

# Manufactured Home Communities

Denver Zoning Code Text Amendment &  
Official Map Amendment

Date: 11.25.2024

Presenter: Justin Montgomery, AICP

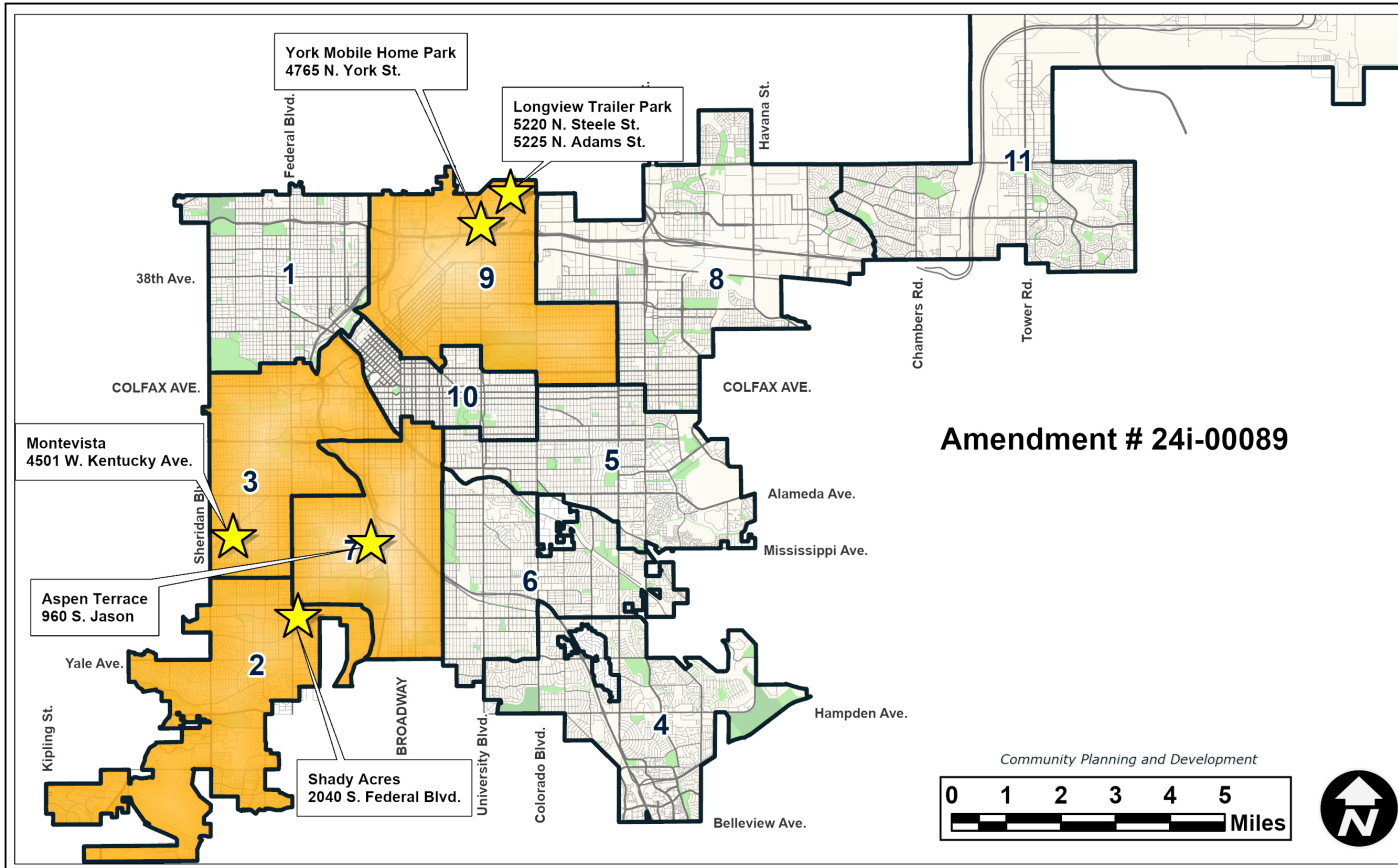
# Presentation Agenda

- Requests
- MHC Text Amendment
- Map Amendment
- Process
- Review Criteria



# Requests

- 1) Text Amendment to the Denver Zoning Code to create the Manufactured Home Community (MHC) zone district, and
- 2) Map Amendment to rezone the existing mobile home parks into the MHC zone district.



# Agenda

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# MHC Text Amendment

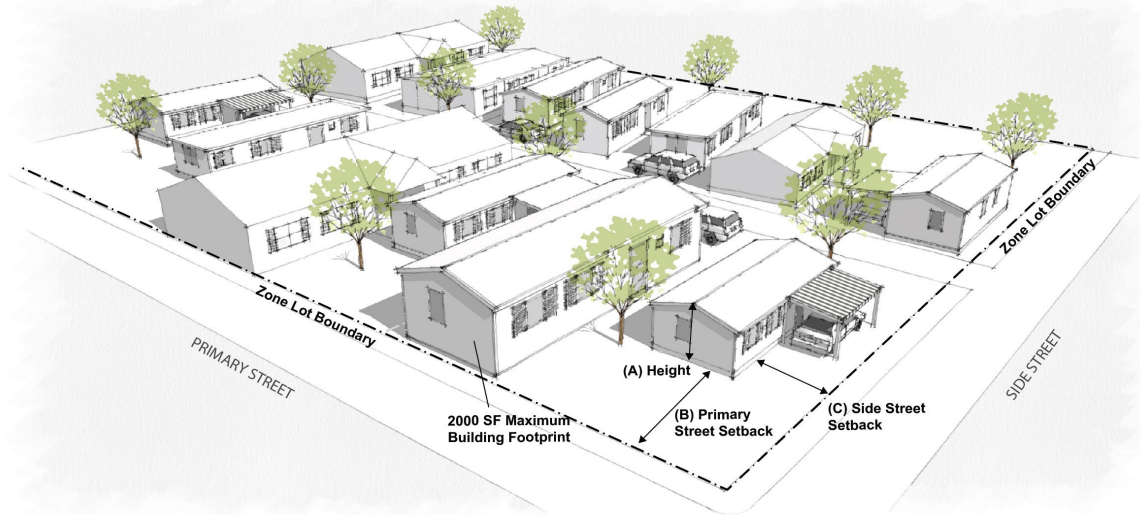
Mobile homes are manufactured homes built before June 1976

Proposed text modernizes the terminology and is aligned with state definitions





# MHC Text Amendment



- Manufactured Home Community (MHC) Zone District
- Only Primary Land Use: Manufactured Home Community
- Manufactured Home building form

# MHC Text Amendment

Proposed MHC zone district is intended for existing mobile home parks only.

DZC has other zone districts that have no maximum number of primary uses or structures per zone lot: S-RH, S-MU and Master Planned Context: M-RH, M-RX, M-CC, M-MX, and M-GMX.





# MHC Text Amendment

Manufactured Home Building Form:

Maximum height 20 feet

Setbacks (all sides) 0 feet

Building footprint (max) 2,000sf



# Agenda

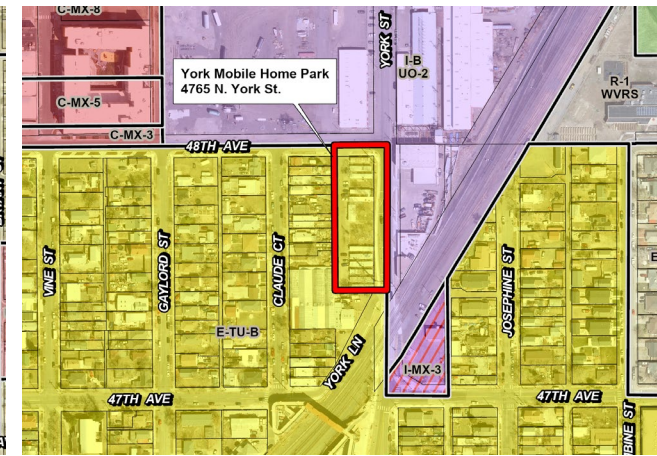
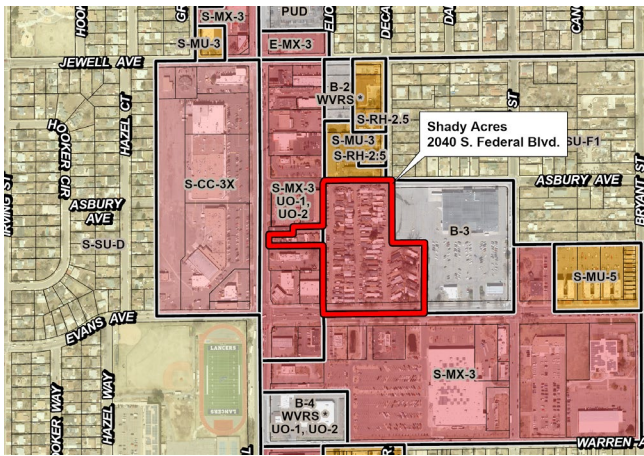
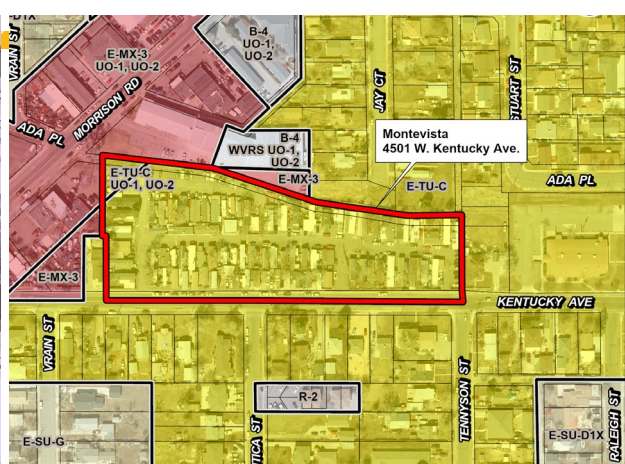
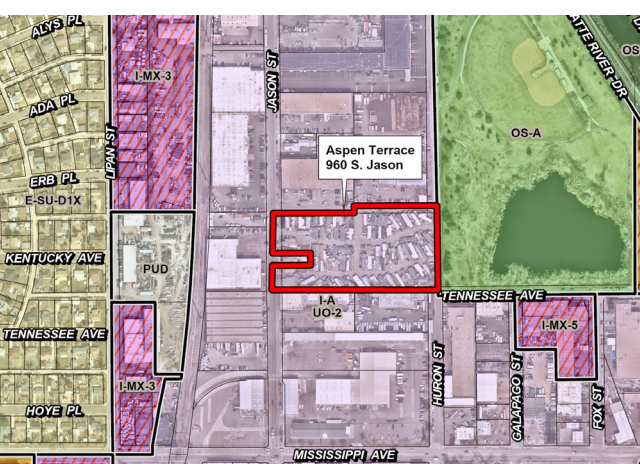
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# Map Amendment

| Community Name        | Location  | Current Zone District          | Proposed Zone District |
|-----------------------|---|--------------------------------|------------------------|
| Aspen Terrace         | 960-990 S. Jason Street                             | I-A UO-2                       | MHC                    |
| Longview Trailer Park | 520 N. Steele Street &<br>5201 N. Adams Street      | I-A UO-2                       | MHC                    |
| Montevista            | 4501 W. Kentucky Avenue                             | E-TU-C & E-TU-C<br>UO-1, UO-2  | MHC                    |
| Shady Acres           | 2825 W. Evans Avenue &<br>2040 S. Federal Boulevard | S-MX-3 & S-MX-<br>3 UO-1, UO-2 | MHC                    |
| York Mobile Home Park | 4765 N. York Street                                 | E-TU-B                         | MHC                    |





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# Process

## Mobile Home Working Group

- City Council Sponsors: Torres, Alvidrez, Flynn, & Watson
- Community Planning & Development (CPD)
- Denver Fire Department (DFD)
- Denver Department of Public Health & Environment (DDPHE)
- Department of Excise and Licenses (EXL)
- Department of Housing Stability (HOST) &
- Department of Transportation & Infrastructure (DOTI)
- Neighborhood Equity & Stabilization (NEST)



# Process

- Planning Board Info Item: 2/7/2024
- Planning Board Notice: 9/17/2024
- Planning Board Public Hearing: 10/2/2024
- LUTI Committee: 10/15/2024
- City Council Public Hearing: 11/25/2024

# Public Comments

- All RNOs received written notice
- Postcards Mailed & Posted Notice
- No public comments received
- Planning Board testimony



# Planning Board

- Planning Board held a hearing on this item on October 2, 2024.
- The board voted unanimously to recommend approval.

# Denver Zoning Code Review Criteria

- A. Consistency with Adopted Plans
- B. Further Public Health, Safety and Welfare
- C. Uniformity of District Regulations and Restrictions

# Denver Zoning Code Review Criteria

## A. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- Athmar Park Neighborhood Perimeter Plan (2000)
- Elyria & Swansea Neighborhoods Plan (2015)
- Westwood Neighborhood Plan (2016)

## B. Further Public Health, Safety and Welfare

## C. Uniformity of District Regulations and Restrictions

# Comprehensive Plan 2040

## Equitable, Affordable and Inclusive

Goal 3, Strategy B: Use land use regulations to enable and encourage the private development of affordable, missing middle & mixed-income housing, especially where close to transit. (p. 28)

Goal 4: Preserve existing affordable housing (pg. 29).

Goal 5, Strategy B: Stabilize residents and businesses at risk of displacement through programs and policies that help them to stay in their existing community (pg. 29).

Goal 8: Increase housing options for Denver's most vulnerable populations (pg. 30).





# Blueprint Denver

**Land Use and Built Form: General Policy 5, Strategy B** – Where the potential for involuntary displacement is identified, evaluate and implement methods to mitigate displacement... (pg. 74)

**Land Use and Built Form: General, Policy 11** – Implement plan recommendations through city led legislative rezonings and text amendments. (p.79)

**Land Use and Built Form: Housing Policy 1, Strategy A** – Update the zoning code to modernize permitted use categories related to group living and expand the allowance of flexible and affordable housing types. (pg. 82)

**Land Use and Built Form: Housing Policy 3, Strategy A** – Implement zoning tools to incentivize the preservation of smaller, more affordable housing options. (p. 83)

# Blueprint Denver

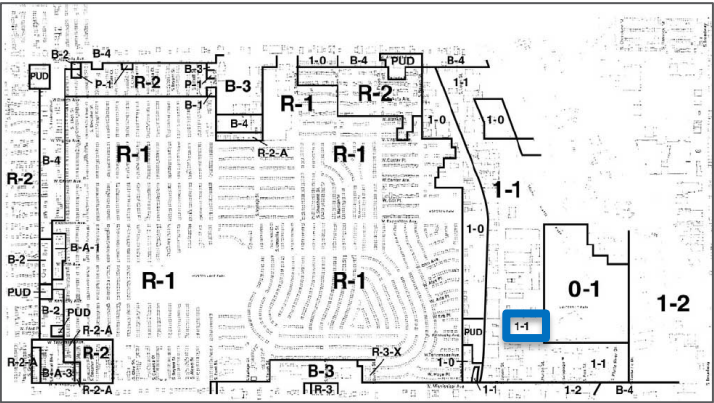
## Blueprint Denver Contains Three Major Equity Concepts

Integrating these concepts into planning and implementation will help to create a more equitable Denver.

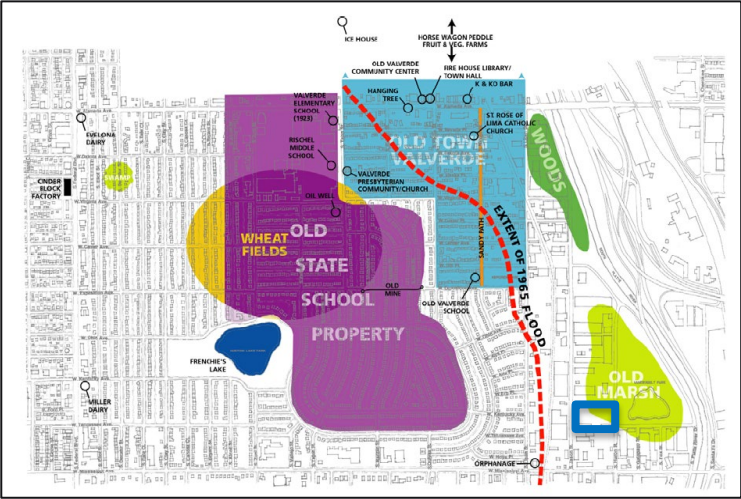


# Athmar Park Neighborhood Perimeter Plan

Overall Plan Goals & Recommendations:  
 1. *Promote neighborhood stability, support preservation of the neighborhood character, and create a sense of place.* (pg. 14)



Existing Zoning (pg. 31)



Historic Sites (pg. 22)

# Elyria & Swansea Neighborhoods Plan

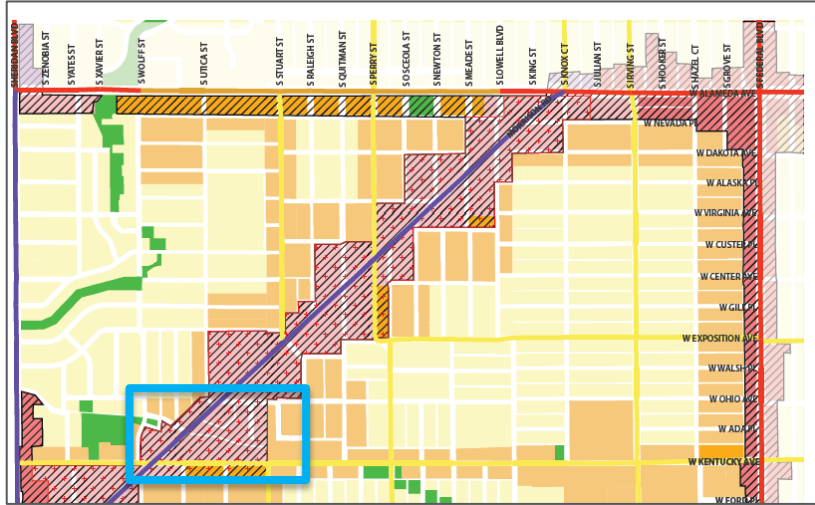
## B.3 INCREASE HOUSING CHOICES

Encourage investment in new housing to expand the total number of residences and to provide for a diversity of housing types to bring more people of all ages and income levels into the neighborhood. (pg. 29)



Industrial Mixed Use/Area of Change  
(pg. 96)

# Westwood Neighborhood Plan



Pedestrian Shopping Center &  
Morrison Road Influence Area (pg. 49)

## Recommendation B.3.A

### Encourage Diversity

Encourage a Diversity of Housing  
*Investments in housing should strive to include a diverse range of housing types creating a seamless integration of low income, workforce and market rate housing options throughout the neighborhood.*  
*Ensure a full range of housing choices, including sizes and prices, accommodating various family structures... (pg. 44)*

# Denver Zoning Code Review Criteria

## A. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*

## B. Further Public Health, Safety and Welfare

## C. Uniformity of District Regulations and Restrictions



# CPD Recommendation

CPD recommends approval of the proposed Text and Map Amendments, based on finding all review criteria have been met.

- A. Consistency with Adopted Plans
- B. Further Public Health, Safety and Welfare
- C. Uniformity of District Regulations and Restrictions