

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2026

COUNCIL BILL NO. CB25-2164  
COMMITTEE OF REFERENCE:  
Community Planning and Housing

**A BILL**

**For an ordinance amending Chapter 59 (Zoning) of the Denver Revised Municipal Code by aligning certain standards with the Denver Zoning Code as a result of state mandates and incentives.**

**WHEREAS** the City Council has determined on the basis of evidence and testimony presented at the public hearing that the amendment set forth in this ordinance is in conformance with Comprehensive Plan 2040; is reasonably necessary to promote the public health, safety, and general welfare; and will result in uniformity of zone district regulations.

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

**Section 1.** That subsection (b) of section 59-2, D.R.M.C. concerning Former Chapter 59 is amended by deleting the language stricken and adding the language underlined to read as follows:

**Sec. 59-2 – Former chapter 59.**

(b) Except as explicitly stated in subsections 59-2(c) and 59-3(b) below, For lands retaining their zoning designation under the former chapter 59, including land zoned planned unit development (PUD), land zoned with waivers and conditions and land subject to a planned building group site plan, all provisions of the former chapter 59, including procedures, shall apply, ~~except as explicitly stated in sections 59-2(c)(8), 59-2(c)(14), 59-2(c)(15), 59-2(c)(16), 59-2(c)(17), 59-2(c)(23), 59-2(c)(29) and 59-3(b) below.~~

**Section 2.** That section 59-2, D.R.M.C. concerning Former Chapter 59 is amended by adding new paragraphs (c)(19.5),(c)(36), and (c)(37) to read as follows:

**Sec. 59-2. – Former chapter 59.**

(c) No changes shall be enacted to the text of the former chapter 59 after June 25, 2010; however, regulation of lands retaining their zoning designation under the former chapter 59 is subject to the following requirements and allowances:

(19.5) Accessory dwelling units in a Planned Unit Development (PUD) zone district

1 shall be subject to the building form standards and use limitations applicable to an  
2 accessory dwelling unit in the R-1 zone district as stated in sections 59-2(19)  
3 though section 59-2(22), unless the PUD zone district contains less restrictive  
4 building form standards or use limitations for accessory dwelling units.

5 (36) Modifications to telecommunications facilities that meet the standards of  
6 Denver Zoning Code Section 11.5.2.4.A, Modifications and Collocations that are  
7 Physically Substantial, do not require a zoning permit.

8 (37) A special plan for a planned building group subject to former chapter 59,  
9 article VIII, shall have the same expiration period as a site development plan  
10 according to Denver Zoning Code section 12.4.3.6.C.

11 **REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

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1 COMMITTEE APPROVAL DATE: January 6, 2026

2 MAYOR-COUNCIL DATE: January 13, 2026

3 PASSED BY THE COUNCIL: \_\_\_\_\_,

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_,

6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DENVER POST: \_\_\_\_\_ ; \_\_\_\_\_,

10 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: January 15, 2026

11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the  
12 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
14 3.2.6 of the Charter.

15  
16 Miko Ando Brown, Denver City Attorney

17 BY:  \_\_\_\_\_, Assistant City Attorney  
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DATE: 1/15/2026 | 9:30 AM MST,