

1 **BY AUTHORITY**

2 ORDINANCE NO.  
3 SERIES OF 2025

COUNCIL BILL NO. CB25-0685  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance amending Chapter 59 (Zoning) of the Denver Revised Municipal**  
7 **Code by repealing minimum vehicle parking requirements.**

8  
9 **WHEREAS** the City Council has determined on the basis of evidence and testimony  
10 presented at the public hearing that the amendment set forth in this ordinance is in conformance  
11 with Comprehensive Plan 2040; is reasonably necessary to promote the public health, safety, and  
12 general welfare; and will result in uniformity of zone district regulations.

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

15 **Section 1.** That section 59-2, D.R.M.C. concerning Former Chapter 59 is amended by  
16 adding new paragraphs (c)(31) – (c)(35) to read as follows:

17 **Sec. 59-2. – Former chapter 59.**

18 (c) No changes shall be enacted to the text of the former chapter 59 after June  
19 25, 2010; however, regulation of lands retaining their zoning designation under the former  
20 chapter 59 is subject to the following requirements and allowances:

21 (31) No minimum amount of vehicle parking is required for any land use or zone  
22 district in former chapter 59.

23 (32) Minimum off-street parking requirements stated in former chapter 59 shall  
24 be used for calculation of density, height, and floor area premiums/bonuses, where  
25 allowed in former chapter 59.

26 (33) Minimum off-street parking requirements stated in former chapter 59 shall  
27 be used for calculation of additional parking or excess parking, where regulated by  
28 former chapter 59.

29 (34) The manager shall not enforce any requirement for a minimum amount of  
30 vehicle parking stated in an approved regulating plan, Planned Building Group, or

zoning permit approved under former chapter 59.

(35) The manager shall not enforce any requirement for a minimum amount of vehicle parking stated in an approved Planned Unit Development (PUD) zone district, or a zone district with waivers or conditions approved under former chapter 59.

**Section 2.** This ordinance is effective July 21, 2025.

COMMITTEE APPROVAL DATE: May 20, 2025

MAYOR-COUNCIL DATE: May 27, 2025

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

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

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

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

NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_,

PREPARED BY: Adam C. Hernandez, Assistant City Attorney                      DATE: June 12, 2025

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

Katie J. McLoughlin, Interim City Attorney

BY: \_\_\_\_\_, Assistant City Attorney                      DATE: \_\_\_\_\_,