

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2021

COUNCIL BILL NO. CB21-1332
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance amending the Denver Zoning Code to correct an error in the**
7 **detached accessory dwelling unit building form standards in the Urban Edge**
8 **Neighborhood Context.**
9

10 **WHEREAS**, the Denver Zoning Code permits detached accessory dwelling unit building
11 forms in certain single unit zone districts within the Suburban, Urban Edge, and Urban neighborhood
12 contexts;

13 **WHEREAS**, in the Suburban and Urban neighborhood contexts, the maximum building
14 footprint of a detached accessory dwelling unit permitted in a single unit zone district is 864 square
15 feet for zone lots greater than 6,000 square feet and up to 7,000 square feet, and 1,000 square feet
16 for zone lots greater than 7,000 square feet;

17 **WHEREAS**, in the Urban Edge neighborhood context, the maximum building footprint of a
18 detached accessory dwelling unit permitted in a single unit zone district is 650 square feet for zone
19 lots greater than 6,000 square feet and up to 7,000 square feet, and 864 square feet for zone lots
20 greater than 7,000 square feet;

21 **WHEREAS**, the maximum building footprint in the Urban Edge neighborhood context differs
22 from maximum building footprint allowed in the Suburban and Urban neighborhood contexts
23 because of a drafting error;

24 **WHEREAS**, the City Council desires to amend the Denver Zoning Code to correct the error
25 in the detached accessory dwelling unit building form standards in the Urban Edge Neighborhood
26 Context regarding maximum building footprint square footage; and

27 **WHEREAS**, the City Council has determined on the basis of evidence and testimony
28 presented at the public hearing that amending the Denver Zoning Code as set forth herein is
29 consistent with the City's adopted plans, furthers the public health, safety and general welfare, and
30 will result in regulations and restrictions that are uniform within the zone district.

31 **NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**
32 **DENVER:**

33 **Section 1.** The changes to the Denver Zoning Code as set forth in Clerk File No. 20210092
34 as filed with the Denver City Clerk on November 16, 2021, and available in the office and on the web

1 page of City Council are hereby adopted and made an official part of the Denver Zoning Code. The
2 changes amend the allowed maximum building footprint for detached accessory dwelling unit
3 building forms allowed in single unit zone districts for the Urban Edge neighborhood context.
4

5 COMMITTEE APPROVAL DATE: November 9, 2021

6 MAYOR-COUNCIL DATE: November 16, 2021

7 PASSED BY THE COUNCIL: _____ December 20, 2021

8 *Stacie Filmore* - PRESIDENT

9 APPROVED: _____ - MAYOR *Mike Johnston* Dec 23, 2021

10 ATTEST: _____ - CLERK AND RECORDER,
11 EX-OFFICIO CLERK OF THE
12 CITY AND COUNTY OF DENVER

13 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____; _____

14 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: November 18, 2021

15 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
16 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
17 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
18 § 3.2.6 of the Charter.

19 Kristin M. Bronson, Denver City Attorney

20 BY: *Jonathan Griffin*, Assistant City Attorney DATE: Nov 17, 2021