



TO: Denver City Council Land Use, Transportation and Infrastructure Committee
FROM: Andrew Webb, Senior City Planner
DATE: August 15, 2019
RE: Denver Zoning Code – Temporary Tiny House Village Zoning Code Text Amendment #6

Staff Report and Recommendation

Denver Zoning Code Text Amendment #6 proposes to add a new Temporary Tiny Home Village use and associated regulations to the Denver Zoning Code. It would also amend DZC regulations related to Large Development Review and parking reductions, as further detailed below. A redline of the proposed text amendment is available on the Community Planning and Development (CPD) website (please see link below) and is also included as a supplement to this staff report. The proposed text amendment to the Denver Zoning Code is sponsored by Councilwoman Robin Kniech.

Based on the review criteria for text amendments set forth in the Denver Zoning Code (DZC), Section 12.4.11 (Text Amendment), CPD staff recommends that the Planning Board recommend to the Denver City Council approval of the Temporary Tiny Home Village Text Amendment #6 to the Denver Zoning Code.

Summary and Purpose

Overview: This proposed text amendment would establish a new Temporary Use in Article 11 of the DZC: Temporary Tiny Home Villages (TTHVs). TTHVs are small communities of detached sleeping units and common-use kitchen and bath facilities. They have emerged around the country as a flexible, low-cost way to provide transitional housing for people experiencing homelessness. The sense of safety, privacy and personal space they provide has made them especially popular with vulnerable or marginalized residents. One such development, Beloved Community Village, has been operating as a pilot project for about two years on temporary unlisted use permits. This code update aims to improve predictability for TTHV operators, residents, neighbors and other stakeholders with clear regulations based on lessons learned from local and national tiny home village communities. It would also establish a new public meeting requirement and outreach procedures, which are intended to foster an early dialogue with would-be neighbors of a TTHV. This text amendment would also update and clarify outreach and meeting requirements for Large Development Review, or LDR, a process (unrelated to tiny home villages) adopted by the City Council in July to replace the general development planning process. See “Updates to LDR Outreach Requirements” below for details. Finally this text amendment would change outdated technical references in DZC language that regulates parking reductions for affordable housing.

A stakeholder advisory committee to the ongoing Group Living Code Update effort identified Tiny Home Villages early in the project as an “emerging use” that is not clearly addressed in the code. This text amendment was originally to have been part of a larger package of group living amendments to the code tentatively scheduled for adoption in early 2020. However, citing demand for this type of housing and interest from would-be operators in establishing more tiny home villages for people experiencing or

at risk of homelessness, the sponsor requested this standalone amendment in order to provide a clear pathway for these developments in a shorter timeframe.

Proposed Regulations for TTHVs: This amendment would create a new temporary use definition and use limitations in DZC Article 11 and update use tables in Articles 3-9 (Neighborhood Contexts) to reflect this new use. TTHVs would be regulated as follows:

- **Zone Districts:** The use would be permitted on a zone lot in all zone districts, except the Open Space (OS) districts. In Single Unit, Two Unit and Row House zone districts, the use would only be permitted only on zone lots where there is a primary civic or public use, such as a church, community center or cultural facility.
- **Duration of Permits:** This temporary use would be permitted on a site for up to 4 years. The length of the zoning permit would be aligned with associated building and fire permits also required for TTHVs, which vary based on the permanence of utility connections, bathing and toilet facilities, sleeping unit energy efficiency, etc. When the TTHV permit and any permitted renewals (up to 4 years) expire, no new TTHV could be established at the site for another four years.
- **Zoning Requirements:** Key site design requirements and use limitations are summarized in the table below:

Primary Street Setback	20 feet in SU, TU, RH; per Zone District minimums elsewhere
Side, Rear Setback	5 feet
Entry Feature	Required on common use structures if located within 25 feet of Primary Street
Over-height privacy fence	Allowed with permit. At least 1/4 of area above 4 feet must be transparent (lattice, wrought iron, etc.)
Parking	No minimum vehicle parking required
Number of units permitted	Determined by building separation, lot size, etc.; limit of 30 units in SU (single unit), TU (two unit) and RH (row house) zone districts.
Accessory Uses (pets, gardens, cottage foods)	Follow typical residential use regulations

- **Operator Requirements:** TTHV use limitations established by this text amendment would require that operators provide:
 - **Operational plan** including applicant background and role in TTHV operation, resident qualification and selection processes, process for addressing violations of community rules, property maintenance plans, etc. (requirements would be detailed in guidelines published separately from the zoning code);

- **Site plan** demonstrating compliance with siting and design standards (Zoning Standards, above); and
- **Community Information Meeting** required prior to application. See below.

New and Expanded Outreach Requirements: This text amendment would add a new public notice requirement to Article 12 of the DZC: a community information meeting. The intent of this meeting is to provide the opportunity for the public to learn directly from applicants about a potential application before it is submitted to the city. Applicants would be required to notify stakeholders of a community information meeting as follows:

- Signs posted on site (posted notice);
- Mailed Notice to:
 - RNOs and council members within 400 feet, and
 - Tenants and owners of properties within 400 feet; and
- Outreach to other relevant neighborhood-service organizations (churches, nonprofits, etc.).

The community information meeting and notification requirements expand on existing requirements in several ways. Current mailed notice requirement for rezonings and other DZC procedures notice be mailed to owners of property within 200 feet. Expanding the requirement (for community information meeting notification only) to parcels within 400 feet and inclusion of renters and tenants are efforts to respond to community feedback and adopted policies calling for increased public participation in land use decisions.

Updates to LDR Outreach Requirements: The city's large development review (LDR) process was adopted in July to replace the existing general development plan system (text amendment 4). The community information meeting concept emerged as a requirement during that project and was incorporated as a requirement for LDR. During development of the temporary tiny home village text amendment, it was determined that this pre-application meeting would also be appropriate for this new temporary use. This text amendment would move the community information meeting regulations out of Article 12's large development review section and into generally applicable notification sections of the code where they can be cross-referenced by both LDR and TTHV regulations. Additional refinements that would impact LDR community information meetings include adding the renter/occupant notification requirements and expanding mailed notification buffers from 200 to 400 feet.

Updates to Affordable Housing Parking Reductions: This proposed text amendment also includes a change to technical references for an affordable housing parking reduction. The Denver Zoning Code has always had a 20% parking reduction available for affordable housing projects. Eligibility to use the reduction was tied to the Inclusionary Housing Ordinance (IHO). Since IHO was phased out and replaced with the linkage fee in January 2017, no affordable housing projects have been able to take advantage of the parking reduction. This has created a barrier for several affordable housing projects looking to provide less parking onsite. This text amendment updates the references so that projects building onsite affordable units under the city's current affordable housing standards are eligible to use the reduction. It was recommended as a condition of approval by the Planning Board during their August 7 hearing. CPD and city housing staff plan to work on a more comprehensive update to the affordable housing parking reduction as part of an upcoming text amendment that will kick off later this year.

Future "Permanent" Tiny Home Village use: The temporary use in this text amendment is intended to grant flexibility from building form and site design requirements for providers of housing for people who

are experiencing or are at risk of homelessness. The Group Living project will amend various sections of the DZC that regulate Household and Group Living uses, including a permanent version of the tiny home village use. The permanent use is expected to be open to any type of resident (not just people experiencing or at risk of homelessness) seeking affordable, flexible housing options. Zoning requirements would be stronger, especially with regard to building form and site design, to ensure that permanent uses integrate with the fabric of their neighborhood contexts and thoughtfully address the pedestrian realm. Though new temporary tiny home villages would not be permitted on a site after four years have passed, an existing TTHV use would have the option to reconfigure and convert to a permanent use if allowed by the future text amendment.

Companion Building Code Amendments: This DZC text amendment was informed by a lengthy collaboration between Planning Services, CPD Building and Fire staff and other impacted departments and outside service providers, including Denver Department of Public Health and Environment, Denver Water and Excel Energy. During this process, Building and Fire staff developed a parallel set of Denver Building Code and Denver Fire Code amendments to establish a new building occupancy type and structure regulations for tiny home villages. These building code amendments were adopted July 22. Key requirements adopted as part of this amendment are summarized below for reference:

Foundation requirements	Foundation required, may be relocatable.
Minimum sleeping unit size	70 square feet
Occupants permitted per sleeping unit	2
Building separation requirements	10 feet, with reductions permitted if constructed with additional fire protection.

Relationship to Trailer Camps and Courts: The definition for this temporary use (see redlines for the full definition) contains language clarifying that it shall not permit a Trailer Camp or Court as defined by the code on the site. As noted in the building code details above, sleeping units are intended to be purpose-built structures affixed semi-permanently to the ground for long-term occupancy – this language was included to clarify that it would not permit occupancy of recreational vehicles or camping trailers, which are regulated separately in city codes. Similarly, the TTHV use is distinguished from a mobile home park in that the latter comprise complete dwelling units subject to different zoning and building codes.

Public Process

Below is a summary of the public process for the proposed Temporary Tiny Home Village Text Amendment:

March 2018 - present	Multiple Group Living Advisory Committee meetings to define problem, identify and refine possible solutions. Three meetings focused specifically on tiny house village proposal. Additional details and meeting summaries can be reviewed at www.denvergov.org/groupliving .
May 1, 2019	CPD and sponsor presented proposal at Inter-Neighborhood Cooperation (INC) Zoning and Planning Committee

June 5, 2019	Public meeting held to present proposal and take community input.
June 27, 2019	Summary of text amendment and redline draft of text amendment posted to CPD website for public review and email notice sent to all Registered Neighborhood Organizations and all Denver City Councilmembers
July 17, 2019	Planning Board informational item
July 19, 2019	CPD written notice of the Planning Board public hearing sent to all members of City Council and registered neighborhood organizations
August 7, 2019	Planning Board public hearing (unanimous recommendation of approval)
August 20, 2019	Land Use, Transportation, and Infrastructure Committee of the Denver City Council meeting (tentative)
October 7, 2019	City Council public hearing (tentative)

CPD actively engaged various stakeholder groups on this topic for more than a year. The Group Living Advisory Committee includes a representative from the operator of Beloved Community Village (Colorado Village Collaborative), a resident, neighborhood representatives and architects and designers familiar with these types of developments. Through this group, the project team connected to other local stakeholders and national expertise for input on how best to create flexible rules for safe villages that provide stable housing and community to people experiencing or at risk of homelessness. The June public meeting provided the opportunity for more members of the public to learn about and provide feedback about the proposed amendments. Staff received several recommendations during and after this meeting. All input was considered by staff and some suggestions from the public have been incorporated into the proposal, such as the language requiring four years pass before the establishment of a new TTHV on a site after the departure of a previous TTHV.

Written comments: Since publication of the public draft in late June, staff has received several e-mails from community members indicating support, and one indicating opposition to the proposal (all correspondence is attached). Staff made one small clarifying change in the text amendment in response to the latter input.

Planning Board: The Denver Planning Board considered this proposed text amendment at their August 7 hearing and unanimously recommended approval with three conditions:

1. That the Planning Board review draft and “Proposed redlines for affordable housing parking reduction” be edited for clarity, correctness, illustrative graphics, section references, and other non-substantive matters as well as any other changes made necessary by such edits;
2. That the Planning Board review draft be edited to include the changes in the document entitled “Proposed redlines for affordable housing parking reduction;” and,
3. That Section 12.3.4.6.B.1.a.iv be revised to require a “reasonable effort” instead of “to the maximum extent possible.”

The final condition refers to language about outreach to non-registered neighborhood organizations and nonprofits and was requested by Development Services staff.

Review Criteria and CPD Staff Evaluation

The criteria for review of a proposed text amendment are found in Section 12.4.11.4 of the DZC. CPD analyzed the proposed text amendment for compliance with the review criteria stated below and finds that the proposed text amendment satisfies each of the review criteria:

1. Consistency With Adopted Plans

The proposed Temporary Tiny Home Village Text Amendment is consistent with the following adopted plans, strategies and policies:

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Housing an Inclusive Denver (2018)*

Denver Comprehensive Plan 2040

The proposed text amendment is consistent with the following *Comprehensive Plan 2040* policies:

- Equitable, Affordable and Inclusive Goal 2, Strategy B to “Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options” (p. 28).
- Equitable, Affordable and Inclusive Goal 3, Strategy B to “Use land use regulations to enable and encourage the private development of affordable...housing, especially where close to transit” (p. 28).
- Equitable, Affordable and Inclusive Goal 3, Strategy D to “Develop and promote programs to help individuals and families, especially those most vulnerable to displacement, access affordable housing” (p. 28).
- Equitable, Affordable and Inclusive Goal 3, Strategy E to “Leverage available publicly owned land for affordable housing development” (p. 28).
- Equitable, Affordable and Inclusive Goal 8, Strategy C to “Ensure that city regulations enable a range of flexible housing options to meet the needs of those experiencing or transitioning out of homelessness” (p. 30).
- Equitable, Affordable and Inclusive Goal 8, Strategy D to “Expand the supply of housing accessible to seniors and people with disabilities, including more housing choices for seniors to age in place” (p. 30).

The proposed text amendment is consistent with *Comprehensive Plan 2040* because it provides clear regulations and standards that will help remove barriers to affordable housing and enable a flexible housing option on properties around the city. It provides flexibility in building form, site design and other regulations to encourage expeditious deployment of housing that can help people transition out of homelessness and into long-term stable housing. Finally, it will improve opportunities for public engagement and understanding by requiring a community information meeting prior to a zoning application submittal that will ensure RNOs, council members, unregistered organizations, property owners, tenants and residents are informed about the use and operational standards.

Blueprint Denver (2019)

The proposed text amendment is consistent with the following *Blueprint Denver (2019)* policies:

- Land Use and Built Form Policy 1: Revise city regulations to respond to the demands of Denver’s unique and modern housing needs. (p. 82)

- 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.
- Strategy C. Ensure city codes and land use regulations support modern and equitable approaches to housing options for people experiencing homelessness and people in need of supportive housing.
- Land Use and Built Form Policy 11: Implement plan recommendations through city-led legislative rezonings and text amendments. (p. 79)
 - Strategy B. Use text amendments combined with map amendments to apply strategies recommended by Blueprint Denver at the effective, area appropriate scale. Text amendments and large legislative rezonings should be guided by the equity concepts and maps in Chapter 2.
 - Strategy C. Use a robust and inclusive community input process to inform city-led rezonings and zoning code text amendments.

The proposed text amendment is consistent with *Blueprint Denver* because it provides clear, flexible regulations that will enable production of an affordable housing form that can be equitably distributed in all residential, industrial and commercial zone districts. The text amendment will result in a more predictable process for the city, applicants, and community members while requiring a process prior to site development to inform the community about the proposed use. Additionally, guided by the equity concepts set forth in Chapter 2 of *Blueprint Denver*, a robust and inclusive community input process informed this city-led text amendment, as detailed in “Public Process,” above. This process was consistent with the strategies and recommendations set forth in *Blueprint Land Use and Built Form Policy 11*.

Housing an Inclusive Denver (2019)

The proposed text amendment is consistent with the following *Housing an Inclusive Denver* (2018) policies:

- Legislative and Regulatory Strategies: Recommendation 2: Expand and strengthen land use regulations for affordable and mixed-income housing. (p. 47)
- Housing for Residents Experiencing Homelessness: Recommendation 1: Expand investments in housing options for residents experiencing homelessness and integrate providers across the housing continuum. (p. 70)
- Affordable and Workforce Rental Housing: Recommendation 5: Promote development of new affordable, mixed-income and mixed-use rental housing. (p. 83)

The proposed text amendment is consistent with *Housing an Inclusive Denver* (2018) because it expands and strengthens land use regulations for affording housing by establishing clear regulations for an emerging housing concept and enables the creation of new housing capacity for people experiencing homelessness.

2. Public Health, Safety and Welfare

The text amendment furthers the public health, safety, and welfare of Denver residents, land owners, businesses, and community members by implementing the city’s adopted plans through regulations that address homelessness and affordable housing. The text amendment will result in a more predictable and transparent process for the city, applicants, and community members for the development of housing for the city’s most vulnerable. The text amendment also promotes public welfare by enabling more affordable housing options for those individuals who are experiencing or at risk of homelessness.

3. Uniformity of District Regulations and Restrictions

The text amendment will result in processes and regulations for temporary tiny home villages that are uniform within each zone district in which the temporary use will be allowed.

Attachments

1. Land Use, Transportation and Infrastructure Committee redline review draft
2. Public comments



Denver Zoning Code Text Amendment #6 TEMPORARY TINY HOME VILLAGE TEXT AMENDMENT

LAND USE, TRANSPORTATION AND INFRASTRUCTURE COMMITTEE DRAFT - 8/15/19

This document contains the redlined draft of a proposed text amendment to create a new Temporary Tiny Home Village use and associated regulations and procedures. Additional information is available on the [Group Living Project webpage](#). CM Robin Kniech has requested this amendment to create a more predictable process for permitting developments of detached sleeping units and shared kitchen, bathroom and other structures for people who are experiencing homelessness or at risk of becoming homeless. This public review redline draft is organized starting with proposed amendments to Article 11 (adding new temporary use and limitations) and Article 12 (adding new Community Information Meeting procedure), followed by use tables for all contexts reflecting the addition of this new temporary use. Amendments proposed to Article 12 would also impact the Large Development Review process, which is expected to be established by the adoption of Amendment #4 in July (See Large Development Review on the [Proposed Text Amendments](#) page for more information). These additional amendments proposed by Amendment #6 would expand notification buffers and consolidate procedures for the pre-application Community Information Meeting that is proposed for both Temporary Tiny Home Village uses and Large Development Review. This proposed text amendment also includes changes to technical references for an affordable housing parking reduction in Articles 8 and 11. Redlines for this amendment are at the end of this packet.

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 for additional context. The Zoning Code can be reviewed in its entirety at [this link](#).
- 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.
- Additionally, please note that coordination will continue throughout the process to ensure constancy of approach and administration with other ongoing text amendments.

Please send any questions or comments to Andrew Webb at andrew.webb@denvergov.org

A Public Land Use, Transportation and Infrastructure Committee hearing is scheduled for August 20, 2019.

ARTICLE 11. USE LIMITATIONS AND DEFINITIONS

DIVISION 11.11	TEMPORARY USE LIMITATIONS	11.11-1
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- N. Operators shall not cause any liquid wastes used in the operation, with the exception of clean ice melt, to be discharged from the retail food establishment, mobile.
- O. Operations shall be located at least 50 feet from any Residential Zone District.
- P. Operations are prohibited on undeveloped zone lots and zone lots with unoccupied structures or unpaved surfaces.

SECTION 11.11.15 TEMPORARY CONSTRUCTION OFFICE

11.11.15.1 All Zone Districts

In all zone districts, where permitted with limitations, temporary construction offices needed for a specific construction project are permitted provided each permit shall be valid for a period of not more than 12 calendar months and shall not be renewed for more than three successive periods at the same location; however, site cleanup shall be completed within 30 days after completion of the project, regardless of the length of the permit.

SECTION 11.11.16 TEMPORARY OFFICE - REAL ESTATE SALES

11.11.16.1 All Residential and Mixed Use Commercial Zone Districts

In all Residential Zone Districts and Mixed Use Commercial Zone Districts, where permitted with limitations, temporary offices, for the sale or rental of dwelling units within one (1) specific project under construction, rehabilitation or recently completed, and both incidental and necessary for the sale or rental of real property in the zone district are permitted subject to compliance with the following standards:

- A. Such permit shall be valid for a period of not more than 6 calendar months and shall not be renewed for more than four successive periods for the same project.
- B. Each permit shall specify the location of the temporary office and the area, within the same zone district, of the permitted operation, no part of which area shall be a distance of more than 2 miles from the temporary office.

SECTION 11.11.17 TEMPORARY TINY HOME VILLAGE

11.11.17.1 Intent and Purpose

The intent of this temporary use is to grant flexibility from building form and site design requirements for providers of housing for people who are experiencing homelessness or are at risk of becoming homeless.

11.11.17.2 SU, TU, RH Zone Districts

In all SU, TU, RH Zone Districts, where permitted with limitations, a Temporary Tiny Home Village is permitted only in combination with and on the same Zone Lot as a primary Civic, Public or Institutional Primary Use, and shall be limited to a maximum of 30 sleeping units.

11.11.17.3 All Zone Districts

In all Zone Districts, where permitted with limitations, Temporary Tiny Home Village uses are permitted subject to compliance with the following standards:

A. Duration of Zoning Permit

- 1. Permits for Temporary Tiny Home Village uses shall be valid for a period not more than 4 years.
- 2. After a Temporary Tiny Home Village vacates a site, no additional zoning permits or renewals for Temporary Tiny Home Villages may be issued at the subject site until an additional 4 years has passed from the vacation date.

B. Owner and Operational Requirements

1. The applicant shall be the Zone Lot owner(s) or have written approval of the owner(s) of the subject Zone Lot.
2. An operational plan shall be submitted with the application for a zoning permit. The Manager shall establish minimum requirements for the operational plan.

C. Permit Requirements

1. A Pre-Application meeting is required according to Section 12.3.2.
2. A Community Information Meeting is required according to Section 12.3.4.6. before submitting the zoning application.
3. Upon application for a zoning permit, the applicant shall provide:
 - a. The following information about the Community Information Meeting:
 - i. Documentation of outreach efforts as required by Section 12.3.4.6.; and
 - ii. A written record of the meeting; and
 - iii. A summary of any follow-up plans with the community.
 - b. A site plan demonstrating compliance with siting and design standards of Section 11.11.17.3.D.
 - c. Documentation of Owner and Operational Requirements set forth in Section 11.11.17.3.B..
4. Zoning permits to establish or renew a Temporary Tiny Home Village use shall run with the land for the duration of the permit.
5. A new operator of an established Temporary Tiny Home Village use shall:
 - a. Provide evidence to the Manager that the operator meets all requirements of Section 11.11.17.3.B; and
 - b. Hold a Community Information Meeting according to Section 12.3.4.6.

D. Site Design Requirements

The following building form standards shall apply to all temporary structures associated with the Temporary Tiny Home Village use:

1. A zoning permit for a Temporary Tiny Home Village allows construction or relocation of temporary structures on the zone lot. The use may be located wholly or partially within an existing permanent structure, but new permanent structures are not permitted to establish this use.
2. Side Interior, Side Street and Rear setbacks from zone lot lines (min) shall be 5 feet.
3. Primary Street setbacks in SU, TU and RH Zone Districts (min) shall be 20 feet.
4. Primary Street setbacks in all other applicable zone districts shall be the least setback required for any primary building form permitted on the subject zone lot, not including any permitted setback encroachments. For example, if the zone district for the subject site is U-MX-3, the minimum Primary Street setback shall be 0 feet, according to the General and Shopfront building form standards.
5. Required minimum setbacks shall be open and unobstructed. Setback encroachments are permitted only where allowed for "All Building Forms" in the applicable zone districts.
6. All structures intended for common use by the Temporary Tiny Home Village residents and located within 25 feet of a Primary Street zone lot line shall have an Entrance with

Entry Feature facing the Primary Street, unless the common use structure contains only toilet or bathing facilities.

E. Residential Outdoor Storage

Residential Outdoor Storage is permitted with the Temporary Tiny Home Village use. See definition of Outdoor Storage, Residential in Section 11.12.7.5. Any Residential Outdoor Storage shall comply with the following standards:

1. The storage of junk, waste, discarded, or salvaged materials, or items customarily associated with indoor use (e.g., upholstered furniture or indoor appliances), is prohibited.
2. Automobile parts and tools, equipment, and supplies used for automobile repair shall not be stored outdoors.
3. Heavy tools, equipment, and supplies typically used for commercial construction, such as backhoes, excavators, and stock piles of brick, gravel, or lumber, shall not be stored outdoors, except when used in connection with on-site construction and only for the duration of the on-site construction.
4. No outdoor storage shall occur in required minimum zoning setback areas.
5. For storage of vehicles, see Division 10.9, Parking, Keeping and Storage of Vehicles.

F. Fences and Walls

Fences and Walls shall be governed by applicable standards in the subject site Zone District and Article 10, with the following exception:

1. The maximum height when forward of any Primary Street facing Temporary Structure shall be 4 feet.
2. Where additional privacy or security is required, the Zoning Administrator may permit construction of a fence with a maximum height of 6 feet. Any 4-foot linear section of such over-height fence or wall shall be no more than 75 percent solid over its entire area.
3. All fences or walls taller than 4 feet shall require a zoning permit, and shall expire on the same date as the permit for the related Temporary Tiny Home Village.

G. Accessory Uses

Accessory Uses are prohibited, except that a sleeping unit in a Temporary Tiny Home Village may be treated as a dwelling unit for the allowance of the following Accessory Uses:

1. Garden, according to Section 11.8.4
2. Keeping of Household Animals, according to Section 1.8.5.1.A.
3. Fresh Produce and Cottage Food Sales according to Section 11.9.4.11
4. Rental of sleeping unit: For every 10 sleeping units, the Temporary Tiny Home Village operator may rent 1 sleeping unit to an employee or volunteer who works directly with residents of the Temporary Tiny Home Village. Rentals may be for any length of stay.

H. Use Permit Application and Review

Following the required Community Information Meeting and submittal of a complete zoning permit application, the Zoning Administrator shall review the application according to the procedures in Section 12.4.1. In making a final decision, the Zoning Administrator may consider relevant stakeholder comments and applicant commitments documented during the Community Information Meeting.

3. All Other Types of Temporary Outdoor Sales, Seasonal

Retail sales of trees, plants, flowers, fruits, vegetables, or other similar foods or prepared food products, including incidental sales of customary non-food items. This use sub-type includes farmers markets, and sales of roasted chiles and corn.

K. Retail Food Establishment, Mobile

Readily movable motorized-wheeled vehicle designed and equipped to serve food or towed-wheeled vehicle designed and equipped to serve food. This definition shall not apply to uses which operate for less than 30 consecutive minutes at each separate location.

L. Temporary Tiny Home Village

Residential occupancy of multiple relocatable temporary buildings containing only sleeping units, combined with one or more separate buildings containing eating, bathing, toilet and gathering facilities for common use, all located on the same zone lot. Tenancy is typically 30 days or longer. This temporary use does not include Trailer Camp or Court as defined in the Zoning Code.

ARTICLE 12. ZONING PROCEDURES & ENFORCEMENT

SECTION 12.2.9 SUMMARY TABLE OF AUTHORITY AND NOTICE

	REVIEW AND DECISION-MAKING AUTHORITY						TYPE OF PUBLIC NOTICE REQUIRED					
	D = Decision-Making Authority R = Review and Recommendation Authority * = Public Hearing Required						■ = Notice Required Blank Cell = Notice Not Required					
							Informational Notice			Notice of Public Hearing		
	Zoning Administrator	Manager	DRC	Board of Adjustment	Planning Board	City Council	Written and Posted Notice of Community Information Meeting	Written and Posted Notice of Receipt of Application	Posted Notice of Final Administrative Decision	Written	Posted	Published
Zoning Permit Review	D											
Zoning Permit Review with Informational Notice	D						■	■				
Site Development Plan Review	R	R	D/R See Sec. 12.4.3 for site development plans where DRC has review and recommendation authority		D* See Sec. 12.4.3 for site development plans that require public notice		■ See Sec. 12.4.3 for site development plans that require public notice	■ See Sec. 12.4.3 for site development plans that require public notice	■ See Sec. 12.4.3 for site development plans that require notice of a public hearing			
Zone Lot Amendment	D											
Administrative Adjustment	D											
Code Interpretation, Determination of Unlisted Use	D											
Comprehensive Sign Plan	D				R*		■	■	■	■		
Variance	R			D*			Refer to rules of Board of Adjustment					
Appeal of Administrative Decision	R			D*			Refer to rules of Board of Adjustment					
Special Exception	R	R		D*			Refer to rules of Board of Adjustment					
Official Map Amendment (Rezoning)		R			R*	D*	■ - Written Notice Only		■	■	■	
Text Amendment	R	R			R*	D*			■		■	
Infrastructure Master Plan	R		D									
Large Development Review			D				■					
Repeal of an Approved General Development Plan			D						■	■		

	REVIEW AND DECISION-MAKING AUTHORITY						TYPE OF PUBLIC NOTICE REQUIRED					
	D = Decision-Making Authority R = Review and Recommendation Authority * = Public Hearing Required						■ = Notice Required Blank Cell = Notice Not Required					
							Informational Notice			Notice of Public Hearing		
	Zoning Administrator	Manager	DRC	Board of Adjustment	Planning Board	City Council	Written and Posted Notice of Community Information Meeting	Written and Posted Notice of Receipt of Application	Posted Notice of Final Administrative Decision	Written	Posted	Published
Regulating Plan	R	D										
Temporary Tiny Home Village	<u>D</u>						■					



rezoning land into a new zone district be approved until the text amendment creating the new zone district is approved.

12.3.3.10 Modification of a Pending Application

With the Manager's approval, a pending application may be modified at the applicant's request at any time before public notice of a public hearing, as applicable, is given. After public notice for a public hearing has been given, the applicant may request modifications to the application at the public hearing, which the review- or decision-making body may accept as conditions of approval.

12.3.3.11 Withdrawal of Pending Applications

- A. Except where otherwise expressly provided (e.g., see Section 12.3.3.12, Inactive Applications), only the applicant may withdraw an application. The applicant shall request the withdrawal in writing, and after such withdrawal, the Manager will not take further action on the application. To re-initiate review after withdrawal, the applicant shall resubmit the application, which in all respects shall be treated as a new application for purposes of review, scheduling, and payment of fees.
- B. Withdrawal from consideration of an application from a public meeting or hearing agenda is discretionary with the applicable review or decision-making body.

12.3.3.12 Inactive Applications

Except as otherwise expressly stated in this Code or in any supplementary rules or regulations for administering this Article 12, the following provisions shall apply to inactive applications:

- A. The Manager shall notify the applicant in writing that an application is considered inactive and will be automatically withdrawn unless the applicant takes action to revive the application according to the Manager's direction within thirty (30) days, if at any point in a review process either:
 1. The Manager has notified the applicant that additional or corrected materials are required, and the applicant has not submitted such materials or responded with a request for a reasonable extension within 45 days after the date of such notification; or
 2. As applicable, the applicant has not responded to a staff report, or has not agreed to a date for a required meeting or hearing before the Planning Board, City Council, or Board of Adjustment, or has not given proper public notice as required by this Code, or has not taken other affirmative steps within a reasonable time frame that is within the applicant's control and is necessary to advance the application for a final determination.
- B. No further processing of an inactive application shall occur until the deficiencies are corrected and the application revived. If the applicant does not correct the deficiencies or take other substantial action to address the deficiency within the 30-day correction period, the inactive application shall be considered automatically withdrawn. Any re-submittal of the application thereafter by the applicant will be treated as a new application for purposes of review, scheduling, and payment of application processing fees.

SECTION 12.3.4 PUBLIC NOTICE REQUIREMENTS

12.3.4.1 General Provisions and Intent

All applications that require public hearings before the Planning Board, the Board of Adjustment, or the City Council shall be subject to this Section's public notice of hearing requirements. In addition, certain applications require public notice of receipt of such application and/or notice of the final decision or appeal opportunities. Some types of applications require a public meeting prior to submission of an application, during which the community can learn more about the proposed development. Public notice is intended to provide an the opportunity for public participation or public information regarding land use and development applications under this Code.

12.3.4.2 Types of Public Notice

There are ~~two~~ three types of public notice addressed by this Section:

A. Notice of Public Hearings

When required by Section 12.2.9, Summary Table of Authority and Notice, “Notice of Public Hearings” provides the public with advance notice of a required hearing at which a review- or decision-making body will take action on an application under this Code. Such notice may be provided in writing (mailed), by posting (signs), or by publication.

B. Informational Notice

When required by Section 12.2.9, Summary Table of Authority and Notice, “Informational Notice” provides the public with notice of Community Planning and Development’s receipt of an application for review (e.g., a zoning permit or site development plan), and/or the approving authority’s final decision on such application and available avenues for appeal. Such notice may be provided in writing (mailed) and/or by posting (signs).

C. Notice of Community Information Meetings

When required by Section 12.2.9, Summary Table of Authority and Notice, a “community information meeting” provides the opportunity for the public to learn directly from the applicant about a potential application before it is submitted. Notice of the community information meeting shall be provided in writing (mailed) and by posting signs.

12.3.4.3 Public Notice – When Required

Required public notices are summarized in the table shown in Section 12.2.9, Summary Table of Authority and Notice. More detailed information may be included with each specific zoning procedure described in Division 4 of this Article 12.

12.3.4.4 Notice of Public Hearing

A. Written Notice of Public Hearings

When required by Section 12.2.9, Summary Table of Authority and Notice, written notice of a public hearing shall be provided in compliance with the following standards:

1. Official Map Amendment (Rezoning) - Written Notice of Planning Board Public Hearings

- a. No later than 15 days before a required Planning Board public hearing on a proposed official map amendment (rezoning), the Manager shall notify the following parties:
 - i. The city council members in whose district the subject property is located.
 - ii. The at-large city council members.
 - iii. Registered neighborhood organizations registered according to D.R.M.C. Section 12-94 whose boundaries encompass or are located within 200 feet of the proposed official map amendment (rezoning).
 - iv. The owners of any real property located in whole or in part within, or within 200 feet of, the proposed official map amendment (rezoning).

2. All Other Applications - Written Notice of Planning Board Public Hearings

- a. Except for an official map amendment (rezoning) application, no later than 15 days before a required Planning Board public hearing on an application, the Manager shall notify the following parties:
 - i. The city council members in whose district the subject property is located.
 - ii. The at-large city council members.

2. Such sign shall describe the proposal, give directions for submitting comments to Community Planning and Development within 30 days from the beginning of the posting period, and state that any final decision to approve the application shall be posted at the same location for 15 days as soon as it is effective.
3. Posted notices shall be removed by the applicant from the subject property by no later than 15 days after the end of the posting period. Failure to do so shall constitute a violation of this Code.

C. Posted Notice of Final Administrative Action

When required by Section 12.2.9, Summary Table of Authority and Notice, posted notice of final administrative action on an application shall be provided in compliance with the following standards:

1. Within 7 days after reaching a final decision to approve an application subject to informational notice, Community Planning and Development shall cause the applicant to post the property with a copy of the approving decision for a period of 15 days.
2. The applicant shall post the property in a conspicuous location with a sign or sign template provided by Community Planning and Development.
3. The effective date of the final administrative action and the start of the 15-day period during which appeals may be made to the Board of Adjustment shall be the first day of the posting of the sign. Such sign shall describe how an appeal from the final administrative decision may be filed and state that any appeal must be filed within 15 days, and shall provide contact information for obtaining the standards and criteria that will govern the appeal.

12.3.4.6 Community Information Meeting

A. Timing of Community Information Meeting

When required prior to submitting an application, the applicant shall schedule a community information meeting and provide public notice of the community information meeting according to the following standards.

1. Large Development Review

No earlier than~~The applicant shall schedule a community information meeting following the DRC's preliminary determination of the LDR scope according to Section 12.4.12.6, and prior to preparation and submittal of application for Large Development Review~~the Large Development Framework according to Section 12.4.12.8, the applicant shall schedule a community information meeting.

2. Temporary Tiny Home Village

The applicant shall schedule a community information meeting following a pre-application meeting (see Section. 11.11.17.2.C.1) and prior to application for a zoning permit.

B. Required Public Notice

1. Written Notice of Community Information Meeting

The applicant shall send written notice at least 21 days prior to the date of the community information meeting in compliance with the following standards:

- a. The written notice of the community information meeting shall be sent to:
 - i. Owners and tenants (if the latter is different from owners) of the subject site and any real property located within 400 feet of the subject site;
 - ii. The City Council members in whose districts the subject site is located, and the at-large City Council members;

- iii. Any neighborhood organizations registered according to D.R.M.C. Section 12-94, whose boundaries encompass or are within 400 feet of the subject site;
 - iv. Other community organizations that are not registered neighborhood organizations and are either located within 400 feet of the subject site or operate within the statistical neighborhood or neighborhoods that contain the subject site or district boundary. Applicants shall use reasonable efforts to identify such organizations, examples of which may include schools, religious assemblies, and other community-based nonprofit organizations.
 - b. In addition to the written notice required by Section 12.3.4.6.A.1, above, written notice for a Large Development Review shall also be sent to:
 - i. Any neighboring municipality or county that is contiguous to any boundary of the LDR area;
 - ii. Denver Public Schools if the LDR area anticipates residential development; and
 - iii. Any special district of which any part of the district's boundaries is included in the LDR area.
 - c. The written notice shall be sent via U.S. mail first class or by electronic mail if the recipient has indicated their acceptance of notice by electronic mail.
 - d. Notification shall include the location and general description of the proposed application, the location, time and date of the community information meeting, and, if applicable, the process to be followed, including date, time and place of any related public meeting or hearing, if such has been scheduled.
 - e. The failure of any real property owner, tenant, registered neighborhood organization, or non-RNO organization, for whatever reason, to receive a notification required hereunder shall not invalidate any final action by the city.
2. **Posted Notice of Community Information Meeting**
Posted notice of the community information meeting shall be provided in compliance with the following standards:
 - a. No later than 21 days prior to the date of the required community information meeting, the applicant shall be responsible for posting one or more signs on the subject property providing public notice thereof.
 - b. Posted notice shall be in number, size, location, and content as prescribed by the Manager and shall indicate the time and place of the community information meeting, and any other information prescribed by the Zoning Administrator.
 - c. The applicant shall take all reasonable efforts to assure that posted signs remain on the site in the number and location prescribed by the Manager, and in good condition to maintain legibility, during the posting period.
 - d. Posted notices shall be removed by the applicant from the subject property no later than 15 days after the community information meeting has been held. Failure to do so shall constitute a violation of this Code.
3. **Conduct of Community Information Meeting, General**
The Manager shall publish guidelines for the conduct of community information meetings specific to the application types for which such meetings are required.

SECTION 12.3.5 EFFECT OF APPROVED APPLICATIONS, PLANS AND PERMITS

All applications, plans and permits approved under this Article 12 and this Code shall be binding upon the applicants, their successors and assigns, shall limit and control the issuance and validity of all subsequent site development plans and zoning permits, and shall restrict and limit the construction, location, use, and opera-

12.4.12.6 Preliminary Determination of LDR Scope

If the DRC has determined that the LDR process is required in accordance with Section 12.4.12.2 (Applicability) and 12.4.12.5 (Preapplication Meeting), no later than 60 days following the pre-application meeting, the Manager shall inform the applicant of the DRC's preliminary findings addressing, at a minimum, the following items:

- A. The boundaries of the LDR;
- B. Whether a City Council adopted plan (or plans) provides clear and sufficient guidance for changes in land use, development, and infrastructure in the subject area;
 - 1. City Council adopted plans may include, but are not limited to, neighborhood plans, station area plans, master plans, and citywide plans (Blueprint Denver).
 - 2. The Manager shall evaluate all applicable adopted plan policies and may determine "clear and sufficient guidance" exists considering all relevant factors, including but not limited to whether (1) the City Council adopted plans provide a level of detail for the subject LDR area sufficient to establish a framework for interconnected land uses, streets, open space, public parks, and other infrastructure, as applicable; (2) the plan was adopted within the previous 20 years from the date of the LDR preapplication meeting; and (3) the plan adequately addresses current community conditions for the subject area.
- C. The type and timing of necessary regulatory processes applicable to the proposed development of the subject area, including but not limited to any Official Map Amendments, Subdivision of land under D.R.M.C Chapter 50, approval of an Infrastructure Master Plan in accordance with Section 12.4.14, amendments or repeals of previously approved General Development Plans, or approval of any urban design standards and guidelines;
- D. When the Manager finds that an Official Map Amendment is necessary for the proposed large development and when the Manager has made a preliminary finding of no clear and sufficient City Council adopted plan guidance according to Section 12.4.12.6.B above, the type and timing of necessary planning processes applicable to the proposed development of the subject area;
- E. Whether any land dedication will be required through a subsequent regulatory process in the LDR area for streets, trails, open space, public parks, schools and other public purposes; and
- F. Whether any additional actions will be required to ensure community benefits are achieved for the large development area identified in a City Council adopted plan, including but not limited to an affordable housing plan or a schools plan, as applicable.

12.4.12.7 Community Information Meeting

[A community information meeting is required for LDRs according to Section 12.3.4.6.](#)

A. **Timing of Community Information Meeting - Required Public Notice**

~~No earlier than the DRC's preliminary determination of the LDR scope according to Section 12.4.12.6 and prior to preparation and submittal of the Large Development Framework in accordance with Section 12.4.12.10, the applicant shall schedule a community information meeting and provide public notice of the community information meeting in compliance with the following standards:~~

1. ~~Written Notice of Community Information Meeting~~

~~The applicant shall send written notice at least 21 days prior to such meeting of the proposed Large Development Review application and community information meeting in compliance with the following standards:~~

- a. ~~The written notice of the community information meeting shall be sent to:~~
 - i. ~~Owners of any real property located partially or totally in the boundary of the LDR area;~~
 - ii. ~~Owners of any real property located within 200 feet of the boundary of the LDR;~~
 - iii. ~~The City Council members in whose districts the LDR area is located, and the at-large City Council members;~~
 - iv. ~~Any neighboring municipality or county that is contiguous to any boundary of the LDR area;~~
 - v. ~~Denver Public Schools if the LDR area anticipates residential development;~~
 - vi. ~~Any special district of which any part of the district's boundaries is included in the LDR area;~~
 - vii. ~~Any neighborhood organizations registered according to D.R.M.C. Section 12-94, whose boundaries encompass or are within 200 feet of the boundary of the LDR;~~
- b. ~~The written notice shall be sent via U.S. mail first class or by electronic mail if the recipient has indicated their acceptance of notice by electronic mail.~~
- c. ~~Notification shall include the location and general description of the application and proposed action; and the process to be followed, including the date, time and place of any related public meeting or hearing, if such has been scheduled.~~
- d. ~~The failure of any real property owner or a registered neighborhood organization, for whatever reason, to receive a notification required hereunder shall not invalidate any final action by the City.~~

2. ~~Posted Notice of Community Information Meeting~~

~~Posted notice of the Community Information Meeting shall be provided in compliance with the following standards:~~

- a. ~~No later than 21 days prior to the required Community Information Meeting, the applicant shall be responsible for posting signs on the subject property providing public notice thereof.~~
- b. ~~Posted notice shall be in number, size, location, and content as prescribed by the Manager and shall indicate the time and place of the Community Information Meeting, and any other information prescribed by the Manager.~~
- c. ~~The applicant shall take all reasonable efforts to assure that posted signs remain on the site in the number and location prescribed by the Manager, and in good condition to maintain legibility, during the posting period.~~
- d. ~~Posted notices shall be removed by the applicant from the subject property no later than 15 days after the Community Information Meeting has been held. Failure to do so shall constitute a violation of this Code.~~

B. ~~Conduct of Community Information Meeting~~

1. ~~At the community information meeting, the applicant shall present the large development proposal. Community Planning and Development staff shall present the DRC's preliminary findings from Section 12.4.12.6 (Preliminary Determination of LDR Scope) related to the LDR boundaries, whether there is clear and sufficient City Council adopted plan~~

~~guidance addressing the LDR area, the timing and type of any necessary planning process, and required regulatory processes.~~

- ~~2. In addition to presenting the preliminary findings of the LDR scope, Community Planning and Development staff's role at the community information meeting is to address City standards, processes, and City Council adopted plan policies that relate to the large development proposal.~~
- ~~3. The applicant shall record all public comment and questions, and submit a written report summarizing the community information meeting, and the applicant's response, if any, to community input. The report shall be submitted to the Manager by no later than 15 days after the community information meeting date. The Manager shall forward the report to the DRC for its review and consideration. The report shall be included in the Large Development Framework.~~

12.4.12.8 Application and Fees

All applications for LDR review shall be filed in writing with Community Planning and Development within 180 days of the Community Information Meeting according to Section 12.4.12.7. If an application for LDR review is not submitted within 180 days after the community information meeting, the Manager may require a new pre-application meeting, revised determination of the LDR scope, and a new community information meeting. The applicant shall pay all required fees at the same time the application is submitted. See Section 12.3.3, Submission of Applications.

12.4.12.9 Review, Referral, and Final Determination of LDR Scope by the DRC

A. Review and Referral

The Manager shall refer the LDR application to the DRC and all affected or interested agencies for review and comment.

B. Final DRC Determination of LDR Scope

The DRC shall evaluate any relevant new information received since the Preliminary Determination of LDR Scope in Section 12.4.12.6 above, and establish the final scope for preparation and submittal of the Large Development Framework in Section 12.4.12.10 below.

12.4.12.10 Preparation and Submittal of the Large Development Framework

The applicant shall prepare and submit a Large Development Framework ("LDF") that addresses, at a minimum, the following:

- A. The final LDR scope established by the DRC;
- B. The type and timing of necessary regulatory or planning processes applicable to development of the subject area, including but not limited to any Official Map Amendments, Subdivision of land under D.R.M.C Chapter 50, approval of an Infrastructure Master Plan in accordance with Section 12.4.14, Site Development Plans, amendments or repeals of previously approved General Development Plans, approval of any urban design standards and guidelines, or approval of any planning processes, as applicable;
- C. The report summarizing the community information meeting;
- D. Development phasing plans, as applicable; and
- E. Additional information required by the DRC.

12.4.12.11 Final Decision on LDF by Development Review Committee

- A. The DRC shall consider the review criteria stated in Section 12.4.12.12, and make a final decision to approve, approve with conditions, or deny a LDF.

3. Procedure for Amendments

An amendment to an approved GDP may be reviewed concurrently with other applications according to Section 12.3.3.9, Concurrent Applications. An amendment to an approved GDP under this Section 12.4.12.18.A shall be reviewed for applicability to the Large Development Review (LDR) process in Section 12.4.12.2.

B. Minor Deviations to an Approved GDP

The DRC may authorize minor deviations from a previously approved General Development Plan (GDP). Minor deviations are allowed provided such deviation does not constitute an “amendment” to a GDP under Section 12.4.12.18.A, Amendments to an Approved GDP. All minor deviations to a GDP approved by the DRC shall be submitted as "redline" edits to the previously approved electronic GDP, which, after approval, shall be recorded by the Manager in the records of the Denver County Clerk and Recorder's Office.

12.4.12.19 Repeal of an Approved General Development Plan

A. Intent

The GDP repeal process set forth in this section is intended to provide a flexible process for repeal of certain types of GDPs. This section is intended for those GDPs that may be repealed without a substantial reduction of any community benefits conferred through the GDP, and with no adverse impacts on infrastructure systems or property owners in the GDP area that cannot otherwise be substantially mitigated.

B. Applicability

Any General Development Plan approved under this Code or Former Chapter 59 is eligible for the GDP repeal process in this Section 12.4.12.19, provided the request meets all of the applicable standards and notice requirements in this section. Any requests for GDP repeals not eligible for this process shall be subject to Section 12.4.12.18, Amendments and Minor Deviations to an Approved General Development Plan.

C. Procedure for Review of GDP Repeals

1. Initiation

A GDP repeal may be initiated by any one or combination of the following parties:

- a. One or more property owners or their authorized agent(s) within the area subject to the repeal request;
- b. The Manager;
- c. The Manager of Parks and Recreation; or
- d. The Manager of Public Works.

2. Pre-Application Meeting

A pre-application meeting is mandatory before submittal of an application for a GDP repeal in accordance with this section. See Section 12.3.2, Pre-Application Meeting/ Concept Plan Review

3. Public Notice Requirements

a. Written Notice of Receipt of Application

Written notice of the receipt of the GDP repeal application shall be required in accordance with Section 12.3.4.5.A, except as follows:

- i. No later than 10 days after receipt of a complete application, Community Planning and Development shall cause written informational notice to be sent to the following parties:
 - a) Owners and tenants (if the latter is different from owners) of any real property located within 400 feet of the GDP proposed for a repeal;

- b) The City Council members in whose districts the GDP proposed for a repeal is located, and the at-large City Council members;
 - c) Any neighborhood organizations registered according to D.R.M.C. Section 12-94, whose boundaries encompass or are within 400 feet of the GDP proposed for a repeal; and
 - d) Other community organizations that are not registered neighborhood organizations and are either located within 400 feet of the subject site or operate within the statistical neighborhood or neighborhoods that contain the subject site or district boundary. Applicants shall use reasonable efforts to identify such organizations, examples of which may include schools, religious assemblies, and other community-based nonprofit organizations.
- a) ~~The city council members in whose district the subject property is located;~~
 - b) ~~The at-large city council members.~~
 - c) ~~Registered neighborhood organizations registered according to D.R.M.C. Section 12-94 whose boundaries encompass or are located within 200 feet of the area of the GDP proposed for a repeal.~~
 - d) ~~The owners of any real property located in whole or in part within, or within 200 feet of, the area of the GDP proposed for a repeal.~~
- v. Such written notice shall describe the proposal, give directions for submitting comments to Community Planning and Development within 30 days from the date of the written notice, and state that any final decision to approve the application shall be posted in accordance with DZC Section 12.3.4.5.C.

b. Posted Notice of Receipt of Application

Posted notice of the receipt of the GDP repeal application shall be required in accordance with Section 12.3.4.5.B.

c. Posted Notice of Final Administrative Action

Posted notice of the final decision on the GDP repeal application shall be required in accordance with Section 12.3.4.5.C.

4. Review, Referral, and Decision by Development Review Committee

- a. The DRC shall refer the GDP repeal application to all affected or interested agencies for review and comment.
- b. The DRC shall consider the relevant comments of all interested parties, the actions taken by other agencies on the proposed repeal of a general development plan, as applicable, and the review criteria stated below, in approving, approving with conditions, or denying repeal of a general development plan in accordance with this section. Relevant comments shall include but are not limited to comments that the GDP repeal will negatively impact community benefits conferred through the GDP or adverse impacts that will not be substantially mitigated to property within or surrounding the proposed GDP repeal area.
- c. If the DRC deems any comments received during the public notice period as relevant, the GDP repeal process shall proceed according to Section 12.4.12.18, Amendments and Minor Deviations to an Approved General Development Plan.
- d. The DRC may attach conditions to the General Development Plan repeal approval that are reasonably necessary to protect the health, safety and welfare of the community and to substantially mitigate adverse impacts on adjacent properties, as authorized by this Code.

proved IMP, the Manager, through all enforcement authority available, may immediately issue an order stopping any or all work on the property that does not comply with the approved IMP, until such time as the noncompliance is remedied.

12.4.14.7 IMP Expiration

An approved IMP shall expire if no site development plans, zoning permits, or building permits have been approved or issued within any 10 year time period after approval of the IMP, or as otherwise specified by the DRC in writing.

12.4.14.8 Vested Rights in Infrastructure Master Plans

A. Certain Infrastructure Master Plans Eligible for Vested Rights

1. An IMP initiated by an owner or owners of the subject property, or their authorized agents, and which by its express terms will not require one or more official map amendments (rezoning) to implement the IMP, may result in vested rights concurrently with the approved IMP.
2. An IMP approved prior to or concurrent with the City Council's approval of one or more official map amendment (rezonings) to implement the IMP may be amended after approval of the official map amendment(s) to obtain vested rights. All IMP amendments seeking the addition of vested rights shall be processed according to the same procedure and criteria stated in Section 12.4.14.9, IMP Amendments, Repeals, and Minor Deviations below.
3. An IMP eligible for vested rights according to this subsection may be afforded vested rights only for the following items. In no case may the DRC confer vested rights that conflict with any standards set forth in the Denver Zoning Code or the Denver Revised Municipal Code at the time of approval of the IMP.
 - a. The location and general specifications for a network of internal pedestrian walkways and connections to primary uses within the IMP area and to adjacent development or public amenities/facilities such as schools, parks, and open space;
 - b. The location and functional classification of the future street network within the IMP area, as applicable;
 - c. The designation of Primary Streets to guide future development in compliance with the Denver Zoning Code;
 - d. The location of future publicly accessible open space and parks; and
 - e. The location of future public facilities, as applicable.
4. The vested rights in an approved IMP are directly proportional to the level of detail and specificity approved in the plan.

B. Vesting Period in IMPs

Rights vested through approval of an IMP shall remain vested for three years or until such time as the IMP is either superseded or rescinded, whichever occurs first, unless otherwise approved by City Council. Amendments to IMPs shall not affect vested rights unless expressly stated otherwise in the amendment.

12.4.14.9 IMP Amendments, ~~Repeals,~~ and ~~Minor Deviations~~

A. Intent

In addition to Section 12.4.14.1, Intent, the amendment process is intended to allow for IMPs to change over time as needed and to establish appropriate procedures for different types of amendments to IMPs.

KEY: * = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use
ZP = Zoning Permit Review ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review
When no ZP, ZPIN, ZPSE listed = No Zoning Permit required

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)											APPLICABLE USE LIMITATIONS
		S-SU-Fx S-SU-Ix	S-SU-A S-SU-D S-SU-F S-SU-F1 S-SU-I	S-RH-2.5	S-MU-3 S-MU-5 S-MU-8 S-MU-12 S-MU-20	S-CC-3x S-CC-5x	S-CC-3 S-CC-5	S-MX-2x	S-MX-2 S-MX-2A	S-MX-3 S-MX-3A S-MX-5 S-MX-5A S-MX-8 S-MX-8A S-MX-12 S-MX-12A	S-MS-3 S-MS-5	

TEMPORARY USE CLASSIFICATION

Temporary Uses (Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations)	Unlisted Temporary Uses		L - Applicable to all Zone Districts									§11.11.1
	NP	NP	NP	L-ZP	Not Applicable - See Permitted Primary Uses							
Ambulance Service - Temporary	NP	NP	NP	L-ZP	Not Applicable - See Permitted Primary Uses							
Amusement / Entertainment - Temporary*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	§11.11.2
Bazaar, Carnival, Circus or Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.4
Building or yard for construction materials*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.5
Concrete, Asphalt, and Rock Crushing Facility*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.6
Fence for Demolition or Construction Work	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.7
Health Care Center	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§11.11.8
Noncommercial Concrete Batching Plant*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.9
Outdoor Retail Sales - Pedestrian / Transit Mall*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Outdoor Retail Sales*	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	NP	§11.11.11
Outdoor Sales, Seasonal*	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP/ZPIN	L-ZP/ZPIN	L-ZP	L-ZP	L-ZP	§11.11.12
Parking Lot Designated for a Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.13
Retail Food Establishment, Mobile*	NP	NP	NP	NP	L-ZP	L-ZP	NP	L-ZP	L-ZP	L-ZP	NP	§11.11.14
Temporary Construction Office	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.15
Temporary Office - Real Estate Sales	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.16
Temporary Tiny Home Village	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.17
Tent for Religious Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt: # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	APPLICABLE USE LIMITATIONS											
		E-SU-A E-SU-B E-SU-D E-SU-D1 E-SU-Dx E-SU-D1x E-SU-G E-SU-G1	E-TU-B E-TU-C	E-RH-2.5 E-MU-2.5	E-RX-3 E-RX-5	E-CC-3x	E-CC-3	E-MX-2x E-MS-2x	E-MX-2A E-MS-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5		
Accessory to Primary Nonresidential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Occasional Sales, Services Accessory to Places of Religious Assembly*	L	L	L	L	L	L	L	L	L	L	\$11.7; \$11.10.12	
	Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use*	NP	NP	NP	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	\$11.7; \$11.10.13	
	Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*	NP	NP	NP	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	NP	NP	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	\$11.7; \$11.10.14	
	Outdoor Retail Sale and Display*	NP	NP	NP	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	NP	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	\$11.7; \$11.10.15	
	Outdoor Storage, General*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Outdoor Storage, Limited*	NP	NP	NP	L-ZP	L-ZP	L-ZP	NP	NP	L-ZP	L-ZP	\$11.7; \$11.10.17	
	Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use	NP	NP	NP	L	L	L	L	L	L	L	\$11.7; \$11.10.18	
TEMPORARY USE CLASSIFICATION													
Temporary Uses (Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations)	Unlisted Temporary Uses	L - Applicable to all Zone Districts										\$ 11.11.1	
	Ambulance Service - Temporary	NP	NP	NP	L-ZP	Not Applicable - See Permitted Primary Uses							\$ 11.11.2
	Amusement / Entertainment - Temporary*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Bazaar, Carnival, Circus or Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.11.4	
	Building or yard for construction materials*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.11.5	
	Concrete, Asphalt, and Rock Crushing Facility*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.11.6	
	Fence for Demolition or Construction Work	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.11.7	
	Health Care Center	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	\$ 11.11.8	
	Noncommercial Concrete Batching Plant*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.11.9	
	Outdoor Retail Sales - Pedestrian / Transit Mall*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Outdoor Retail Sales*	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.11.11	
	Outdoor Sales, Seasonal*	NP	NP	NP	L-ZPIN	L-ZP	L-ZP	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP	L-ZP	\$ 11.11.12	
	Parking Lot Designated for a Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.11.13	
	Retail Food Establishment, Mobile*	NP	NP	NP	L-ZP	L-ZP	L-ZP	NP	L-ZP	L-ZP	NP	\$ 11.11.14	
	Temporary Construction Office	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.11.15	
Temporary Office - Real Estate Sales	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.11.16		
<u>Temporary Tiny Home Village</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>\$ 11.11.17</u>		
Tent for Religious Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt: # spaces per unit of measurement (% Required Spaces in Enclosed Facility / % Required Spaces in Fixed Facility)	APPLICABLE USE LIMITATIONS						
		G-RH-3	G-MU-3 G-MU-5 G-MU-8	G-MU-12 G-MU-20	G-RO-3 G-RO-5	G-RX-3 G-RX-5	G-MX-3	G-MS-3 G-MS-5

TEMPORARY USE CLASSIFICATION

USE CATEGORY	SPECIFIC USE TYPE	L- Applicable to all Zone Districts							APPLICABLE USE LIMITATIONS
		NP	L-ZP	L-ZP	L-ZP	L-ZP	Not Applicable - See Permitted Primary Uses	NP	NP
Temporary Uses (Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations)	Unlisted Temporary Uses	L- Applicable to all Zone Districts							§ 11.11.1
	Ambulance Service - Temporary	NP	L-ZP	L-ZP	L-ZP	L-ZP	Not Applicable - See Permitted Primary Uses		§ 11.11.2
	Amusement / Entertainment - Temporary*	NP	NP	NP	NP	NP	NP	NP	
	Bazaar, Carnival, Circus or Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.4
	Building or yard for construction materials*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.5
	Concrete, Asphalt, and Rock Crushing Facility*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.6
	Fence for Demolition or Construction Work	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.7
	Health Care Center	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	§ 11.11.8
	Noncommercial Concrete Batching Plant*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.9
	Outdoor Retail Sales - Pedestrian / Transit Mall*	NP	NP	NP	NP	NP	NP	NP	
	Outdoor Retail Sales*	NP	NP	NP	NP	L-ZP	L-ZP	NP	§ 11.11.11
	Outdoor Sales, Seasonal*	NP	NP	NP	NP	L-ZPIN	L-ZP	L-ZP	§ 11.11.12
	Parking Lot Designated for a Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.13
	Retail Food Establishment, Mobile*	NP	NP	NP	NP	L-ZP	L-ZP	NP	§ 11.11.14
	Temporary Construction Office	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.15
	Temporary Office - Real Estate Sales	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.16
	<u>Temporary Tiny Home Villages</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>§ 11.11.17</u>
Tent for Religious Services	NP	NP	NP	NP	NP	NP	NP		

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	APPLICABLE USE LIMITATIONS				
		C-MX-3 C-MX-5 C-MX-8 C-RX-5 C-RX-8 C-RX-12	C-MX-12 C-MX-16 C-MX-20	C-MS-5 C-MS-8 C-MS-12	C-CCN-3 C-CCN-4 C-CCN-5 C-CCN-7 C-CCN-8 C-CCN-12	
TEMPORARY USE CLASSIFICATION						
Temporary Uses (Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations)	Unlisted Temporary Uses	L - Applicable to all Zone Districts				§11.11.1
	Ambulance Service - Temporary	L-ZP	Not Applicable - See Permitted Primary Uses			§11.11.2
	Amusement / Entertainment - Temporary*	NP	NP	NP	NP	§11.11.3
	Bazaar, Carnival, Circus or Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.4
	Building or yard for construction materials*	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.5
	Concrete, Asphalt, and Rock Crushing Facility*	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.6
	Fence for Demolition or Construction Work	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.7
	Health Care Center	L-ZP	P-ZP	P-ZP	P-ZP	§11.11.8
	Noncommercial Concrete Batching Plant*	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.9
	Outdoor Retail Sales - Pedestrian / Transit Mall*	NP	NP	NP	NP	
	Outdoor Retail Sales*	L-ZP	L-ZP	NP	L-ZP	§11.11.11
	Outdoor Sales, Seasonal*	L-ZPIN	L-ZP	L-ZP	L-ZP	§11.11.12
	Parking Lot Designated for a Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.13
	Retail Food Establishment, Mobile*	NP	L-ZP	NP	L-ZP	§11.11.14
	Temporary Construction Office	L-ZP	L-ZP	L-ZP	NP	§11.11.15
	Temporary Office - Real Estate Sales	L-ZP	L-ZP	L-ZP	NP	§11.11.16
	<u>Temporary Tiny Home Villages</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>§11.11.17</u>
Tent for Religious Services	NP	NP	NP	NP		

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USE CATEGORY	SPECIFIC USE TYPE D-C, D-TD, D-CV, D-AS-12+/20+, D-CPV-T/R/C Districts have no minimum vehicle parking requirement. D-CPV-T/R/C maximum vehicle parking requirements are provided in Section 8.11.5. D-C, D-TD, D-CV bicycle parking requirements are provided in Section 8.3.1.5. D-LD vehicle parking requirements are provided in Section 8.4.1.4. • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)							APPLICABLE USE LIMITATIONS
		D-C	D-TD	D-LD	D-CV	D-GT D-AS	D-AS-12+ D-AS-20+ D-CPV-T D-CPV-R D-CPV-C	
TEMPORARY USE CLASSIFICATION								
Temporary Uses (Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Unlisted Temporary Uses	L - Applicable to all Zone Districts						§11.11.1
	Ambulance Service - Temporary	Not Applicable - See Permitted Primary Uses						§11.11.2
	Amusement / Entertainment - Temporary*	NP	NP	NP	NP	NP	NP	§11.11.3
	Bazaar, Carnival, Circus or Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.4
	Building or yard for construction materials*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.5
	Concrete, Asphalt, and Rock Crushing Facility*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.6
	Fence for Demolition or Construction Work	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.7
	Health Care Center	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	L-ZP	§11.11.8
	Noncommercial Concrete Batching Plant*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.9
	Outdoor Retail Sales - Pedestrian / Transit Mall*	L-ZP	L-ZP	L-ZP	NP	NP	L-ZP	§11.11.10
	Outdoor Retail Sales*	NP	NP	NP	NP	NP	NP	
	Outdoor Sales, Seasonal*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.12
	Parking Lot Designated for a Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.13
	Retail Food Establishment, Mobile*	L-ZP	L-ZP	L-ZP	NP	NP	L-ZP	§11.11.14
	Temporary Construction Office	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.15
	Temporary Office - Real Estate Sales	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.16
	<u>Temporary Tiny Home Villages</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>§11.11.17</u>
Tent for Religious Services	NP	NP	NP	NP	NP	NP		

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)						APPLICABLE USE LIMITATIONS
		M-RH-3	M-RX-3 M-RX-5 M-RX-5A	M-CC-5	M-MX-5	M-IMX-5 M-IMX-8 M-IMX-12 M-GMX	
TEMPORARY USE CLASSIFICATION							
Temporary Uses (Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations)	Unlisted Temporary Uses	L - Applicable in all Zone Districts					§11.11.1
	Ambulance Service - Temporary	NP	L-ZP	Not Applicable - See Permitted Primary Uses			§11.11.2
	Amusement / Entertainment - Temporary*	NP	NP	NP	NP	L-ZP	§11.11.3
	Bazaar, Carnival, Circus or Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.4
	Building or yard for construction materials*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.5
	Concrete, Asphalt, and Rock Crushing Facility*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.6
	Fence for Demolition or Construction Work	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.7
	Health Care Center	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	§11.11.8
	Noncommercial Concrete Batching Plant*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.9
	Outdoor Retail Sales - Pedestrian / Transit Mall*	NP	NP	NP	NP	L-ZP	§11.11.10
	Outdoor Retail Sales*	NP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.11
	Outdoor Sales, Seasonal*	NP	L-ZPIN	L-ZP	L-ZP	L-ZP	§11.11.12
	Parking Lot Designated for a Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.13
	Retail Food Establishment, Mobile*	NP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.14
	Temporary Construction Office	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.15
	Temporary Office - Real Estate Sales	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.16
<u>Temporary Tiny Home Village</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>§11.11.17</u>	
Tent for Religious Services	NP	NP	NP	NP	L-ZP	§11.11.178	

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Requirement -# of spaces per unit of measurement • Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)				APPLICABLE USE LIMITATIONS
		I-MX-3 I-MX-5 I-MX-8	I-A	I-B	
TEMPORARY USE CLASSIFICATION					
Temporary Uses	Unlisted Temporary Uses	L - Applicable to all Zone Districts			§11.11.1
	Ambulance Service - Temporary	Not Applicable - See Permitted Primary Uses			§11.11.2
	Amusement / Entertainment - Temporary*	L-ZP	L-ZP	L-ZP	§11.11.3
	Bazaar, Carnival, Circus or Special Event*	L-ZP	L-ZP	L-ZP	§11.11.4
	Building or yard for construction materials*	L-ZP	L-ZP	L-ZP	§11.11.5
	Concrete, Asphalt, and Rock Crushing Facility*	L-ZP	L-ZP	L-ZP	§11.11.6
	Fence for Demolition or Construction Work	L-ZP	L-ZP	L-ZP	§11.11.7
	Health Care Center	P-ZP	P-ZP	P-ZP	
	Noncommercial Concrete Batching Plant*	L-ZP	L-ZP	L-ZP	§11.11.9
	Outdoor Retail Sales - Pedestrian / Transit Mall*	NP	NP	NP	§11.11.10
	Outdoor Retail Sales*	L-ZP	L-ZP	L-ZP	§11.11.11
	Outdoor Sales, Seasonal*	L-ZP	L-ZP	L-ZP	§11.11.12
	Parking Lot Designated for a Special Event*	L-ZP	L-ZP	L-ZP	§11.11.13
	Retail Food Establishment, Mobile*	L-ZP	L-ZP	L-ZP	§11.11.14
	Temporary Construction Office	L-ZP	L-ZP	L-ZP	§11.11.15
	Temporary Office - Real Estate Sales	L-ZP	NP	NP	§11.11.16
	<u>Temporary Tiny Home Village</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>§11.11.17</u>
Tent for Religious Services	L-ZP	L-ZP	L-ZP	§11.11.178	

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		CMP-H CMP-H2	CMP-EI CMP-EI2	CMP- ENT	CMP- NWC	CMP- NWC- C	CMP- NWC- G	CMP- NWC- F	CMP- NWC- R	
TEMPORARY USE CLASSIFICATION										
Temporary Uses	Unlisted Temporary Uses	L - Applicable in all Zone Districts								§11.11.1
	Ambulance Service - Temporary	Not Applicable - See Permitted Primary Uses								§11.11.2
	Amusement / Entertainment - Temporary*	L-ZP	P-ZP	P-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.3
	Bazaar, Carnival, Circus or Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.4
	Building or Yard for Construction Materials*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.5
	Concrete, Asphalt, and Rock Crushing Facility*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.6
	Fence for Demolition or Construction Work	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.7
	Health Care Center	P-ZP	P-ZP	P-ZP	P-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.8
	Noncommercial Concrete Batching Plant*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.9
	Outdoor Retail Sales - Pedestrian / Transit Mall*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.10
	Outdoor Retail Sales*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.11
	Outdoor Sales, Seasonal*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.12
	Parking Lot Designated for a Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	NP	§11.11.13
	Retail Food Establishment, Mobile*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.14
	Temporary Construction Office	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.15
	Temporary Office - Real Estate Sales	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.16
	<u>Temporary Tiny Home Village</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>L-ZP</u>	<u>§11.11.17</u>
Tent for Religious Services	P-ZP	P-ZP	P-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.17 8	

KEY: * = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use
 ZP = Zoning Permit Review ZPIN = Subject to Zoning Permit Review with Informational Notice
 ZPSE = Subject to Zoning Permit with Special Exception Review When no ZP, ZPIN, ZPSE listed = No Zoning Permit required

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Requirement -# of spaces per unit of measurement • Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	APPLICABLE USE LIMITATIONS			
		OS-A	OS-B	OS-C	
TEMPORARY USE CLASSIFICATION					
Temporary Uses	Unlisted Temporary Uses	See Section 9.3.4.1	L-ZP	L-ZP	\$11.11.1
	Ambulance Service - Temporary		NP Not Applicable - See Permitted Primary Uses	NP	
	Amusement / Entertainment - Temporary*		L-ZP	NP	\$11.11.3
	Bazaar, Carnival, Circus or Special Event*		L-ZP	NP	\$11.11.4
	Building or yard for construction materials*		L-ZP	NP	\$11.11.5
	Concrete, Asphalt, and Rock Crushing Facility*		L-ZP	NP	\$11.11.6
	Fence for Demolition or Construction Work		L-ZP	NP	\$11.11.7
	Health Care Center		NP	NP	
	Noncommercial Concrete Batching Plant*		L-ZP	NP	\$11.11.9
	Outdoor Retail Sales - Pedestrian / Transit Mall*		NP	NP	
	Outdoor Retail Sales*		NP	NP	
	Outdoor Sales, Seasonal*		L-ZP	NP	\$11.11.12
	Parking Lot Designated for a Special Event*		L-ZP	NP	\$11.11.13
	Retail Food Establishment, Mobile*		L-ZP	NP	\$11.11.14
	Temporary Construction Office		L-ZP	NP	\$11.11.15
	Temporary Office - Real Estate Sales		NP	NP	
	Temporary Tiny Home Village		NP	NP	
Tent for Religious Services	L-ZP	NP	\$11.11.17 8		

KEY: * = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review ZPIN = Subject to Zoning Permit Review with Informational Notice
 ZPSE = Subject to Zoning Permit with Special Exception Review When no ZP, ZPIN, ZPSE listed = No Zoning Permit required

USE CATEGORY	SPECIFIC USE TYPE	APPLICABLE USE LIMITATIONS IN THE O-1 ZONE DISTRICT ONLY	
		DIA	O-1
TEMPORARY USE CLASSIFICATION			
Temporary Uses	Unlisted Temporary Uses		L §11.11.1
	Ambulance Service - Temporary		L-ZP Not Applicable - See Permitted Primary Uses §11.11.2
	Amusement / Entertainment - Temporary*		NP
	Bazaar, Carnival, Circus or Special Event*		L-ZP §11.11.4
	Building or yard for construction materials*		L-ZP §11.11.5
	Concrete, Asphalt, and Rock Crushing Facility*		L-ZP §11.11.6
	Fence for Demolition or Construction Work		L-ZP §11.11.7
	Health Care Center		NP
	Noncommercial Concrete Batching Plant*		L-ZP §11.11.9
	Outdoor Retail Sales - Pedestrian / Transit Mall*		NP
	Outdoor Retail Sales*		NP
	Outdoor Sales, Seasonal*		L-ZP §11.11.12
	Parking Lot Designated for a Special Event*		L-ZP §11.11.13
	Retail Food Establishment, Mobile*		NP
	Temporary Construction Office		L-ZP §11.11.15
	Temporary Office - Real Estate Sales		L-ZP §11.11.16
	<u>Temporary Tiny Home Village</u>		<u>L-ZP §11.11.17</u>
	Tent for Religious Services		NP

See Section 9.5.5.1 for permitted uses and required parking

Amendments to correct technical references for an
affordable housing reduction

DIVISION 8.4 LOWER DOWNTOWN DISTRICT (D-LD)

SECTION 8.4.1 LOWER DOWNTOWN DISTRICT

8.4.1.1 General

The provisions of this Division apply to all lands, uses and structures in the D-LD District.

8.4.1.2 Description of District

The district is intended to provide for and encourage the preservation and vitality of older areas that are significant because of their architectural, historical and economic value. A variety of land uses will be permitted in order to facilitate the reuse of existing structures without jeopardizing or reducing zoning standards promoting the public safety, convenience, health, general welfare and the preservation of the comprehensive plan. New residential development is encouraged. The design of new structures should recognize the style and character of adjoining building exteriors, i.e., cornice lines and building materials and colors should be similar wherever possible.

8.4.1.3 Uses Permitted

See Division 8.11 for uses permitted in the D-LD District.

8.4.1.4 Off-Street Parking Requirements

A. Applicable Standards

All development in the D-LD zone district shall comply with the off-street vehicle parking standards and the bicycle parking standards in Division 10.4, Parking and Loading, of this Code except where the standards stated in this Section 8.4.1.4 conflict, in which case the standards in this Section 8.4.1.4 shall apply in the D-LD zone district.

B. Amount of Parking Spaces Required

1. There shall be no minimum off-street parking requirement for contributing buildings or residential additions to contributing buildings, as such buildings are designated in D.R.M.C., Article III, (Lower Downtown Historic District), of Chapter 30, (Landmark Preservation);
2. One off-street parking space shall be provided for each residential unit of a new residential building or a residential addition to a noncontributing building; provided that, upon proof that the development is eligible for an exception to payment of a linkage fee under DRMC Section 27-154(a)-(d), or the development complies with the provisions of DRMC Section 27-155 qualifying under the provisions of D.R.M.C., Chapter 27, Article IV (Affordable Housing), a 20 percent reduction in the total number of required parking spaces shall be granted for all primary residential uses in a building or addition that provides housing that can only be rented or purchased by households of a certain area medium income level;
3. One off-street parking space shall be provided for each 750 square feet of gross floor area for any nonresidential addition to a contributing or noncontributing building, or a new nonresidential building;
4. For zone lots with a mix of residential and any other primary use, off-street parking spaces shall be provided based on the requirements in Subsections B.1 through B.3 above in proportion to the uses in the building; provided that, upon proof that the development is eligible for an exception to payment of a linkage fee under DRMC Section 27-154(a)-(d), or the development complies with the provisions of DRMC Section 27-155 qualifying under the provisions of D.R.M.C., Chapter 27, Article IV (Affordable Housing), a 20 percent reduction in the total number of required parking spaces shall be granted for all primary uses contained in a building on the zone lot that provides housing that can only be rented or purchased by households of a certain area medium income level if submitted for ap-

~~proval prior to January 1, 2017.~~ This shall be calculated by first calculating the number of parking spaces otherwise required, multiplying that figure by eight tenths (.8) and rounding up to the nearest whole number;

5. “Additional parking” is parking above the required minimums as set forth in Sections 8.4.1.4.B.1 through 8.4.1.4.B.4 above. All structures may provide up to an additional one-half parking space per residential unit and one space per 1,500 square feet of gross floor area of nonresidential uses;
6. “Excess parking” is any parking in excess of the required minimums and allowed additional parking. Excess parking may be granted only upon application to the Lower Downtown Design Review Board in accordance with the provisions of D.R.M.C., Article III (Lower Downtown Historic District) of Chapter 30 (Landmark Preservation);
7. Off-street parking requirements may be met off the zone lot according to Section 10.4.4.5, Location of Required Vehicle Parking, of this Code after consultation with the Lower Downtown Design Review Board, and provided said parking is provided within the D-LD zone district or within 1,000 feet of the subject zone lot; and
8. All required off-street parking spaces shall be designed in accordance with Division 10.4, Parking and Loading, of this Code.

C. Accessible Parking

Whenever off-street parking spaces are provided, a minimum number of accessible parking spaces shall be provided according to the requirements of the Denver Building Code and the federal Americans with Disabilities Act.

ARTICLE 10. GENERAL DESIGN STANDARDS

DIVISION 10.1 REFERENCE TO OTHER APPLICABLE DESIGN STANDARDS

In addition to the zoning design standards applicable to development under this Code, design standards found in other parts of the Denver Revised Municipal Code may apply. An applicant for development is encouraged to investigate whether these other standards may apply, and to work with Community Planning and Development and other agencies to determine how all applicable standards interplay with applicable zoning regulations. Other applicable design standards include, but are not limited to:

- 10.1.1 Chapter 49 (Streets, Sidewalks and Other Public Ways), D.R.M.C., regarding the designation of Parkways and the establishment of Parkway setbacks for buildings and structures.
- 10.1.2 Chapter 30 (Landmark Preservation), D.R.M.C., regarding the designation of Historic Structures and historic districts;
- 10.1.3 Chapter 10 (Buildings and Building Regulations), D.R.M.C., regarding the establishment of view plane protection areas, which may restrict the height of structures more stringently than the applicable zoning.
- 10.1.4 Chapter 8 (Animals), D.R.M.C., regarding licensing and permitting for the keeping of animals, including but not limited to dogs, cats, livestock, and fowl, within the City of Denver.
- 10.1.5 Chapter 56 (Utilities), D.R.M.C., regarding water, drainage, sanitary and floodplain regulations affecting land development.
- 10.1.6 Chapter 57 (Vegetation), D.R.M.C., regarding maintenance of landscaping in general, and maintenance of plantings in the public rights-of-way.
- 10.1.7 Chapter 27 (Housing), D.R.M.C., regarding requirements for certain developments to include a minimum number of moderately priced affordable housing units or units built as an alternative to payment of the linkage fee, if submitted for approval prior to January 1, 2017.
- 10.1.8 Chapter 24 (Health and Sanitation), Article XI (Medical Marijuana Dispensaries) for regulations relating to the establishment and operation of medical marijuana retail dispensaries, a type of retail sales and service land use.
- 10.1.9 Chapter 6 (Alcohol Beverages and Retail Marijuana), Article IV (Malt, Vinous and Spirituous Liquors), D.R.M.C., for regulations relating to the establishment and operation of Liquor Stores, a type of retail sales and service land use.
- 10.1.10 Chapter 6 (Alcohol Beverages and Retail Marijuana), Article V (Denver Retail Marijuana Code), D.R.M.C., for regulations relating to the establishment and operation of retail marijuana dispensaries, a type of retail sales and service land use.
- 10.1.11 Rules and regulations adopted by the Manager according to D.R.M.C., Chapter 12, including but not limited to Urban Design Standards and Guidelines and the Denver Streetscape Manual.

TYPE OF REDUCTION	APPLICABLE ZONE DISTRICTS	APPLICABLE USE	ADDITIONAL REQUIREMENTS	REDUCTION ALLOWED	SPECIAL REVIEW PROCESS
Affordable Housing	All Zone Districts, except Main Street Zone Districts	Primary Residential Uses	<u>The development provides proof that it is eligible for an exception to payment of the linkage fee under DRMC Section 27-154(a)-(d), or the development provides proof that it complies with the provisions of DRMC Section- Article IV Affordable Housing- Chapter-27-155 Housing, of the Denver Revised Municipal Code</u>	20% reduction in the total number of required vehicle parking spaces <u>for all primary residential uses contained in a building that provides housing that can only be rented or purchased by households of a certain area median income level; this reduction will not apply to any structure that does not provide the housing described above</u>	See Section 10.4.5.3.A.5
Assisted Living Facility	All Zone Districts	Assisted Living Primary Use	The reduction shall be allowed only upon finding that the assisted living facility generates less parking need or demand due to the specific nature and character of the facility, its occupants, and/or visitors; and If a reduction is permitted under this provision, no additional parking reduction otherwise available under this Code shall be granted	0.5 space per unit reduction in the total number of required vehicle parking spaces	Section 12.4.2, Zoning Permit with Informational Notice
Proximity to Multi-Modal Transportation	Suburban (S-), Urban Edge (E-), Urban (U-), or General Urban (G-), Industrial (I-), or Master Planned (M-) Zone District	Any Primary Use	Any Primary Use located on a Zone Lot having its nearest point within 1/4 mile of the outer boundary of a Rail Transit Station Platform or 1/4 mile of an enhanced transit corridor as defined in Blueprint Denver	25% reduction in the total number of required vehicle parking spaces	See Section 10.4.5.3.A.5
On-Site Car Sharing	All Zone Districts, except Campus Zone Districts	Any Residential Primary Use	Where an active car-sharing program is available in the same building or on the same zone lot as that Primary Use and is made available to the residents in the same building where the residential units are located	5 required vehicle parking spaces reduced for each 1 car share space provided	See Section 10.4.5.3.A.5
	Campus Zone Districts	Any Primary Use			
Off-Site Car Sharing	All Zone Districts	Any Primary Use	The car sharing program shall be: (1) Located on a zone lot and not within public right-of-way; (2) Located within a walking distance no greater than 1,500' of the zone lot containing the subject primary use; (3) Either in existence or being developed concurrently with the proposed development; and (4) Has the capacity to meet a portion of the vehicle parking needs of the subject primary use	Determined by the Zoning Administrator	See Section 10.4.5.3.A.5

From: Trina Seefeldt <trina_seefeldt@hotmail.com>
Sent: Friday, July 12, 2019 10:11 PM
To: Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>
Subject: [EXTERNAL] THV rezoning

Hello,

My name is Trina and I live in Denver. I am writing to express my support for the text amendments to the zoning code to allow tiny home villages to be erected for 4 years.

As a nation, we desperately need novel and useful solutions to the problem of homelessness and overpriced housing. Tiny homes can help with these issues.

Thank you,

Trina Seefeldt

From: Paula Cotterly <pscotterly@gmail.com>
Sent: Thursday, July 25, 2019 10:36 AM
To: kniechatlarge <kniechatlarge@denvergov.org>
Subject: [EXTERNAL] Hurrah for you!

Thanks for proposing tiny home lots throughout the city.
We have to do something to provide housing and clear our streets. People complain they are unsightly and unsanitary. Hello?! Tents and feces in the streets and Creekside are beautiful and sanitary?!

Equally as important, they provide a place for the resident to feel proud.

Let the community know what you need for us to do to support this effort.

Paula Cotterly
130 Pearl #1003
Denver 80203

303-777-2314

Sent from [Mail](#) for Windows 10

From: [Hock, Analiese M. - CPD CE2159 City Planner Principal](#)
To: [Tippetts, Heidi L. - CPD Ops Coord](#)
Subject: FW: Planning Board - DZC text amendment #6
Date: Tuesday, August 6, 2019 12:51:49 PM

From: James <jronczy@msn.com>
Sent: Thursday, August 01, 2019 6:03 PM
To: Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>
Subject: [EXTERNAL] Planning Board - DZC text amendment #6

As a long time resident of Denver and design professional, I fully support this text amendment to the Denver Zoning code. This housing model has been demonstrated to be a positive means to providing low-cost housing to those who are experiencing or are at risk of homelessness and facilitate the provision of attainable housing that our City so desperately needs. The amendment provides a transparent and inclusive process for approvals and includes protections from the potential for unintended consequences that will ensure that the establishment of Tiny Home Villages will be assets to their communities. I, for one, would welcome a Tiny Home Village in my neighborhood and look forward to passage of this proposal. Please vote to approve this text amendment.

Thank you

James “JR” Ronczy

1699 Downing St. #103

Denver, CO 80218

303-906-5808

“Moonshots don’t begin with brainstorming clever answers. They start with the hard work of finding the right questions.”

From: [Hock, Analiese M. - CPD CE2159 City Planner Principal](#)
To: [Tippetts, Heidi L. - CPD Ops Coord](#)
Subject: FW: [EXTERNAL] Group Living Code Amendment
Date: Tuesday, August 6, 2019 12:51:53 PM

-----Original Message-----

From: Maggie Miller <maggiemiller1@comcast.net>
Sent: Sunday, August 04, 2019 5:34 PM
To: Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>
Cc: kniechatlarge <kniechatlarge@denvergov.org>; District 9 <District9@denvergov.org>
Subject: [EXTERNAL] Group Living Code Amendment

Hi Mr. Webb,

My name is Maggie Miller and I'm a Denver resident in District 9.

I attended a public meeting about the Group Living Code Amendment, and also read this with interest:
https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/text_amendments/Group_Living/THV_Overview_0627.pdf

I am very supportive of this Code Amendment.

As is stated on page 3 of the PDF, I agree that there should be a "step between shelters and permanent housing for people experiencing homelessness," and I like how "existing villages here and in other cities have demonstrated service advantages for couples, LGBTQ people, people with pets and others who find it hard to use conventional shelter systems."

I live in Five Points and use the 38th and Blake light rail station and felt much safer in that neighborhood once the Tiny Home Village was placed there. Instead of a scary empty lot, there were neighbors; people keeping an eye out! Frankly, I wish we had had one on the corner where I live, at 24th and Tremont, instead of the empty lot all these years.

Here's something I wonder about. On page 5, I see that it says "Limit of 30 sleeping units in a Temporary Tiny Home Village in SU, TU or RH zone district." I wonder: is that too many units? Is there a minimum square-foot-to-unit ratio? I'll keep reading. (I see a bit of it on page 9.) Is there an optimum range of units from a programming perspective? (That is, what's too many for a positive community? What's too few for financial viability? I assume that the current Tiny Home people have answers.)

Many thanks to you— and to you, Councilwoman Kniech— for all of your work on this. That's my feedback for now. Please put this email in the pile of "Support from Denver residents" as you prepare for the Planning Board hearing.

-Maggie Miller

From: [Rebecca Arno](#)
To: [Planningboard - CPD](#)
Cc: [Cole Chandler](#)
Subject: [EXTERNAL] Adding Temporary Tiny Home Villages to the Denver Zoning Code
Date: Tuesday, August 6, 2019 11:21:32 AM

Members of the Planning Board:

Over the course of the past two years, the Barton Institute has partnered with the Colorado Village Collaborative to test out a new way of providing homes for people who need them but are not well-served by the traditional shelter system. As CVC built the Beloved Community Village in RiNo, the Barton Institute and our donors helped with construction costs and paid for an evaluation of the model.

The evaluation, conducted by the Burnes Center on Poverty and Homelessness offered promising results: these homes were affordable, quick and easy to build, and community-based. All residents of the village were either working or in school (with one person enrolled on disability); three people had left the village for permanent housing; and most neighbors were either neutral or positive about the Village.

The Barton Institute is dedicated to cross-sector approaches to solving difficult community challenges, particularly approaches like the Beloved Community Village that are developed in partnership with the people most deeply affected. Given these early results and continuing development of the model by Colorado Village Collaborative and its partners, the Barton Institute is highly supportive of the City of Denver's consideration of expanding this approach in other neighborhoods.

Rebecca

Rebecca Arno
Director
Barton Institute for Philanthropy and Social Enterprise
University of Denver
Ricketson Law Building, 2255 E. Evans Avenue, Room 463B
Denver, CO 80208
(303) 871-6090
www.bartoninstitute.org

From: Cheryl Breiner <cbreiner1@msn.com>
Sent: Monday, August 05, 2019 7:15 PM
To: Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>
Cc: Cole Chandler <cole@covillageco.org>
Subject: [EXTERNAL] Tiny Homes

Hello,

My name is Cheryl Breiner. I have lived in Denver for 45 years and have worked as a counselor, case manager, Adult Protective Services worker and pastor. My wife, Doretta Philpot and I were life partners for 36 years. We worked with many organizations over the years to try to bring about economic justice and increased dignity for all people. In recent years, addressing the issues of people experiencing homelessness was our passion. Doretta was diagnosed with cancer in 2017 and died June 18th last year. During her final year and a half of life, she became increasingly passionate about this issue and led our church to become involved in the tiny home village. We became friends with several residents of the Beloved Community Village. They visited Doretta in our home last summer while she was in hospice care. Through them, we became wiser humans. Through them, we knew people who had experienced homelessness as friends. Our church did some fundraising and donated items to our friends on several occasions. As Doretta's days clearly became fewer, we connected with Cole Chandler and our church started a fund raiser in her name. She was determined to increase Tiny Home Villages in Denver. During her illness we raised \$22,000....enough to fund one home. After her death, her memorials raised another \$22,000. That money is waiting for the city to find a way to give space to the vision Doretta had and I am working as hard as I can to fulfill my deathbed promise to her, to continue our work and not let anyone forget that our friends need a place to call home. Please, help this to happen at the meeting this week.

If I followed the cues incorrectly and am not writing this to the correct place, would you please forward it to where it needs to go?

I appreciate your time and send you my hope that city will open land and hearts to the citizens who need us.

Most sincerely, Rev. Cheryl Breiner

From: Ryan Glister <ryanglister@hotmail.com>

Sent: Monday, August 12, 2019 4:24 PM

To: Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>

Subject: [EXTERNAL] Fwd: Temporary tiny home villages text amendment heads to LUTI committee

Mr Webb,

I have been following this issue loosely over the past few months, and have finally taken the time to review the proposal in detail. My interest in the topic was peaked after hearing Robin Kniech speak at a recent neighborhood meeting.

After a thorough review, I am very concerned with the wording and overall goal of this proposal. It is clearly aimed at overturning the wishes of Denver voters.

This would effectively legitimize public camping sites, which were soundly defeated in May of this year (81%+ voted against the ordinance).

I know that is not how the Councilwoman is positioning her argument, but the wording of the draft proposal is pretty clear.

The lack of a parking requirement, no clear rules or guidelines on the common shared temporary structure (size, number of toilets, showers, etc per resident), and the relatively long term permitting (clearly designed to make these communities difficult to remove once their temporary permit has expired).

I also noted the inclusion in section 11.11.17.3.D.7 of 'sleeping facilities' in the shared structure. That would appear to allow the shared structures to actually serve as shelters versus the 'tiny homes' that are being officially promoted in the material.

All these appear to show a concerted effort to act against the will of the voters and the majority of the residents.

Needless to say, I am against amendment as written.

Ryan

On Aug 13, 2019, at 9:14 AM, Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org> wrote:

Hi Ryan – thanks for your input, I'll include it in the record of public comment provided to the LUTI committee next week.

One clarification – sleeping unit size, number of toilets and showers per resident, etc. would be regulated by the Building Code’s existing standards for residential facilities (related to bathrooms, etc.) as well as recent Building Code amendments specific to Temporary Tiny Home Villages (link [here](#)).

Thanks,
Andrew

Sent from my iPhone

From: Ryan Glister <ryanglister@hotmail.com>

Sent: Tuesday, August 13, 2019 9:48 AM

To: Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>

Subject: [EXTERNAL] Re: Temporary tiny home villages text amendment heads to LUTI committee

Hi Andrew,

I appreciate the quick response and additional detail.

As you might expect, I think the requirements fall short. It looks like one bath tub per 20 residents would technically meet the code (assumes you can have two residents per unit), and one toilet for every ten?

Overall, just not something that I feel would improve my neighborhood, my day to day quality of life, or the value of my home (by far my most valuable asset).

For these reasons and those in my previously note, I have serious concerns with the proposed amendment.

Ryan

Sent from my iPhone