

BY AUTHORITY

ORDINANCE NO.
SERIES OF 2025

COUNCIL BILL NO. CB25-0686
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance repealing certain subsections of Article X of Chapter 27 (Housing) of the Revised Municipal Code relating to vehicle parking incentives and exemptions.

BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. That the following subsections of Article X of Chapter 27 of the Denver Revised Municipal Code relating to parking incentives for affordable housing are hereby repealed:

(a) Sec. 27-118(b)(6); and

(b) Sec. 27-224(b)(1)b

Section 2. That subsection (c)(1) of section 27-224, Denver Revised Municipal Code is amended by deleting the language stricken and adding the language underlined as follows:

Sec. 27-224. – On-site compliance requirements.

(c) *Enhanced on-site compliance; incentives.*

(1) *Enhanced incentives.* To increase the overall supply of housing and encourage applicants to provide on-site IRUs in excess of the base requirements specified in subsection (a), an applicant is eligible for the incentives set forth in a. and b. ~~through c.~~ of this subsection if the applicant provides IRUs as follows:

Market Area	Applicant Compliance Options	Minimum percent of total dwelling units to be IRUs	Maximum AMI for eligible households	
High Market Area	H-1E	12% of total dwelling units	Rental developments: 60% of AMI	Ownership developments: 80% of AMI
	H-2E	18% of total dwelling units	Rental developments: An effective average of 70% of AMI	Ownership developments: An effective average of 90% of AMI
Typical Market Area	T-1E	10% of total dwelling units	Rental developments: 60% of AMI	Ownership development: 80% of AMI
	T-2E	15% of total dwelling units	Rental developments: An effective average of 70% of AMI	Ownership developments: An effective average of 90% of AMI

a. *Access to base incentives.* An applicant is eligible for the base incentives for on-site compliance set forth in section 27-224(b)(1).

b. *Height and floor area increase.* A residential development shall be entitled to an increase in building height and floor area ratio in accordance with the provisions set forth in articles 8 and 10 of the Denver Zoning Code.

~~c. *Vehicle parking exemption.* A residential development shall be entitled to a vehicle parking exemption in accordance with the provisions set forth in article 10 of the Denver Zoning Code.~~

Section 3. This ordinance is effective ~~July 21~~ August 11, 2025.

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1 COMMITTEE APPROVAL DATE: May 20, 2025
2 MAYOR-COUNCIL DATE: May 27, 2025
3 PASSED BY THE COUNCIL: 08/04/2025 _____,
4 Amursh P. Sandborn - PRESIDENT
5 APPROVED: Michael C. Johnston - MAYOR 08/06/2025
6 Michael C. Johnston (Aug 6, 2025 13:54:35 MDT)
7 ATTEST: _____ - CLERK AND RECORDER,
8 EX-OFFICIO CLERK OF THE
CITY AND COUNTY OF DENVER
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____,
10 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: June 12, 2025
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 Katie J. McLoughlin, Interim City Attorney
17
18 BY: Jonathan Griffin, Assistant City Attorney DATE: _____,