



Denver Zoning Code Text Amendment Article 4 Detached ADU Building Footprint Error Correction LUTI REVIEW DRAFT – 10/29/2021

This document provides a marked up draft of a proposed text amendment to the Denver Zoning Code to correct two discrete numerical errors adopted with the 2021 Bundle of Denver Zoning Code Text Amendments on June 28, 2021. The error resulted in a misstatement of the maximum building footprint for a detached accessory dwelling unit building form on some lot sizes in single-unit Urban Edge Neighborhood Context (E-) zone districts.

Review Draft Document Conventions

- Text in red underline is proposed new language.
- Text in ~~red strikethrough~~ is proposed deleted language.
- Only pages with changes relevant to this text amendment are included in the review file. You may wish to look at other sections for additional context.
- While efforts are made to ensure document quality, cross-referenced section numbers, figure numbers, page numbers, and amendment numbers may appear incorrect since both new and old text appears in a draft. These will be corrected in the final, “clean” version of the text amendment that is filed for adoption by City Council.
- Additionally, please note that coordination will continue throughout the process to ensure constancy of approach and administration with other ongoing text amendments.

Please send any questions or comments by to Abe Barge at abe.barge@denvergov.org.

DETACHED ACCESSORY DWELLING UNIT

HEIGHT		E-SU-B1	E-SU-D1	E-SU-D1x	E-SU-G1	E-TU-B	E-TU-C	E-RH-2.5 E-MU-2.5
A	Stories (max)	1.5	1.5	1.5	1.5	1.5	1.5	1.5
A	Feet (max)	24'	24'	24'	24'	24'	24'	24'
B	Bulk Plane Vertical Height at Side interior and side street zone lot line	10'	10'	10'	10'	10'	10'	10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	45°	45°

SITING		E-SU-B1	E-SU-D1	E-SU-D1x	E-SU-G1	E-TU-B	E-TU-C	E-RH-2.5 E-MU-2.5
ZONE LOT								
	Zone Lot Size (min)	4,500 sf	6,000 sf	6,000 sf	9,000 sf	4,500 sf	5,500 sf	4,500 sf
	Exception from Maximum Building Coverage	See Section 4.3.7.5						
	Additional Standards	See Section 4.3.4.3						
SETBACKS								
	Location of Structure	Located in the rear 35% of the zone lot depth						
C	Side Interior and Side Street (min)	Lots 30' wide or less: 3' Lots greater than 30' wide: 5'						
D	Rear (min)	5'	5'	5'	5'	5'	5'	5'
PARKING								
	Vehicle Access	From Alley; or Street access allowed when no Alley present See Sec. 4.3.7.6 for exceptions						

DESIGN ELEMENTS		E-SU-B1, E-SU-D1, E-SU-D1x, E-SU-G1 By Zone Lot Size			E-TU-B, E-TU-C, E-RH-2.5, E-MU-2.5
BUILDING CONFIGURATION		6,000 sf or Less	Greater than 6,000 sf and up to 7,000 sf	Greater than 7,000 sf	
	Building Footprint (max)	650 sf	650864 sf	8641,000 sf	1,000 sf
E	Overall Structure Length (max)	36'	36'	36'	36'
	Rooftop and/or Second Story Decks	Not allowed - See Section 4.3.5.2			

USES		E-SU-B1; E-SU-D1, -D1x; E-SU-G1; E-TU-B, -C; E-RH-2.5; E-MU-2.5
		Uses Accessory to Primary Residential Uses Only See Division 4.4 for permitted Uses Accessory to Primary Residential Uses
		See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions