Marijuana Cultivation by Patients and Primary Caregivers in Non-Residential Units See Section 17.07.070(U)(2)	*	*	*	*	*	*	*	*	C	C	C	*	*	*
Medical Marijuana Optional Premises Cultivation Operations See Section 17.07.070(U)(3)	*	*	*	*	*	*	*	*	*	*	*	*	*	*
All Other Retail Sales and Service	*	*	*	*	C	*	A	*	A	A	A	*	C	*
Storage/Self Service Storage														
Mini Warehouse/Self Service Storage Facility	*	*	*	*	*	*	*	*	A	A	A	*	*	*
Outdoor Storage (Vehicles, Equip. Etc.)	*	*	*	*	*	*	*	*	A	A	A	*	*	*
Vehicle Repair, Except Quick Vehicle Servicing														
Auto and Light Truck Mechanical Repair Shop	*	*	*	*	*	*	C	*	A	A	A	*	*	*
Body Shop	*	*	*	*	*	*	*	*	A	A	A	*	*	*
Truck Stop/Travel Plaza/Truck Parking Area	*	*	*	*	*	*	*	*	C	C	C	*	*	*
Tire Recapping and Storage	*	*	*	*	*	*	*	*	C	C	C	*	*	*
All Other Vehicle Repair, Limited	*	*	*	*	*	*	C	*	A	A	A	*	*	*
Vehicle Service, Limited: Quick Vehicle Servicing														
Car Wash	*	*	*	*	*	*	C	*	A	A	A	*	*	*
Gasoline Service Station	*	*	*	*	*	*	C	*	A	A	A	*	*	*
Quick Lube	*	*	*	*	*	*	C	*	A	A	A	*	*	*
All Other Vehicle Service, Limited	*	*	*	*	*	*	C	*	A	A	A	*	*	*
INDUSTRIAL														
Indoor Operations or Storage														
Industrial Service	*	*	*	*	*	*	*	*	A	A	A	*	*	*
Assembly	*	*	*	*	*	*	*	*	A	A	A	*	*	*
Food Products	*	*	*	*	*	*	*	*	A	A	A	*	*	*
Manufacturing/Processing	*	*	*	*	*	*	*	*	A	A	A	*	*	*
All Other	*	*	*	*	*	*	*	*	C	C	A	*	*	*
Outdoor Operations or Storage														
Industrial Service	*	*	*	*	*	*	*	*	C	C	A	*	*	*
Assembly	*	*	*	*	*	*	*	*	C	C	A	*	*	*
Food Products	*	*	*	*	*	*	*	*	C	C	A	*	*	*
Manufacturing/Processing	*	*	*	*	*	*	*	*	C	C	A	*	*	*
All Other	*	*	*	*	*	*	*	*	C	C	C	*	*	*

Section 17.02.023~~07.060 (F)~~

LAND USE~~/ZONING~~ TABLE

	~~AR~~	RE	~~RR&~~ LLR	CR	CMU[1]	SFR	DMU	MP	~~GC~~ C-1	C-2	I	CSR	NCO	FLU
INDUSTRIAL														
Junk Yard														
Junk Yard (See Municipal Code Chapter 5.24)	*	*	*	*	*	*	*	*	*	*	C	*	*	*
Impound Lot														
Impound Lot	*	*	*	*	*	*	*	*	C	C	A	*	*	*
Warehouse, Freight Movement & Distribution														
Indoor Operations, Storage and Loading	*	*	*	*	*	*	C	*	A	A	A	*	*	*
Indoor Storage with Outdoor Loading Docks	*	*	*	*	*	*	C	*	A	A	A	*	*	*
Outside Storage or Loading	*	*	*	*	*	*	*	*	C	C	A	*	*	*
Gas or Petroleum Storage	*	*	*	*	*	*	*	*	C	C	C	*	*	*
Sand or Gravel Storage	*	*	*	*	*	*	*	*	C	C	A	*	*	*
All Others	*	*	*	*	*	*	*	*	C	C	C	*	*	*
Waste Related Uses														
Non-Hazardous Waste Transfer	*	*	*	*	*	*	*	*	C	C	C	*	*	*
Medical/Hazardous Waste Transfer Station	*	*	*	*	*	*	*	*	C	C	C	*	*	*
Solid Waste Disposal Sites	*	*	*	*	*	*	*	*	*	*	C	*	*	*
Recycling Collection Points	*	*	*	*	*	*	*	*	C	C	C	C	*	*
All Other Waste Related/Recycling Center	*	*	*	*	*	*	*	*	*	*	C	C	*	*
Wholesale Sales														
Wholesale Business (No highly flammable materials/liquids)	*	*	*	*	*	*	C	*	A	A	A	*	*	*
Agri Business Wholesaling	~~C~~	C	C	*	*	*	C	*	C	C	C	*	*	A
All Other Wholesale Uses	*	*	*	*	*	*	C	*	C	C	C	*	*	*
Agricultural														
Animals Agricultural; Confinement	~~C~~	*C	*	*	*	*	*	*	*	*	C	C	*	A
Dairy	~~C~~	*C	*	*	*	*	*	*	*	*	C	C	*	A
Winery	~~C~~	C	*	*	*	*	C	C	C	C	A	C	*	A
Confined Animal Feeding Operation, Feedlot	~~C~~	*C	*	*	*	*	*	*	*	*	C	*	*	A
Forestry/Silviculture, Commercial	~~C~~	*C	*	*	*	*	*	*	C	C	A	*	*	A
Pasture, Commercial	~~A~~	*A	*	*	*	*	*	C	A	A	A	A	*	A
All Other Agriculture	~~A~~	A	*	*	*	*	*	A	*	*	A	A	*	A

Section 17.02.023~~07.060 (F)~~ LAND USE/~~ZONING~~ TABLE														
	~~AR~~	RE	~~RR&~~ LLR	CR	CMU[1]	SFR	DMU	MP	~~GC~~ C-1	C-2	I	CSR	NCO	FLU
INDUSTRIAL														
Aviation or Surface Passenger														
Airports/Heliports	~~*~~	*	*	*	*	*	*	*	C	C	C	C	*	*
Bus/Commuter Stops	~~A~~	A	A	A	A	A	A	A	A	A	A	A	A	*
Bus/Railroad Depot	~~*~~	*	*	*	C	*	C	*	A	A	A	A	C	*
Helipads	~~*~~	*	*	*	*	*	*	*	C	C	C	C	*	*
All Other Aviation or Surface Passenger Terminal	~~*~~	*	*	*	C	*	C	*	C	C	C	C	C	*
Mining (See Chapter 31)														
Oil or Gas Drilling	~~C~~	*	*	*	*	*	*	C	*	*	C	*	*	*
Sand or Gravel Extraction or Processing	~~C~~	*	*	*	*	*	*	C	C	C	C	*	*	*
All Other Mining, Extraction	~~*~~	*	*	*	*	*	*	C	C	C	C	*	*	*
Telecommunications Facilities														
Telecommunications Facilities, Towers and Support Structures	~~C~~	C	C	C	C	C	C	C	C	C	C	C	C	C

[1] Non-residential uses in the CMU zone are subject to the supplemental zoning district standards in Section 17.07.070 (J).

~~[2]Duplex, multi-family and attached single-family developments in the CR zone are permitted only as a percentage of a detached single-family residential development. See the Density and Dimensional Standards Table in Section 17.07.060(I).~~

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G. Uses Not Itemized in Land Use/Zoning Table. When a use is proposed and no zone allows for such use under the Land Use/Zoning Table above, the applicant may request from the Community Development Department a determination of a zone in which the use may be allowed. The applicant shall submit a written request, which describes the particular use proposed. The use may be deemed an Allowed Use or a Conditional Use upon the finding of the following:

1. Such use is appropriate to the physiographic and general environmental character of the zone to which it is added;

2. Such use does not create any more hazards to, or alteration of, the natural environment than the minimum amount normally resulting from the other permitted uses, or uses conditionally allowed, in the zone to which it is added, as applicable;

3. Such use does not create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences or more traffic hazards than the minimum amount normally resulting from the other uses permitted in the zone to which it is added;

4. Such use is generally consistent with the uses existing and permitted in the zone to which it is added; and

5. Such use is in conformance with the goals, policies and Master Plan of the city and the purposes of this Title.

H. Schedule of Density/Height/Bulk/Location Requirements in Zones.

1. The following standards apply to all uses and development, except as modified pursuant to Chapter 17.11 Design Standards or Chapter 17.17 Planned Unit Developments.

2. Maximum density may not be achievable on every lot or parcel, as the development must conform to applicable setbacks, coverage, parking, drainage, public improvements, landscaping and other code requirements including density bonus requirements.

3. Connection to the city's wastewater collection and treatment system is required for all single-family residential lots smaller than three (3) acres in size. Larger lots may be required for multi-family and non-residential developments that do not connect to the city's wastewater collection and treatment system. All uses with existing individual sewage disposal systems that require repair or replacement, or are part of a larger development plan and are within four hundred (400) feet of the existing city wastewater collection system, as measured to the closest property line, shall connect to the city system. All property to be annexed with existing land uses using individual sewage disposal systems must connect to the city wastewater collection system if they are within four hundred (400) feet or will be within four hundred (400) feet of a city wastewater collection system once the development to be annexed is completed.

4. Standards containing a slash (x/y) indicate standards for primary buildings (x) and accessory buildings (y).

5. Structures, lots, and land uses lawfully established prior to the effective date of this Code may continue pursuant to Section 17.07.090.

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Chapter 17.~~08~~03.012

DENSITY BONUSES

~~Sections:~~

~~17.08.010 Purpose and Intent~~
~~17.08.020 Applicability~~
~~17.08.030 General Provisions~~
~~17.08.040 Density Bonus Criteria~~
~~17.08.050 Development Standards~~

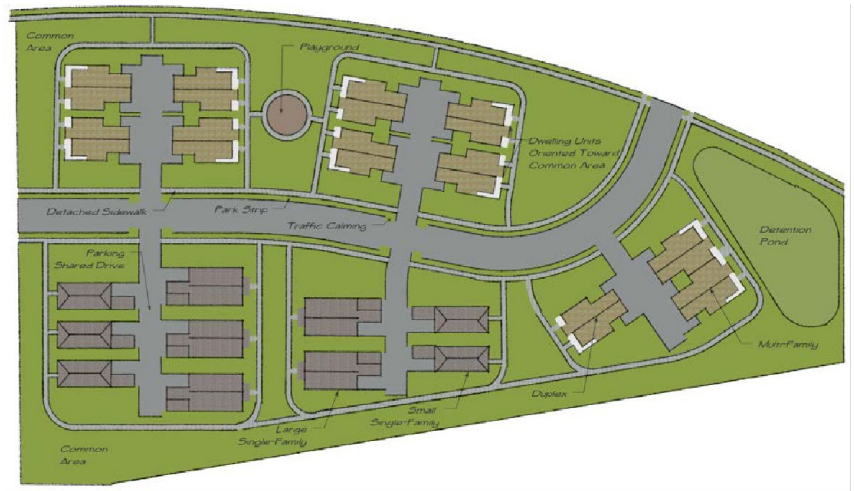
17.0~~3~~8.01~~2~~0 ~~PURPOSE AND INTENT~~Density

Bonuses.

~~A. Purpose.~~Generally. The purpose of ~~Chapter 17.08~~this Section is to help implement portions of the Fruita Community Plan by providing for residential density bonuses in designated zones tied to the provision of community ~~amenities~~benefits. This Chapter is intended to promote compatibility between land uses, as well as predictability and fairness in the approvals process, consistent with the Fruita ~~Community~~ Comprehensive Plan. This Section

~~B.~~ provides opportunities for ~~regulatory~~ development incentives ~~that allow applicants to absorb the costs of public benefits or amenities that are more costly to deliver~~ in response to applicants providing community benefits beyond those described herein as~~than the~~ baseline standards, encouraging applicants to deliver those amenities without incurring unreasonable economic costs, or driving up housing or consumer costs.~~Intent. The intent of this Chapter is to provide options and standards that promote and encourage innovative design that emphasize walkable neighborhoods that are pedestrian in scale and character, integrating open space or common area, detached sidewalks, park strips and tree lined streets and offer a variety of housing types.~~

A.



Applicability. The provisions of this section apply to development in the CR, SFR, and DMU zone

districts, as well as to any PUD. Projects utilizing the provisions of this Chapter are not necessarily required to be processed as a Planned -Unit Development.

B. All densities are based on dwelling units per gross acre, as defined in Chapter 17.02.

~~**17.08.020 APPLICABILITY.** The provisions of Chapter 17.08 apply only when an applicant has requested a density bonus and only where the zone in which a project is located specifically authorizes residential densities exceeding the base density of the zone.~~

Process. ~~17.08.030 GENERAL PROVISIONS.~~

~~A. Density bonus requests shall be submitted on forms provided by the Communit y Development Director and shall be accompanied by plans, exhibits, narrative and other information as required by the Community Development Director, to sufficiently demonstrate compliance with the provisions of this Chapter.~~

~~B.~~ Density bonus applications shall be processed at the same time and using the same procedure as required for a Major Subdivision, Planned Unit Development, or Site -Design -Review, as applicable.

~~C. Projects utilizing the provisions of this Chapter are not necessarily required to be processed as a Planned Unit Development.~~

~~D.~~ City Council may preliminarily approve a density bonus, with final approval contingent upon the owner and city executing an Annexation Agreement, Subdivision or Development Improvement Agreement, PUD Guide and/or other binding agreement as necessary to ensure compliance with this Title and other city requirements.

~~E. Except as provided under Subsection D (preliminary approval) above, a density bonus approval shall be binding on the subject property and shall run with the land.~~

C. City Council may approve, deny, or approve with conditions, density -bonus applications filed in accordance with Chapter –17.08.

~~F.~~ Criteria.

~~**17.08.040 DENSITY BONUS CRITERIA.**~~ City Council is authorized to grant density bonuses up to a maximum of ~~five (5)~~eight (8) dwelling units per- acre- in -accordance -with -the -following:

D.

Density Bonus Criteria		**Zones**		
		CR	**SFR**	**DMU-C and DMU-O**
Base Density		6.0 DU/acre	4.0 DU/acre	6.0 DU/acre
Maximum Density		8.0 DU/acre	5.0 DU/acre	12.0 DU/acre
20% Open Space		1 additional DU/acre	1 additional DU/acre	1 additional DU/acre
Bike and Trail Connections		1 additional DU/acre	1 additional DU/acre	1 additional DU/acre
Alley/shared drive access		1 additional DU/acre	Not applicable	1 additional DU/acre
Mix of housing types		1 additional DU/acre	Not applicable	1 additional

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~~A. A maximum density of three (3) dwelling units per acre may be approved with a~~A minimum of ~~thirty~~ twenty (20~~30~~) percent of the ~~property~~ project designated as parks, trails, open space or common area.

1. The open space or common area must be easily ~~adjacent and~~ accessible to a minimum of fifty (50) percent of the lots, by being located within a ¼ mile walking shed, and providing a safe sidewalk or trail connection to the space. A conservation easement, or other form acceptable to the City Attorney, shall be required with the first phase or first filling of the subdivision to ensure the space is permanently designated as an open area.

   a. Open space and common areas shall be a functional part of the project design rather than residual land that is "left over" with no recreational, aesthetic or design importance.

   b. Narrow (less than thirty-five (35) feet in width) linear strips of land should not be counted toward the open space or common area requirement.

   c. Open space or common areas may be developed or undeveloped~~pable~~, active or passive. Areas ~~and~~ may include stormwater detention and retention basins if the design of the basin is integral to the open space or common area, is separately managed by the association, and is at a grade of 15% or less. In addition, washes, streams or other natural features should be included and incorporated into open space or common area.

   d. Open space or common areas shall be visible from the street and add to the quality of the neighborhood and shall be accessible to all dwelling units within the development. Open space and common area surrounded by dwelling units with no access to an adjacent street is prohibited.

   e. Open space or common areas may contain private recreation amenities including but not limited to: plazas, courtyards, community garden, basketball/tennis/pickleball courts, clubhouses or community greenhouses.

   f. Open space or common areas shall be grouped contiguously with open space or common areas from adjacent developments, where possible.

2. The project includes an internal trail network, a continuation of an existing trail network, or the continuation of a bike lane system internal to the project and along adjoining rights-of-way. The bike and trail amenities must be at least 500 feet of linear length to qualify for this bonus. On-site trails and/or sidewalks shall be extended to existing off-site trails, sidewalks or parks if the extension is less than two hundred (200) feet in length. An easement, or other form acceptable to the City Attorney, shall be required with the first phase or first filling of the subdivision to ensure the space is permanently designated as a trail.

   a. Walkways, trails and other forms of pedestrian access shall form an interconnected system serving as access to open space, common area

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and other pedestrian destinations.

1.

2. For purposes of this Chapter, adjacent means open space or common area that is located along the entirety of at least one lot line of each adjoining lot and accessible means the resident of the lot or unit must be able to safely and conveniently step onto the open space or common area from the lot or unit.

B. In addition to the required open space, the following criteria may be used to increase the bonus density by an additional dwelling unit per acre, per criteria, up to a maximum five (5) dwelling units per acre:

1. A minimum of eighty (80) percent of the proposed dwelling units are oriented towards open space or common area. For purposes of this Chapter, oriented means that the primary entrance of the dwelling unit faces toward

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an open space or common area.

2. A minimum five (5) foot wide park strip and five (5) foot wide detached sidewalk are located on both sides of all proposed streets. Upon approval of City Council, park strips may be applied toward the open space or common area requirement.

3. Access to required parking and/or garages of a minimum of eighty (80) percent of the proposed dwelling units is by alley or shared drive. For purposes of this Chapter Section, a shared drive must serve a minimum of four (4) dwelling units.

4. A mix of housing types are proposed with a minimum of twenty (20) percent of the dwelling units being single- family attached, duplexes and/or multi- family units. The unit types shall be dispersed within the development, and a site plan shall be recorded to ensure that the final buildout reflects representations in the density bonus review.

C. All densities are dwelling units per gross acre, as defined in Chapter 17.03.

Density Bonus Criteria			**Zones**	
			SFR	**CMU**
Base Density			2.0 DU/acre	2.0 DU/acre
30% Open Space			3.0 DU/acre	3.0 DU/acre
Orientation of dwelling units			Not applicable	1 additional DU/acre
Park strips/detached walks			Not applicable	1 additional DU/acre
Alley/shared drive access			Not applicable	1 additional DU/acre
Mix of housing types			Not applicable	1 additional DU/acre

17.08.050 DEVELOPMENT STANDARDS. Density bonuses are awarded based on an application's compliance with the above criteria and the standards and requirements contained in the following text and illustrations.

A. General Standards.

1. Walkable Neighborhood.

a Pedestrian friendly street design which may include but is not limited to: interconnected pedestrian network of sidewalks and trails, reduced front yard setbacks; tree lined streets; garages and parking accessed by alleys or shared drives; narrow, slow speed streets; etc.

2. Innovative Urban Design.

a. Emphasis on aesthetics, human comfort and creating a sense of place.

b. Human scale architecture.

c. Easily accessible open space or common area.

d. Dwelling units oriented toward open space or common area.

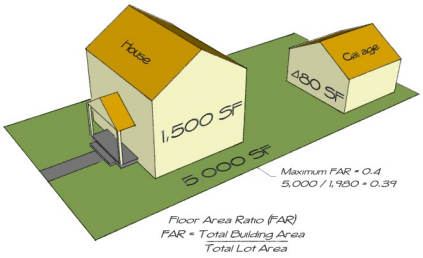
3. Variety of Housing Types.

a. A variety of housing types including; single family detached, single family attached, duplexes and multi family dwellings.

B. Site Development Standards. In addition to those requirements contained in Title 17 – Land Use Code, the following design standards are applicable to new development s utilizing bonus density.

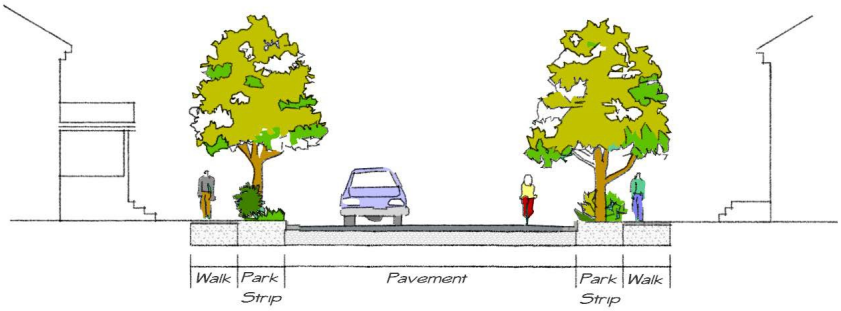
1. Floor Area Ratio.

a. The maximum floor area ratio shall be 0.40. The floor area ratio is calculated by dividing the gross building area (including all accessory structures but excluding uncovered patios and decks) by the gross lot area.



2. Streets.

a. Alternative street designs are encouraged and may be approved where the design is found to be consistent with the intent of this Chapter and consistent with the health, safety and welfare of pedestrians and vehicles.

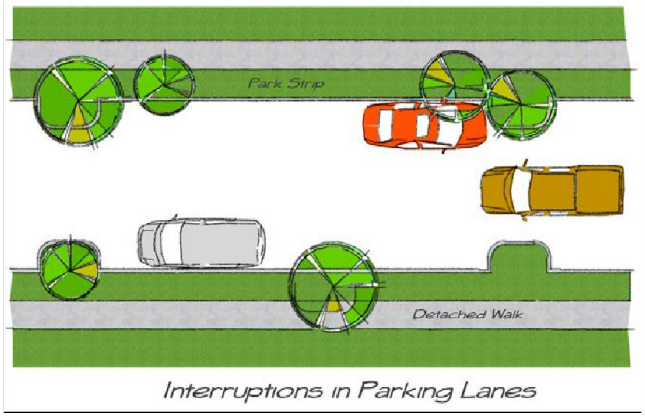


b. Traffic calming techniques shall be incorporated into street designs.

3. Parking.

a. Guest parking shall be provided at a ratio of .5 parking space per unit when on-street parking is limited or nonexistent. Guest parking spaces shall be accessible to everyone and conveniently located within the project.

b. If on-street parking is proposed, the use of planting areas interposed within the parking lanes is encouraged.



4. Pedestrian Access, Sidewalks and Trails.

a. Projects shall include an interconnected pedestrian circulat io n system utilizing both sidewalks and trails is an integral part of the project connecting streets, dwelling units, open space and common area. Disheartening

ba. On-site trails and/or sidewalks shall be extended to existing off-site trails, sidewalks or parks if the extension is less than two hundred (200) feet in length.

5. Building Design

a. Building design within the project should be architecturally varied but complementary.

b. Individual units should incorporate design features to assure high quality, distinctive design and a cohesive variety within the project.

c. Building facades should have offsets, particularly above the first floor, to reduce the appearance of building mass and bulk.

d. Roof elements should be varied to create a comfortable human scale.

e. Garages

1) Garages may be attached or detached but must be consistent and compatible with the architecture and materials of the individual dwelling unit.

2) The appearance of attached garages should be minimized by limiting garage doors to no more than fifty (50) percent of the linear front elevation of any unit. The use of two single car garage doors as opposed to a double garage door or simila r design is encouraged to reduce the visual scale of the garage.

3) Driveway cuts on the public street shall be minimized to preserve landscaping and on-street parking.

6. Neighborhood Compatibility. New developments should integrate existing neighborhood patterns of adjacent developments with respect to building scale, massing and orientation.

7. Open Space/Common Areas

a. Open space and common areas shall be a functional part of the project design rather than residual land that is "left over" with no recreational, aesthetic or design importance.

ba. Narrow (less than thirty-five (35) feet in width) linear strips of land should not be counted toward the open space or common area requirement.

ca. Open space or common areas may be developed or undevelopable, active or passive and may include stormwater detention and retention basins if design of the basin is integral to the open space or common area. In addition, washes, streams or other natural features should be included and incorporated into open space or common area.

da. Open space or common areas shall be visible from the street and add to the quality of the neighborhood and shall be accessible to all dwelling units within the development. Open space and common area surrounded by dwelling units with no access to an adjacent street is prohibited.

ea. Open space or common areas may contain private recreation amenities including but not limited to: plazas, courtyards, community garden, basketball/tennis/pickleball courts, clubhouses or community greenhouses.

fa. Walkways, trails and other forms of pedestrian access shall form an interconnected system serving as access to open space, common area and other pedestrian destinations.

ga. Open space or common areas shall be grouped contiguously with open space or common areas from adjacent developments.

8. Landscaping

a. Landscape Buffer

1) A landscape buffer shall be a minimum of thirty-five (35) feet in width and left in its natural state or improved.

b. Tree and Landscape Feature Preservation

1) Existing trees and other natural landscape features should be

~~preserved and incorporated into the design of the project.~~

~~c. Park Strips~~

~~1) Park strips must be a minimum of five (5) feet in width and contain, in aggregate, at least one (1) tree for every forty (40) feet of street frontage.~~

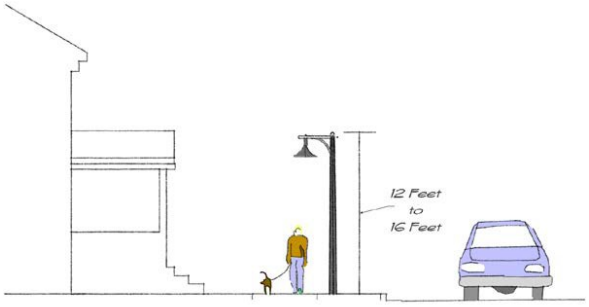
~~2) Trees may be grouped or clustered for compatibility with the overall site design and need not be spaced at regular intervals of forty (40) feet.~~

~~9. Lighting~~

~~a. Street lighting should be provided along all streets. Generally more, smaller lights, as opposed to fewer, high intensity lights, should be used.~~

~~b. Street lights should be installed on both sides of the street at intervals no greater than seventy five (75) feet.~~

~~c. Decorative light posts are recommended for free standing lights and lighting should be low in height to complement the human scale.~~



Pedestrian-scale Lighting

~~C.~~A. Modification of Standards.

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1. For development projects requesting a density bonus, City Council may consider modification of one or more of the following standards:

a. Minimum lot sizes and/or dimensions;

~~b. Maximum floor area ratio;~~

~~c~~b. Minimum lot setbacks;

~~d~~c. Maximum lot coverage;

~~e~~d On-site parking standards;

~~f~~c Minimum building separation requirements; and/or

~~g~~f Street standards.

2. A request for modification of standards shall be submitted in conjunction with the bonus density application and shall identify the modifications being requested and shall include an explanation of what exceptional conditions, practical difficulties, or unnecessary hardships exist that require the modifications. The request shall also address how the modifications are beneficial to the public good, are in compliance with the Comprehensive Plan and meet the purpose and intent of this Chapter.