



DENVER
THE MILE HIGH CITY

Proposed Denver Zoning Code Text Amendment

2016 Bundle

Land Use, Transportation and Infrastructure
Information Item

12.13.16

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

- Summary of the process for a text amendment
- Purpose of this text amendment
- Summary of the proposed major changes

Amendment Process

Dates tentative

- Summary Review with INC ZAP Committee: October 22
- Planning Board informational presentation and Q&A: **December 8**
- LUTI informational presentation and Q&A: December 13
- Public Review Redline Draft posted to CPD website and informational notice sent to RNOs: **January**
- Planning Board Public Hearing: **February**
 - Notification to RNOs and City Council 15 days prior to public hearing
 - Planning Board Draft of text amendment and staff report
 - Public hearing and Planning Board recommendation

- City Council Committee meeting – **February**
 - Notification to RNOs 15 days prior to meeting
- City Council First Reading – **February**
- City Council Public Hearing – **March**
 - Notification to RNOs 21 days prior to public hearing
 - Public Hearing and decision by City Council

Purpose of Text Amendment

- As part of the city's ongoing effort to keep the Denver Zoning Code modern, clear and user-friendly, the Denver Community Planning and Development department will propose a new series of text amendments to the code.
- City staff periodically review the Denver Zoning Code and prioritize potential updates in response to customer and community feedback, industry changes and other factors. Text amendment packages are proposed when the number of high-priority updates reaches a critical mass.
- Many of the updates come in direct response to feedback from permit customers and Denver residents.
- The most recent text amendment package was adopted by City Council in June 2015.

Summary of Major Proposed Changes

1. Usability and Clarifications
2. Substantive
 - Conflicting Provisions
 - Procedures
 - Form Standards and Landscape Standards
 - Uses
 - New Zone Districts
 - Rules of Measurement

Summary of Major Proposed Changes

1. Usability and Clarifications

- Correct errors in translation
 - Allow resident to store excess cars in garages on other lots – not carried forward clearly from FM CH 59
- Improve graphics to make the code easier to understand
 - New graphic to accompany the definition of “Face Block”
- Correct cross-reference errors
- Clarify provisions where the code is vague
 - Text Amendment may only be sponsored by a Manager or City Councilmember, therefore there is no “applicant”

Summary of Major Proposed Changes

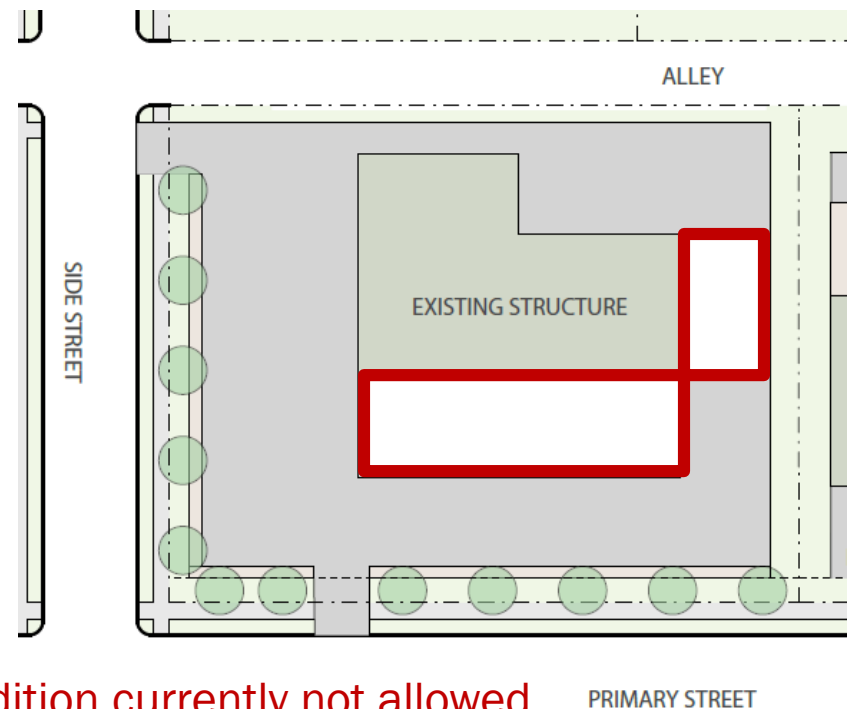
- ## 2. Substantive – Conflicting Provisions
- Align the Code with regulations from other agencies and State and Federal regulations
 - Excise and License permitted locations for retail marijuana sales
 - New State regulations regarding liquor licensing
 - New state 1,500 ft spacing requirement for liquor stores
 - New Manufacturer Sales Rooms license type
 - Federal Fair Housing Act for assisted living
 - Federal regulations for telecommunications

3. Substantive - Procedures

- Remove minimum area requirements for map amendments, design overlays, and conservation overlays to ensure requirements don't prevent implementation of adopted plans and the appropriate tools are available

4. Substantive - Procedures

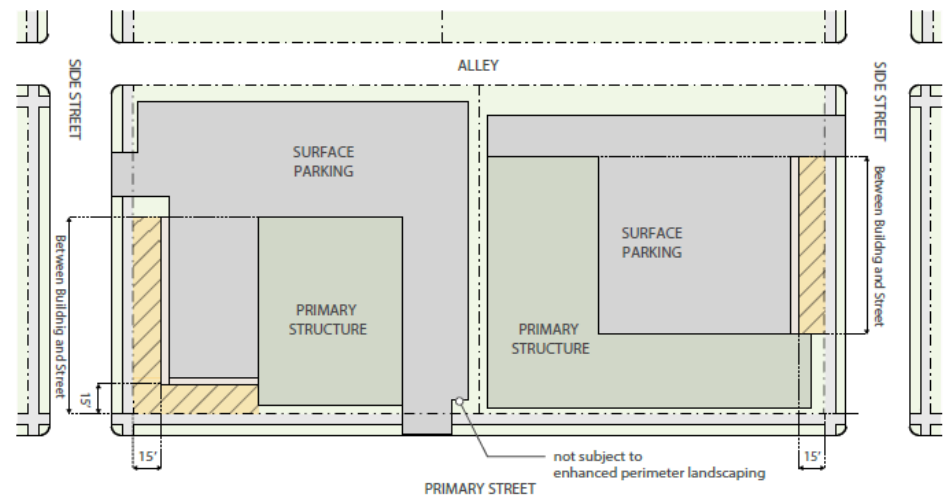
- Create new flexibility for existing Compliant Structures due to location of surface parking



Addition currently not allowed due to location of surface parking between the building and the street

Summary of Major Proposed Changes

5. Substantive – Form Standards and Landscape Standards
- Allow Surface Parking between the building and the side street with enhanced landscape standards to facilitate site design while ensuring a quality pedestrian realm



Summary of Major Proposed Changes

6. Substantive – Form Standards

- Allow accessory dwelling units (ADUs) in the General Urban Neighborhood Context to have narrower setbacks where primary structures have reduced setbacks on narrow lots
- Correct erroneous protected district setback from the G-RH-3 zone district because it is already a protected district
- Strengthen vehicle access standards

Summary of Major Proposed Changes

7. Substantive - Uses

- Remove use restrictions on existing industrial and drive-thru buildings to facilitate adaptive reuse
- Remove use restriction on new drive-thru buildings in the Suburban Neighborhood Context and E-CC Zone District to enable investment in new multi-tenant buildings
- Allow certain common-sense items to locate in setbacks: walkways, stairs, mailboxes, driveways that access a parking area, utility transformers
- Add a use restriction to the Urban House and Duplex building forms in the General Urban Neighborhood Context to limit the form to single unit and duplex uses.

Summary of Major Proposed Changes

8. Substantive – New Zone Districts

- Create new RX-3 zone districts in the Urban Edge, Urban, General Urban, and Master Planned contexts for more options

9. Substantive – Rules of Measurement
- Add a new ROM to allow the Zoning Administrator to designate the primary street Zone Lot Line for Historic Structures in residential districts

- Contact Ryan Winterberg-Lipp, AICP, CPD Senior Planner: ryan.winterberg-lipp@denvergov.org

Visit our website at

www.DenverGov.org/TextAmendments

– Sign up for email notifications

- Walk-in office hours in January and February
- Televised briefings on Denver8