



Denver Zoning Code Text Amendment #2
COLORS-AS-SIGNS & ONE-STORY PORCH SETBACK ENCROACHMENT CLARIFICATION
TEXT AMENDMENT
CITY COUNCIL REDLINE REVIEW DRAFT
8/27/18

This document contains the redlined code articles for a proposed Denver Zoning Code text amendment to clarify the definition of ‘sign’ and correct previously adopted drafting errors and streamline zoning code administration:

1. Amend the definition of a “sign” in the Denver Zoning Code by removing the word “colors” from the sign definition to clarify code language and promote predictable and consistent regulations city-wide
2. Correct drafting errors adopted in the May 2018 Slot Home Text Amendment that resulted in a lack of clarity regarding previously-permitted one story porch encroachments into the Primary Street Setback

Redline Document Conventions

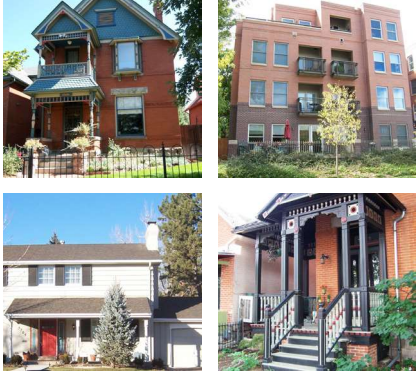
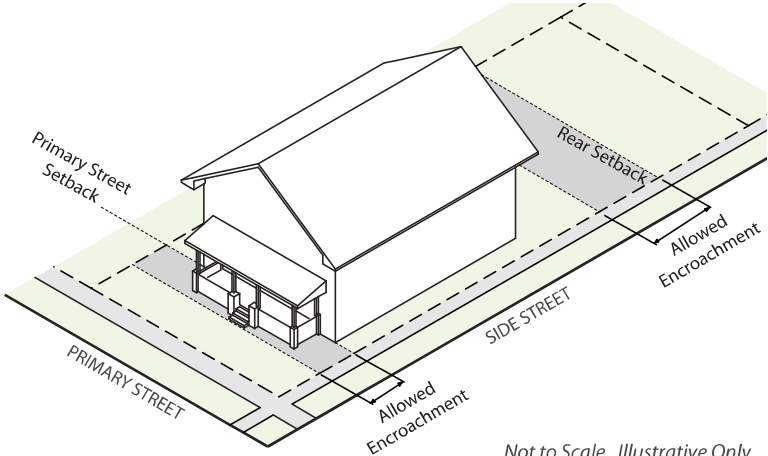

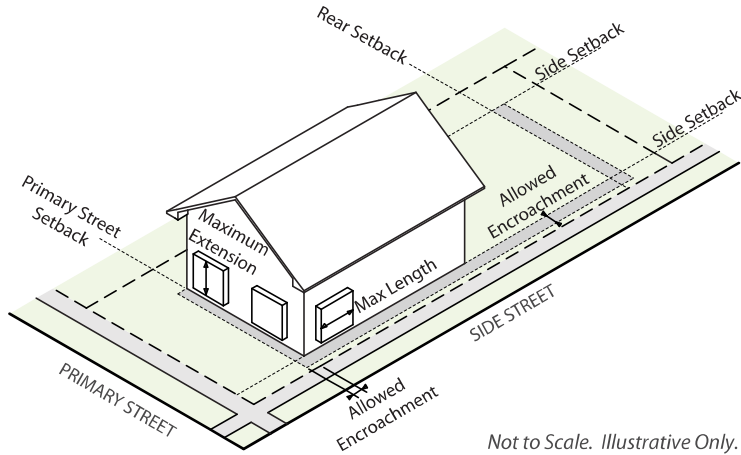
- Text in red underline is proposed new language.
- Text in ~~red strikethrough~~ is proposed deleted language.
- Text in ~~blue strikethrough~~ is being moved from one section/location to another.
- Text in blue, no strikethrough, has been moved from another section/location.
- Only pages with changes relevant to this text amendment are included in the review file. You may wish to look at other sections of the Denver Zoning Code 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 redlined draft. These will be corrected in the final, “clean” version of the text amendment that is filed for adoption by City Council.

The Denver City Council public hearing is tentatively scheduled for 10/08/2018.

Visit www.denvergov.org/textamendments to learn more about this proposed text amendment. Please send any questions or comments to Matt Seubert, Development Services Supervisor (matthew.seubert@denvergov.org) or Abe Barge, Principal City Planner (abe.barge@denvergov.org).

ALL INTERESTED PERSONS AND ORGANIZATIONS SHOULD EXPRESS THEIR CONCERNS OR SUPPORT AT THE PUBLIC HEARING BEFORE CITY COUNCIL.

COLORS-AS-SIGNS & ONE-STORY PORCH ENCROACHMENT CLARIFICATION TEXT AMENDMENT
CITY COUNCIL REDLINE REVIEW DRAFT 8/27/18

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Porches (1-story or multi-story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the Street Level connected to a porch:</p> <ul style="list-style-type: none"> • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade <u>or fire wall.</u> 	All S- Zone Districts	All Building Forms	8' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	Not allowed	5'
<p>Intent: To promote elements which provide for street activation <u>and human scale.</u></p>  <p><i>Illustrative only</i></p>  <p><i>Not to Scale. Illustrative Only.</i></p>						
<p>Projecting Windows:</p> <ul style="list-style-type: none"> • Shall be a minimum of 1.5' above finished floor; • Shall not extend floor to ceiling; and • No individual projection shall be more than 10' in horizontal length at the opening along the face of the building. 	All S- Zone Districts	All Building Forms	1.5'	1.5'	Not allowed	1.5'
<p>Intent: To allow for improved interior daylighting.</p>  <p><i>Illustrative only</i></p>  <p><i>Not to Scale. Illustrative Only.</i></p>						


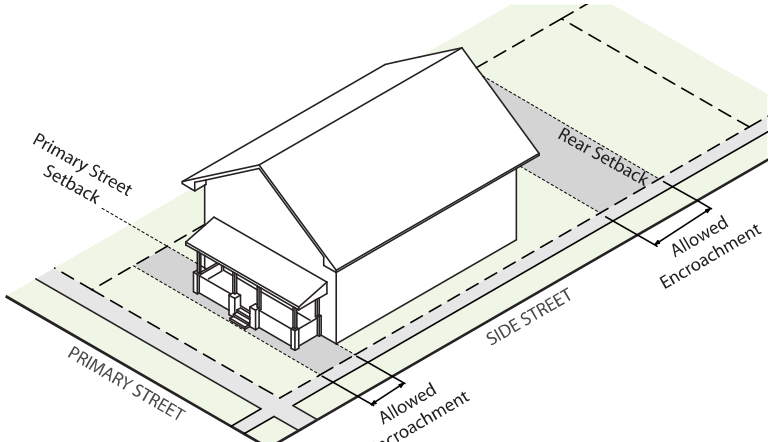

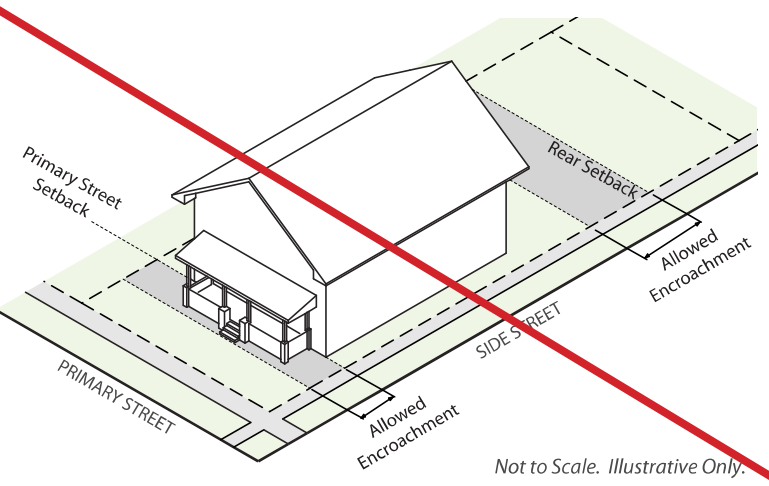
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	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Gutters and Roof Overhang	All E- Zone Districts	All building forms	3'	3'	3'; if setback is less than 5': 2'	5'
Intent: To allow features of structures intended to repel weather	<p>Not to Scale. Illustrative Only.</p>					
<p>Illustrative only</p>						
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Multi-story Porches (1-Story or multi-Story) and Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the Street Level connected to a porch:</p> <ul style="list-style-type: none"> • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade or fire wall. 	All E- Zone Districts	Town House	8' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and at no point closer than 5' to the Side Interior Zone Lot line, <u>except Side Interior setback encroachment not allowed for multi-Story features and features not at Street Level</u>	5'
		All building forms others	8' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	Not allowed	5'
Intent: To promote elements which provide for street activation and human scale.	<p>Not to Scale. Illustrative Only.</p>					
<p>Illustrative only</p>						

COLORS-AS-SIGNS & ONE-STORY PORCH ENCROACHMENT CLARIFICATION TEXT AMENDMENT
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	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE-INTERIOR	REAR
<p>Street Level Porches (1-Story); Decks; Patios; Exterior Balconies; Stoops; and above-grade stairways connected to a porch:</p> <ul style="list-style-type: none"> • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade or fire wall. 	<p>All E-MU, E-MX, E-RX, and E-MS Zone Districts</p>	Town House	8' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and at no point closer than 5' to the Zone Lot line	5'
		All others	8' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	Not allowed	5'
<p>Intent: To promote elements which provide for street activation and human scale:</p>						
<p><i>Illustrative only</i></p>						


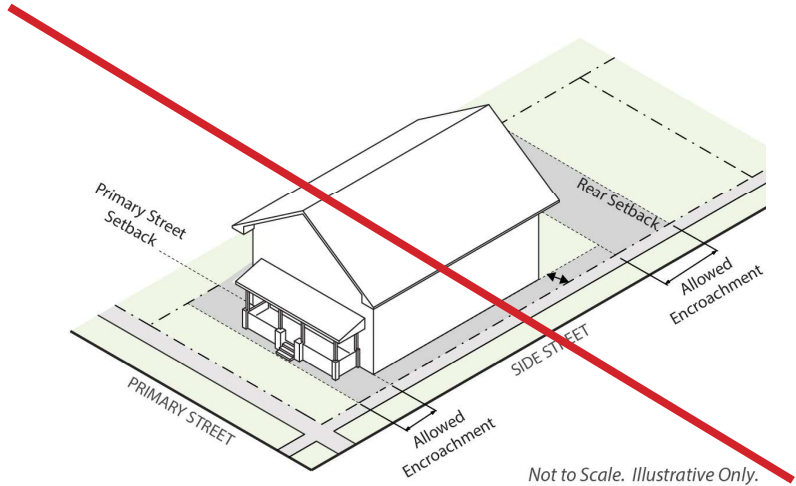
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	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Multi-story Porches (1-Story or multi-Story) and Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the Street Level connected to a porch:</p> <ul style="list-style-type: none"> • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade or fire wall. 	All U- Zone Districts	All building forms	8' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	Not allowed	5'
<p>Intent: To promote elements which provide for street activation and human scale.</p>  <p><i>Illustrative only</i></p>  <p><i>Not to Scale. Illustrative Only.</i></p>						
<p>Street Level Porches (1-Story); Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways connected to a porch:</p> <ul style="list-style-type: none"> • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade or fire wall. 	All U-RX, U-MX, and U-MS Zone Districts	All building forms	8' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	4.5'	5'
<p>Intent: To promote elements which provide for street activation and human scale.</p>  <p><i>Illustrative only</i></p>  <p><i>Not to Scale. Illustrative Only.</i></p>						


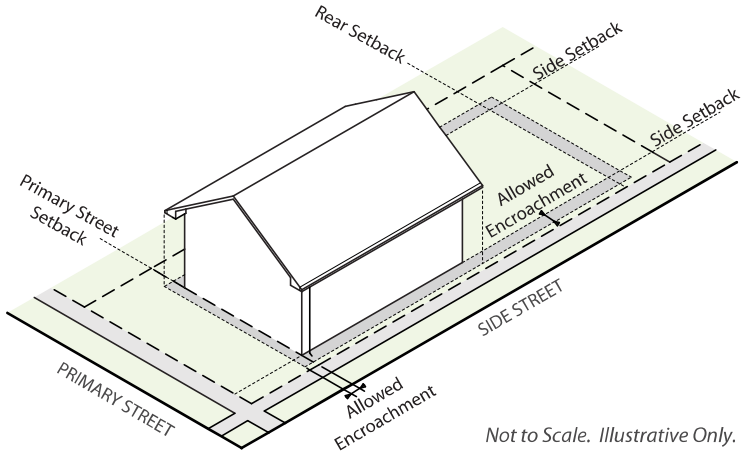

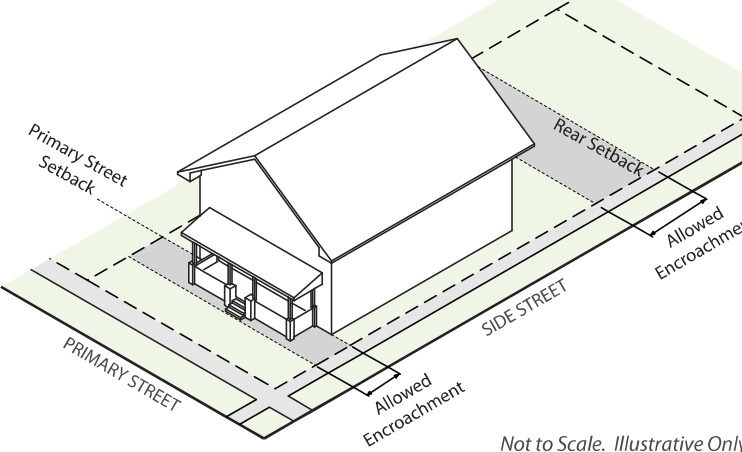
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	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Gutters and Roof Overhang	All G- Zone Districts	All building forms	3'	3'	3'; if setback is less than 5': 2'	5'
Intent: To allow features of structures intended to repel weather	<p>Not to Scale. Illustrative Only.</p>					
<p>Illustrative only</p>						
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Multi-story Porches (<u>1-Story or multi-Story</u>) and <u>Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the Street Level connected to a porch</u>:</p> <ul style="list-style-type: none"> • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade or fire wall. 	All G- Zone Districts	Town House	8' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and at no point closer than 5' to the <u>Side Interior Zone Lot line, except Side Interior setback encroachment not allowed for multi-Story features and features not at Street Level</u>	5'
		All building forms others	8' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	Not allowed	5'
Intent: To promote elements which provide for street activation and human scale.	<p>Not to Scale. Illustrative Only.</p>					
<p>Illustrative only</p>						

**COLORS-AS-SIGNS & ONE-STORY PORCH ENCROACHMENT CLARIFICATION TEXT AMENDMENT
 CITY COUNCIL REDLINE REVIEW DRAFT 8/27/18**

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE—INTERIOR	REAR
<p>Street Level Porches (1 Story); Decks; Patios; Exterior Balconies; Stoops; and above-grade stairways connected to a porch:</p> <ul style="list-style-type: none"> • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade or fire wall. 	All G-MU and G-RO Zone Districts	Town House	8' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and at no point closer than 5' to the Zone Lot line	5'
		All others	8' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	Not allowed	5'
<p>Intent: To promote elements which provide for street activation and human scale:</p>  <p align="center"><i>Illustrative only</i></p>	 <p align="right"><i>Not to Scale. Illustrative Only.</i></p>					

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	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Gutters and Roof Overhang</p> <p>Intent: To allow features of structures intended to repel weather</p>  <p><i>Illustrative only</i></p>	All C-Zone Districts	All building forms	3'	3'	3'; if setback is less than 5': 2'	5'
 <p><i>Not to Scale. Illustrative Only.</i></p>						
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p><u>Multi-story Porches (1-Story or multi-Story) and Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the Street Level connected to a Porch:</u></p> <ul style="list-style-type: none"> • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade or fire wall. <p>Intent: To promote elements which provide for street activation and human scale.:</p>  <p><i>Illustrative only</i></p>	All C-Zone Districts	All building forms	8' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	Not allowed	5'
 <p><i>Not to Scale. Illustrative Only.</i></p>						

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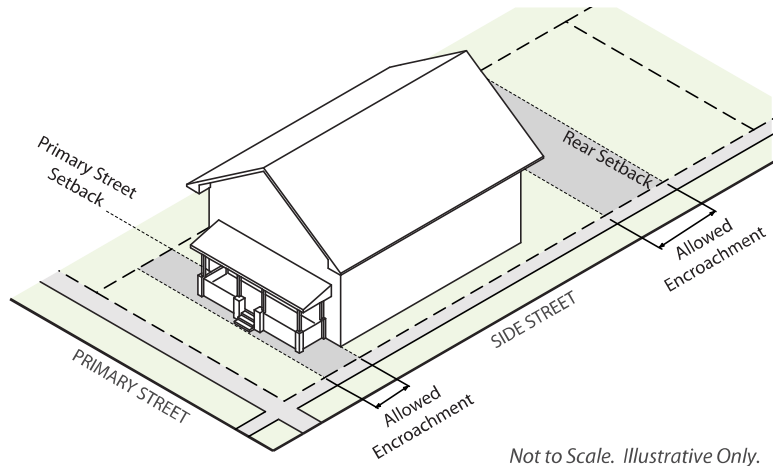
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<p>Porches (1-story or multi-story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the <u>ground-story Street Level</u> connected to a porch:</p> <ul style="list-style-type: none"> • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade or fire wall. 	All I- Zone Districts	All building forms	8' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	Not allowed	5'

Intent: To promote elements which provide for street activation and human scale.



Illustrative only



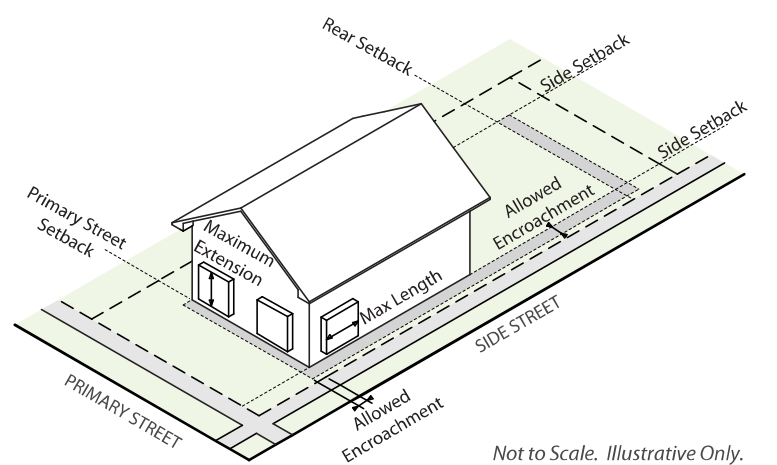
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	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Projecting Windows:</p> <ul style="list-style-type: none"> • Shall be a minimum of 1.5' above finished floor; • Shall not extend floor to ceiling; and • No individual projection shall be more than 10' in horizontal length at the opening along the face of the building. 	All I- Zone Districts	Town House	1.5'	1.5'	1.5'	1.5'
		All Others	1.5'	1.5'	Not Allowed	1.5'

Intent: To allow for improved interior daylighting.


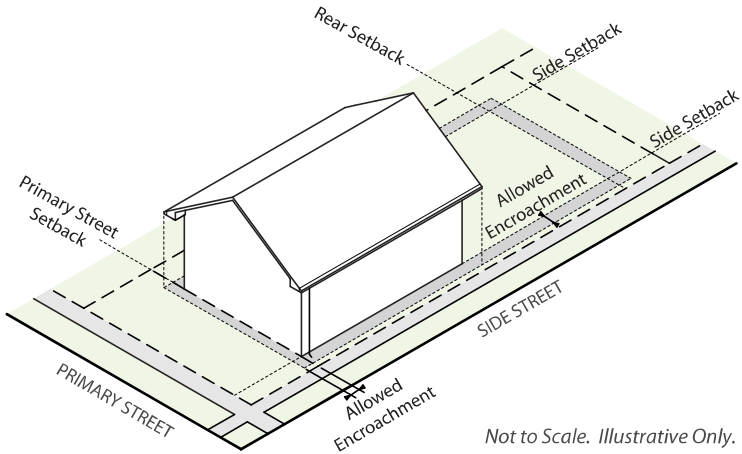
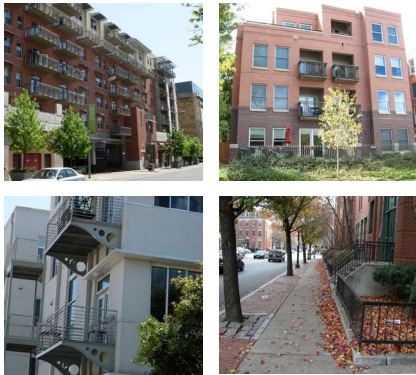
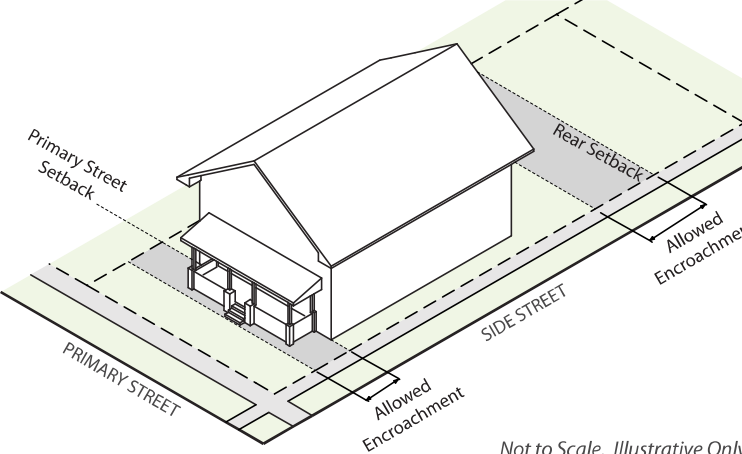


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	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Gutters and Roof Overhang	All CMP- Zone Districts	All Building Forms	3'	3'	3'; if setback is less than 5': 2'	5'
Intent: To allow features of structures intended to repel weather  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Porches (1- s Story or multi- s Story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the Street Level connected to a p Porch: • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade <u>or fire wall.</u>	All CMP- Zone Districts	All Building Forms	8' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	Not allowed	5'
Intent: To promote elements which provide for street activation <u>and human scale.</u>  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

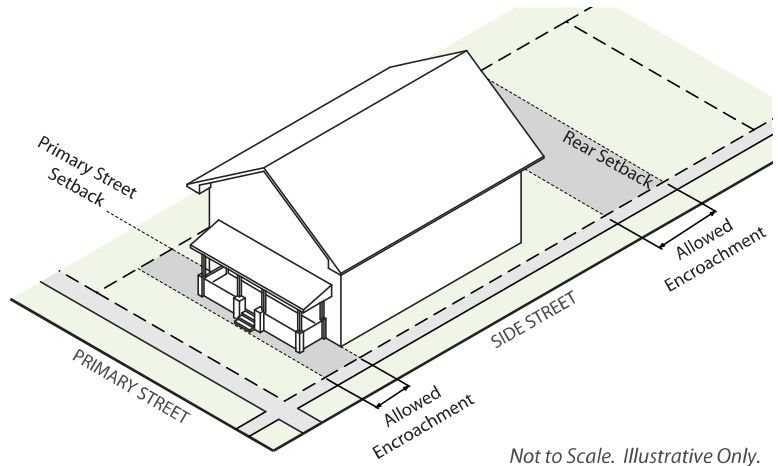
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	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Porches (1-story or multi-story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the Street Level connected to a porch:</p> <ul style="list-style-type: none"> • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade or fire wall. 	All M- Zone Districts	All Building Forms	Any distance provided a minimum of 1' between right-of-way and first riser of above-grade stairway	Any distance provided a minimum of 1' between right-of-way and first riser of above-grade stairway	Not allowed	5'

Intent: To promote elements which provide for street activation and human scale.



Illustrative only



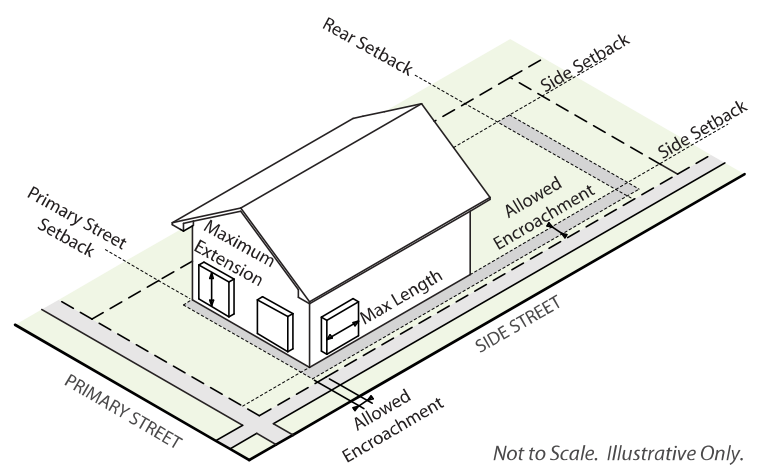
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	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Projecting Windows:</p> <ul style="list-style-type: none"> • Shall be a minimum of 1.5' above finished floor; • Shall not extend floor to ceiling; and • No individual projection shall be more than 10' in horizontal length at the opening along the face of the building. 	All M- Zone Districts	All Building Forms	1.5'	1.5'	Not allowed	1.5'

Intent: To allow for improved interior daylighting.



Illustrative only



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S

Screening: A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation

Secondary Area of GDP: Boundary of a designated area adjoining the primary area of the GDP where development may not be imminent, but based on adopted City plans, can be expected to transition over time.

Semi-Trailer: Any vehicle of the trailer type so designed and used in conjunction with a truck-tractor that some part of its own weight and that of its own load rest upon or is carried by a truck-tractor.

Setback: See Rule of Measurement, Division 13.1.

Setback Space or Area: The area between a zone lot line and a required minimum setback line.

Shielded: The light emitted from the lighting fixture is projected below a horizontal plain running through the lowest point of the fixture where light is emitted. The lamp is not visible with a shielded light fixture, and no light is emitted from the sides of such a fixture.

SIC: Standard Industrial Classification as published by the U.S. Census Bureau, has been replaced by the NAICS.

Side-by-Side Dwelling Units: See "Dwelling Units, Side-by-Side," above.

Side Zone Lot Line: See "Zone Lot, Side".

Side Street: See Rule of Measurement, Division 13.1.

Sign: A sign is any object or device or part thereof situated, outdoors or indoors, which is used to advertise or identify an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, ~~colors~~, motion illumination, or projected images. Signs do not include the following:

- a. Flags of nations, or an organization of nations, states and cities, fraternal, religious and civic organizations;
- b. Merchandise, pictures or models of products or services incorporated in a window display;
- c. Time and temperature devices not related to a product;
- d. National, state, religious, fraternal, professional and civic symbols or crests;
- e. Works of art which in no way identify a product.

Sign, Animated: Any sign or part of a sign which changes physical position by any movement or rotation.

Sign, Arcade: A wall or projecting sign attached to the roof or wall of an arcade and totally within the outside limits of the structural surfaces which are delineating the arcade.

Sign, Billboard: See definition of "Outdoor General Advertising Device," above.