

BY AUTHORITY

1
2 ORDINANCE NO. _____
3 SERIES OF 2022

COUNCIL BILL NO. CB22-1408
COMMITTEE OF REFERENCE:

4 Land Use, Transportation, and Infrastructure

5 **A BILL**

6 **For an ordinance concerning a moratorium on development on parcels**
7 **containing mobile home parks.**

8 **WHEREAS**, mobile homes are the largest source of unsubsidized affordable housing in the
9 U.S.; and

10 **WHEREAS**, the Denver Zoning Code considers a mobile home park a nonconforming use;
11 and

12 **WHEREAS**, the Denver Zoning Code prohibits owners of mobile homes from replacing their
13 old mobile homes with newer mobile homes when their mobile homes are located in nonconforming
14 mobile home parks; and

15 **WHEREAS**, restrictions on mobile homes may prevent residents from procuring financing to
16 purchase mobile home parks when they are placed for sale; and

17 **WHEREAS**, mobile home parks are a lucrative business, and corporations have begun
18 purchasing local mobile home parks as investments; and

19 **WHEREAS**, the City and County of Denver has an interest in ensuring that mobile home parks
20 continue to be a source of affordable housing in Denver and ensuring that residents are not displaced
21 from their mobile homes due to rising costs from corporate investment; and

22 **WHEREAS**, it is appropriate for the City Council to establish a reasonable period of time
23 during which site development plans and amendments to approved site development plans to
24 change the use of mobile home parks will not be approved, in order to survey current mobile home
25 parks and to develop text amendments to the zoning code and/or new zone districts to ensure the
26 continued vitality of mobile homes and mobile home parks in Denver.

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

29 **Section 1.** A moratorium is hereby established on the approval of site development plans
30 pursuant to Section 12.4.3 of the Denver Zoning Code and the amendment of approved site
31 development plans pursuant to Section 12.3.7 of the Denver Zoning Code to change the use of any

1 parcel of land on which a trailer camp or court, as defined in division 13.3 of the Denver Zoning Code
2 and also commonly known as a mobile home park, is situated. The purpose of this moratorium is to
3 provide time for the City to create a workgroup to survey current mobile home park conditions, to
4 study the development and redevelopment of current mobile home parks, and to study how to
5 mitigate potential displacement of current mobile home park residents due to mobile home park
6 closures, rezonings, and redevelopment, and to develop policy, regulatory or other solutions based
7 on the survey and study results.

8 **Section 2.** Applications for a site development plan or an amendment of approved site
9 development plans that have been submitted to the City but that have not been approved on or
10 before the effective date of this ordinance (“pending applications”) shall not be considered inactive
11 pursuant to section 12.3.3.12 of the Denver Zoning Code during the moratorium; however, upon the
12 expiration of the moratorium, section 12.3.3.12 shall apply to pending applications.

13 **Section 3.** This moratorium shall expire April 1, 2024.

14
15 COMMITTEE APPROVAL DATE:
16 MAYOR-COUNCIL DATE:
17 PASSED BY THE COUNCIL: _____

18 _____ - PRESIDENT

19 APPROVED: _____ - MAYOR _____

20 ATTEST: _____ - CLERK AND RECORDER,

21 EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

22 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____;

23 PREPARED BY: Brylan B. Droddy, Legislative Counsel Fellow DATE: Oct. 26, 2022

24 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
25 City Attorney. We find no irregularity as to form and have no legal objection to the proposed
26 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §
27 3.2.6 of the Charter.

28 Kristin M. Bronson, Denver City Attorney

29 BY: _____, Assistant City Attorney DATE: _____