



DENVER
THE MILE HIGH CITY

Proposed Denver Zoning Code Text & Map Amendment

Conservation and Design Overlays in the
Highland Neighborhood

Neighborhoods and Planning Committee
5/13/15

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Sponsor, Community Partners, Process

- Highland United Neighbors, Inc.
- These Text and Map amendments were initiated by Councilmember Judy Montero (District 9).
- CPD drafted the text and is processing the map amendments (rezoning).

October 2013	Highland United Neighbors, Inc (HUNI) submitted an initial proposal to CPD.
2013-2015	Additional discussions took place with the Neighborhood, HUNI, CPD and Judy Montero.
November 11, 2014	HUNI hosted a public meeting in the Highland neighborhood.
December 11, 2014	HUNI hosted a follow-up public meeting in the Highland neighborhood.
January 9, 2015	Denver City Councilwoman Judy Montero initiated the proposed text and map amendment.
January –March	CPD drafted proposed overlay language.
February 10, 2015	CPD attended the HUNI PCD meeting to discuss initial zoning text.
February 28, 2015	CPD presented summary of amendments to INC-ZAP.
March 30, 2015	Draft posted to CPD website - Email notice to all RNOs.
April 14, 2015	CPD attended the HUNI PCD meeting to discuss comments on the public draft zoning text.
April 14, 2015	Public Notification sent for April 29, 2015 Planning Board Public hearing. Notice emailed to all RNOs and signs were posted throughout subject map amendment area.
April 29, 2015	Planning Board Public Hearing – unanimous vote to recommend approval
May 13, 2015	Neighborhoods and Planning Committee
June 1, 2015	City Council First Reading
June 22, 2015	City Council Public Hearing



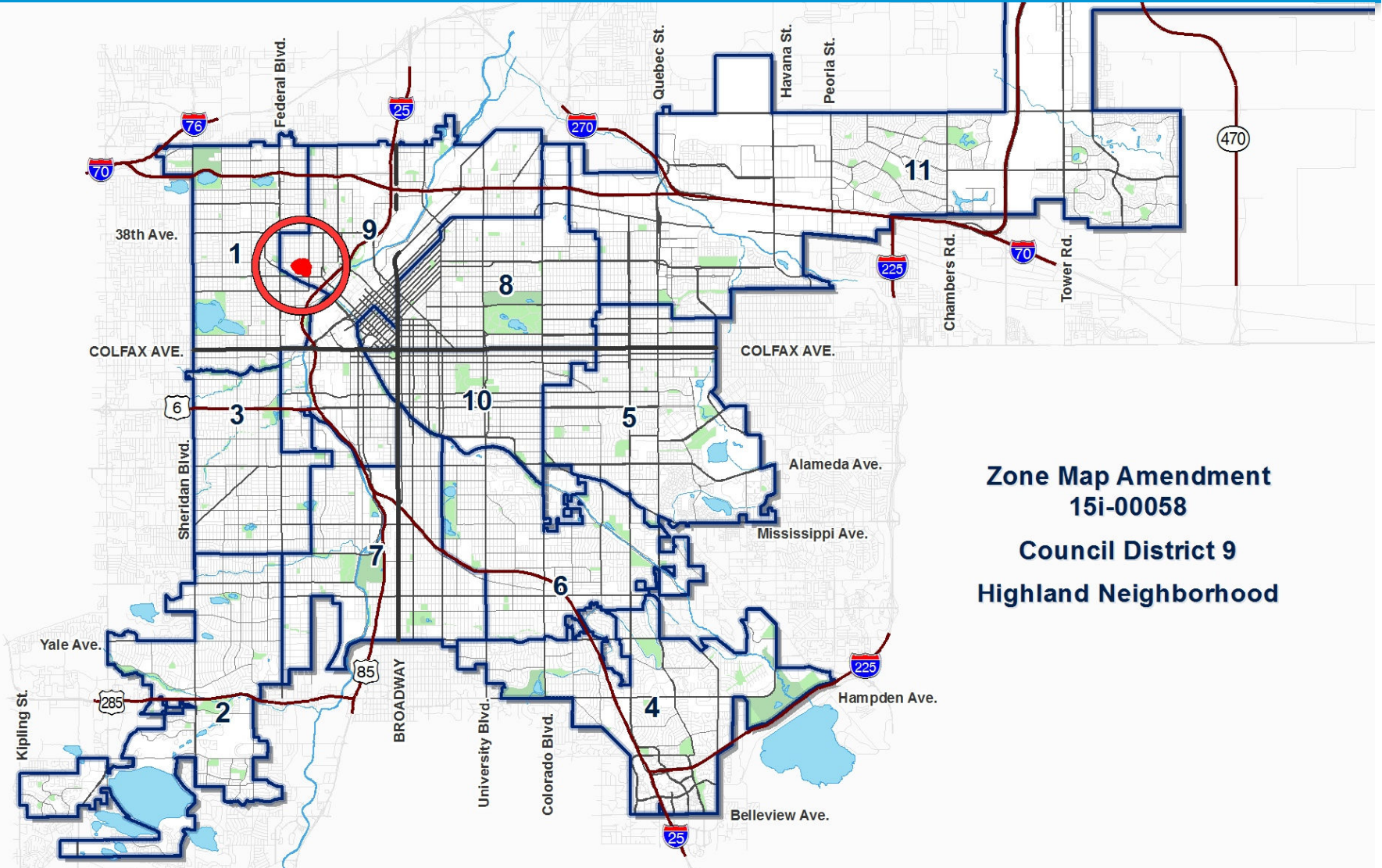
Purpose of Text & Map Amendment

- Reflect the neighborhood's unique late 19th Century development pattern.
- Adjust some building form standards (e.g. side interior setbacks) to reinforce, and to continue development patterns that are consistent with the neighborhood's distinct character.
- Implement adopted plan objectives and maintain valued community characteristics in many of Denver's older and stable neighborhoods.



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Location – CO-3

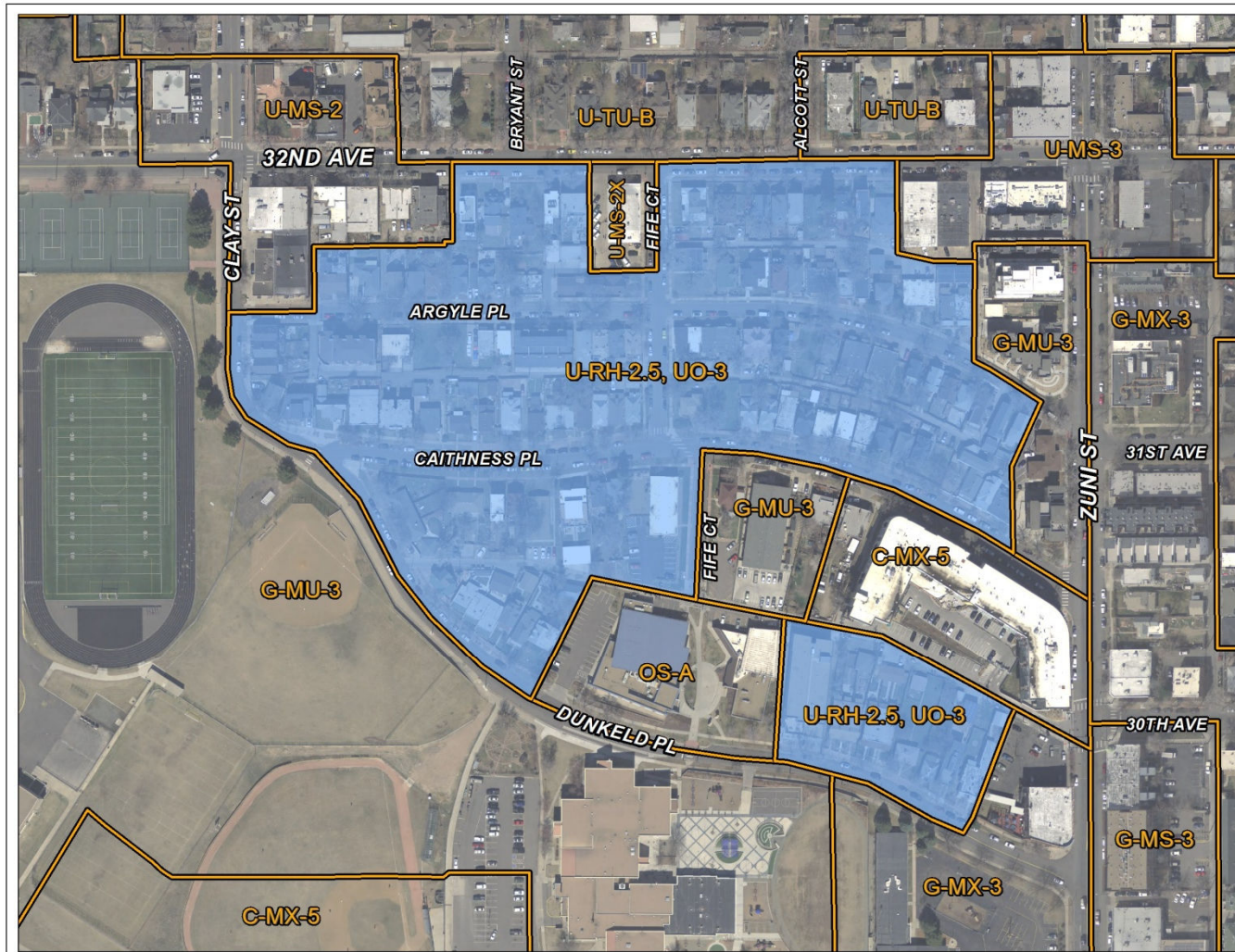


**Zone Map Amendment
15i-00058
Council District 9
Highland Neighborhood**



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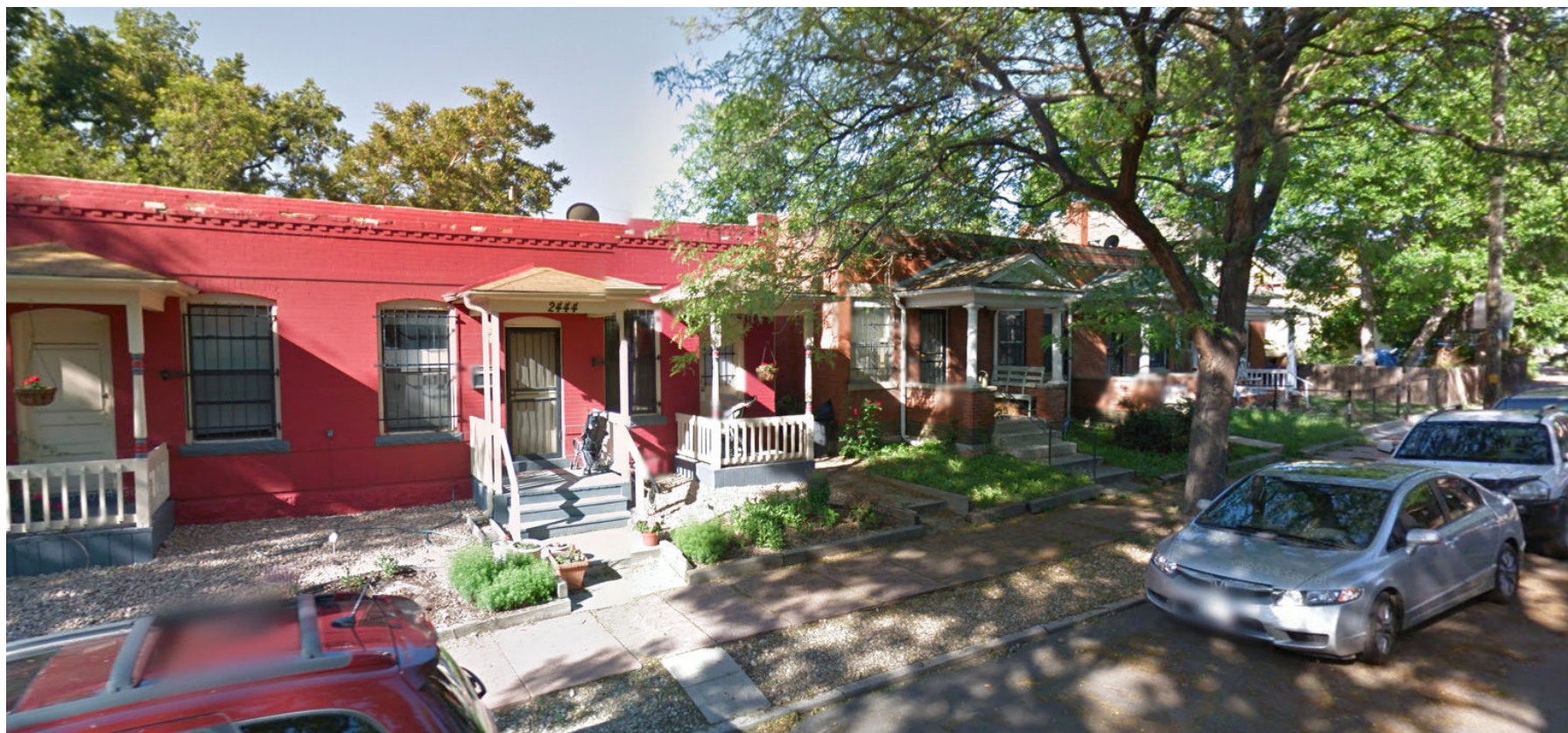
Proposed area to be Rezoned CO-3



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Scottish Village Overlay (CO-3)



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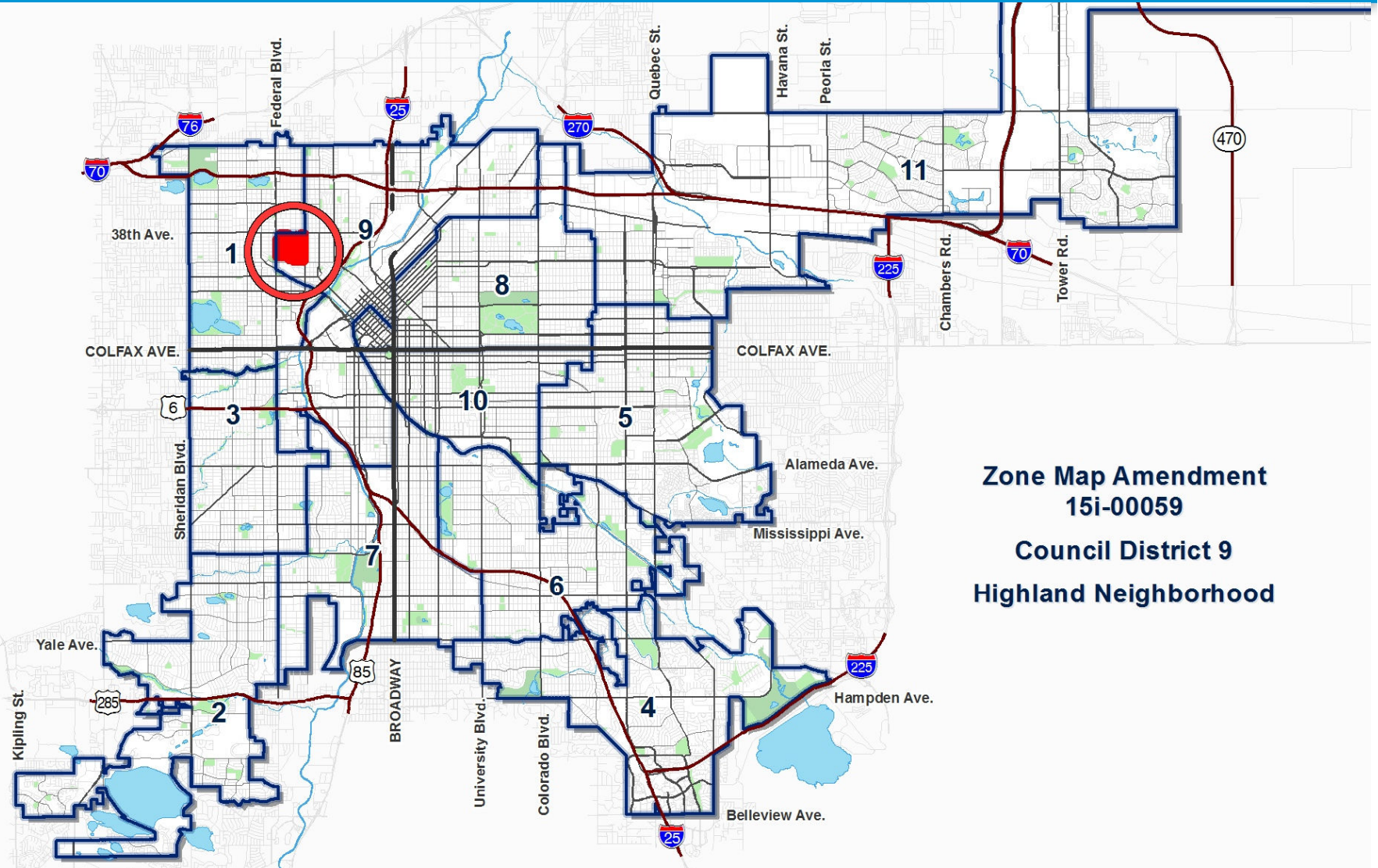
Summary of Text Amendment CO-3

Summary of Denver Zoning Code Text Amendment	
Code Location	Proposed New Conservation Overlay Text
Article 9 – Special Contexts and Districts Division 9.4.3.4 – Conservation Overlay Districts Established	Primary building form standards: <ul style="list-style-type: none">• 3 foot minimum side interior setback• 60% maximum building coverage• For zone lots 90 feet or less in depth:<ul style="list-style-type: none">○ Rooftop decks allowed on 100% of lot depth○ Height limits and bulk limits established for the front 65% of lot apply to the rear 35% Accessory building form standards: <ul style="list-style-type: none">• 0 foot minimum side interior setback



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Location – CO-4



**Zone Map Amendment
15i-00059
Council District 9
Highland Neighborhood**



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Potter Highlands Overlay (CO-4)





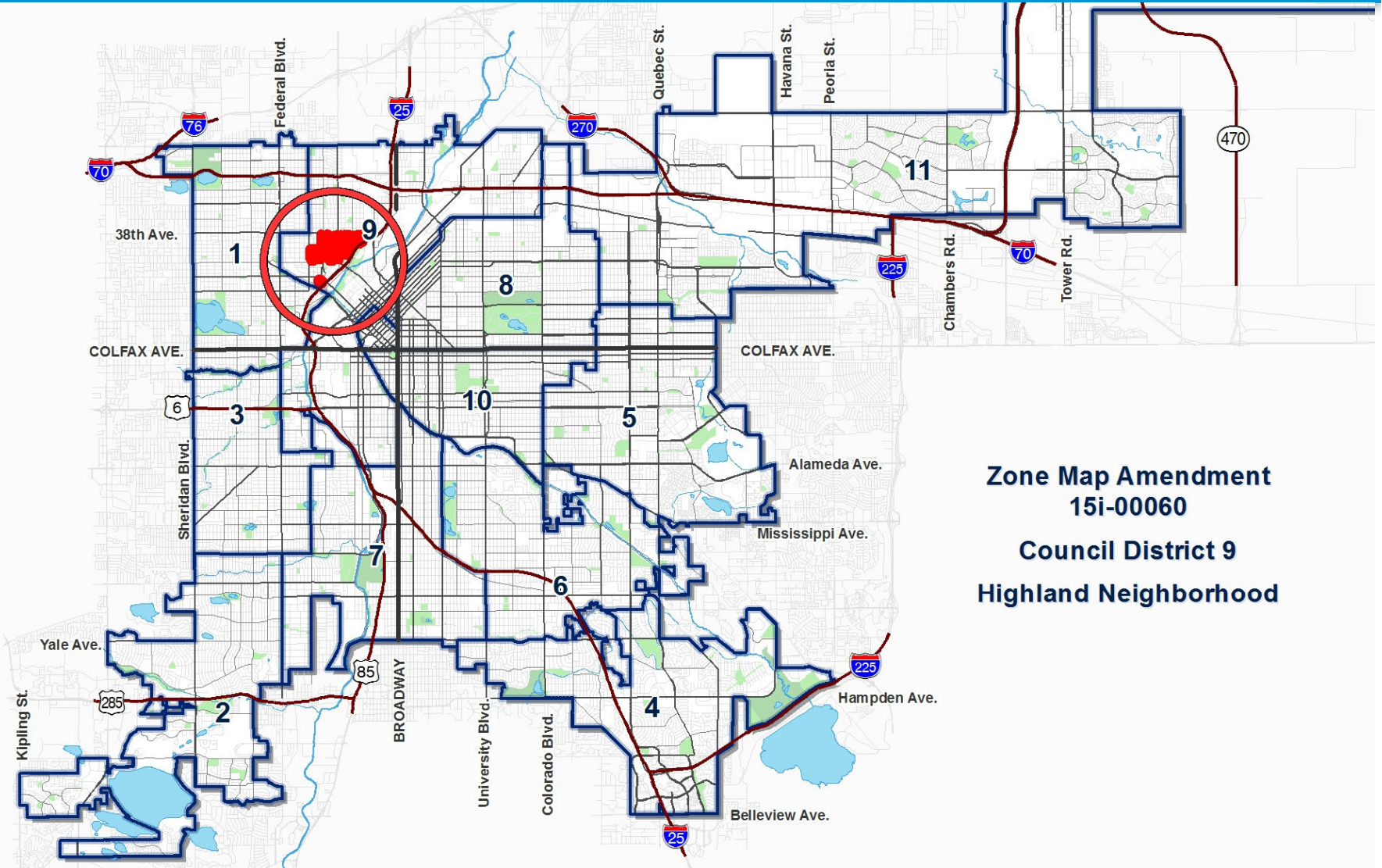
Summary of Text Amendment CO-4

Summary of Denver Zoning Code Text Amendment	
Code Location	Proposed New Conservation Overlay Text
Article 9 – Special Contexts and Districts Division 9.4.3.4 – Conservation Overlay Districts Established	<p>Primary building form standards:</p> <ul style="list-style-type: none">• 5 foot minimum side interior setback for lots greater than 30 feet in width as opposed to 3 feet one side/10 feet combined.• Reduced bulk plane height calibrated to zone lot width. Instead of a 17 foot vertical bulk plane height limit, lots 30 feet or less in width have a 15 foot vertical bulk plane height limit and lots greater than 30 feet in width have a 13 foot vertical bulk plane height limit.• Rooftop decks limited to roof of ground story.• Flat roof structure height limited to a maximum of 25 feet and is not subject to bulk plane.• Bulk plane exception to allow side facing dormer with limitations.• New two unit dwelling uses must have a minimum zone lot size of 5500 sf and 50 feet of width as opposed to the underlying zone district minimum of 4500 sf. and 35 feet. <p>Accessory building form standards:</p> <ul style="list-style-type: none">• 0 foot minimum side interior setback.



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Location DO-4

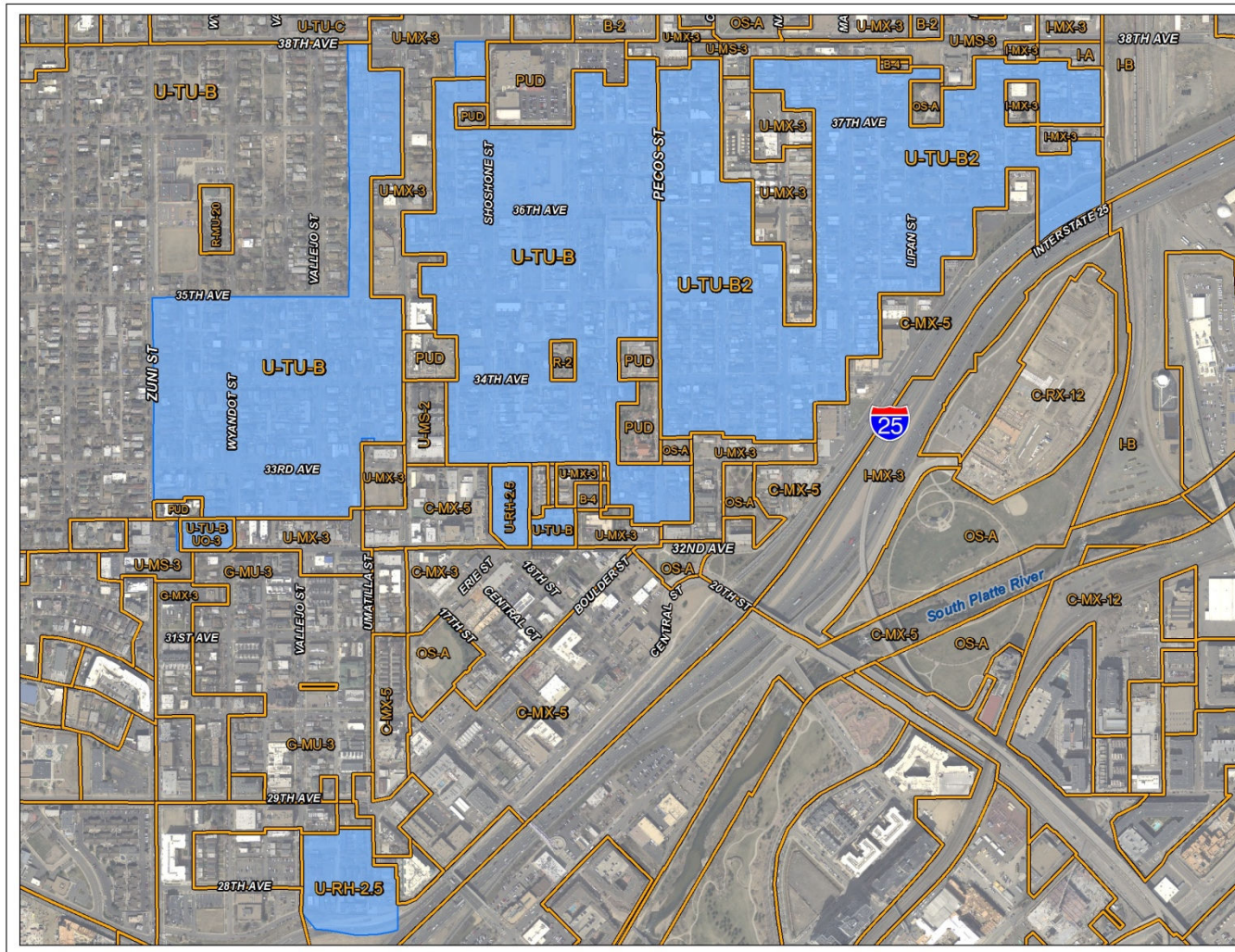


**Zone Map Amendment
15i-00060
Council District 9
Highland Neighborhood**



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Proposed area to be Rezoned DO-4



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Side Interior Setback Overlay (DO-4)



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Summary of Text Amendment DO-4

Summary of Denver Zoning Code Text Amendment	
Code Location	Proposed New Design Overlay Text
Article 9 – Special Contexts and Districts Division 9.4.5.3 – Design Overlay Districts Established	Primary building form standards: <ul style="list-style-type: none">• 3 foot minimum side interior setback Accessory building form standards: <ul style="list-style-type: none">• 0 foot minimum side interior setback.



Staff Recommendation Text Amendments

CPD recommends approval based on finding that criteria have been met

1. Consistency with Adopted Plans
2. Furthers the Public Health, Safety and General Welfare
3. Results in Regulations that are Uniform within Each Zone District



Staff Recommendation Map Amendments

CPD recommends approval based on finding that criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare