

1 **BY AUTHORITY**

2 ORDINANCE NO.
3 SERIES OF 2023

COUNCIL BILL NO. CB23-0412
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance amending the Denver Zoning Code, establishing a Temporary**
7 **Managed Community zoning use.**

8
9 **WHEREAS**, the City Council desires to amend the Denver Zoning Code to establish a new
10 temporary use called a Temporary Managed Community use that blends existing regulations for Tiny
11 Home Villages with regulations in the Temporary Managed Campsites During COVID-19 Pandemic
12 unlisted use determination, in order to meet a need for unhoused residents in Denver; and

13 **WHEREAS**, the City Council has determined on the basis of evidence and testimony
14 presented at the public hearing that amending the Denver Zoning Code as set forth herein is
15 consistent with the City’s adopted plans, furthers the public health, safety and general welfare, and
16 will result in regulations and restrictions that are uniform within all zone districts.

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

19 **Section 1.** The changes to the Denver Zoning Code as set forth in Clerk File No. 20230052
20 as filed with the Denver City Clerk on May 02, 2023, and available in the office and on the web page
21 of City Council are hereby adopted and made an official part of the Denver Zoning Code. The
22 changes amend certain provisions of the Denver Zoning Code to establish a Temporary Managed
23 Community use.

24 **Section 2.** Any Temporary Tiny Home Village use or Temporary Managed Campsites
25 During COVID-19 Pandemic use permitted prior to the effective date of this ordinance may continue
26 to operate for up to four years from the date of occupancy of the use.

27 **Section 3.** Any permittee of a Temporary Tiny Home Village use or Temporary Managed
28 Campsites During COVID-19 Pandemic use permitted prior to the effective date of this ordinance
29 may apply for a new zoning permit for a Temporary Managed Community use on or before December
30 12, 2023, which will allow the Temporary Managed Community use to (i) remain at its current location
31 and (ii) continue to operate for up to four years from the date the zoning permit for a Temporary
32 Managed Community use is approved.


1 **Section 4.** Where a Temporary Tiny Home Village use or Temporary Managed Campsites
2 During COVID-19 Pandemic use was (i) permitted prior to the effective date of this ordinance and (ii)
3 vacated the permitted property prior to the effective date of this ordinance, such use may be
4 permitted at the prior permitted property according to the "duration of zoning permit" standards stated
5 in the Denver Zoning Code, Section 11.11.17.3.A, as amended by this ordinance.

6 **Section 5.** This ordinance is effective on July 5, 2023.

7 COMMITTEE APPROVAL DATE: April 18, 2023

8 MAYOR-COUNCIL DATE: April 25, 2023

9 PASSED BY THE COUNCIL: June 5, 2023

10  - PRESIDENT

11 APPROVED: _____ - MAYOR _____

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

15 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

16 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: May 4, 2023

17 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
18 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
19 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §
20 3.2.6 of the Charter.

21
22 Kerry Tipper, Denver City Attorney

23
24 BY: , Assistant City Attorney DATE: May 4, 2023

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