

# SLOT HOME

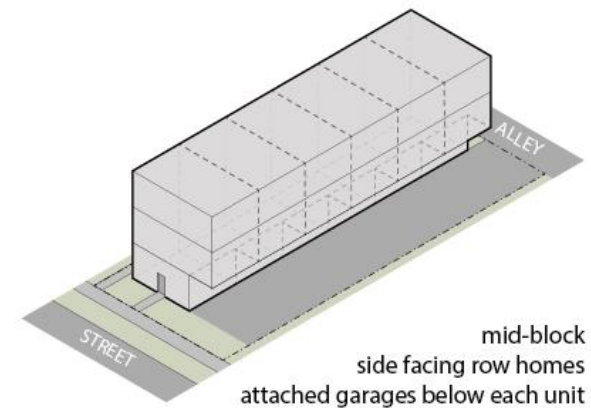
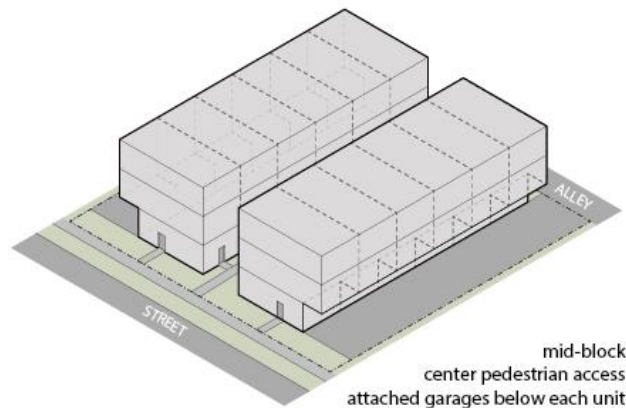
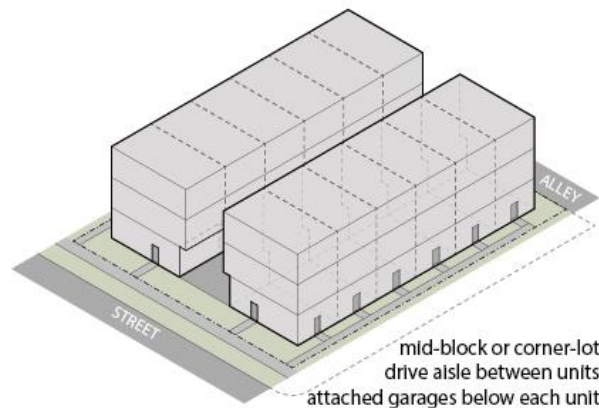
EVALUATION & TEXT AMENDMENT

Denver City Council Public Hearing  
May 7, 2018

Presentation by:  
Analiese Hock, Senior City Planner  
Community Planning and Development

# WHAT ARE SLOT HOMES?

**Are:** Any multi-unit residential developments that turns its side at the street



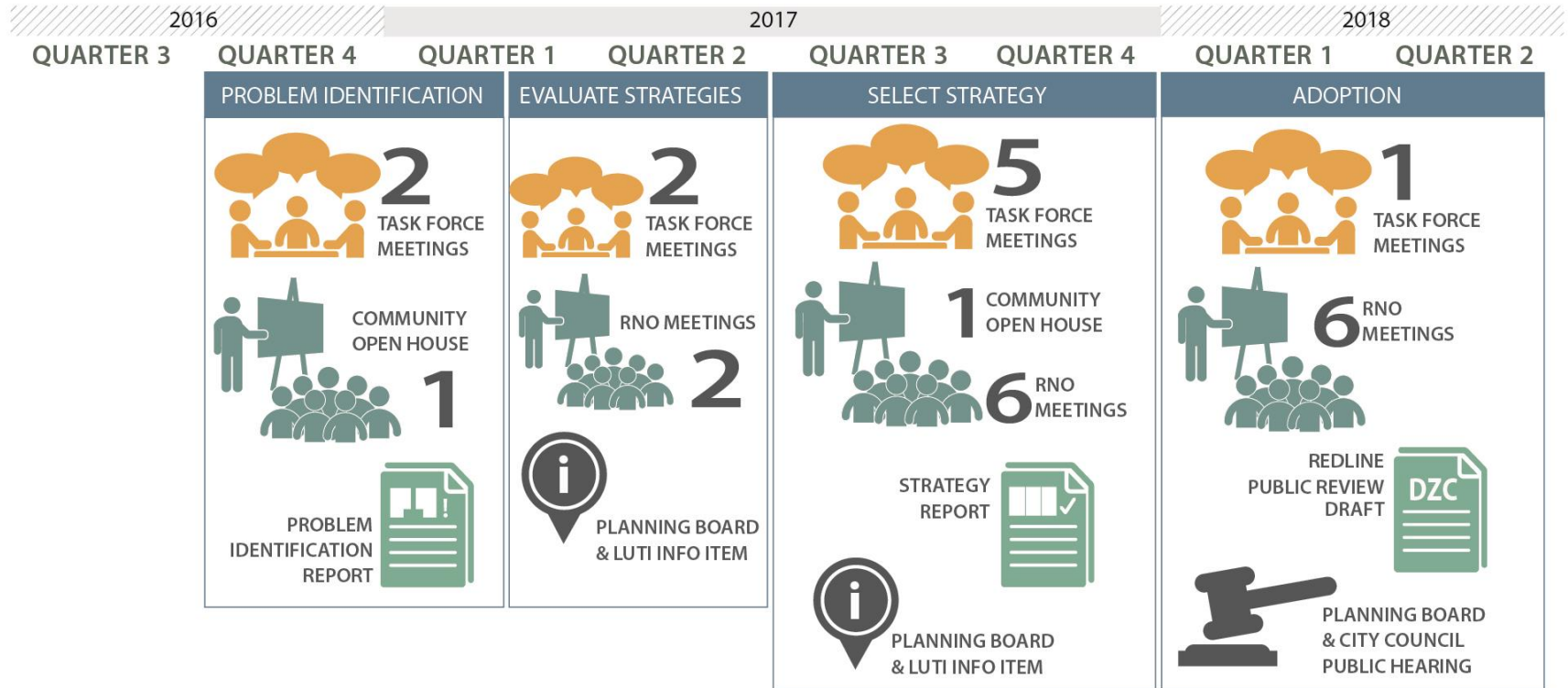
# PROJECT PURPOSE

To propose changes to the Zoning Code that address slot home development in a way that engages the public realm, considers the neighborhood character, addresses human scale and minimizes vehicular and neighbor impacts while ensuring equity, flexibility, and predictability.



# PROCESS

## PROJECT TIMELINE



# PROBLEM STATEMENT

The problem is new multifamily slot home construction that does not promote neighborhood objectives in five key respects.

1. Public Realm Engagement
2. Neighborhood Design
3. Building Mass and Scale
4. Vehicle-Oriented Design
5. Impacts on Neighbors



# CRITERIA FOR SUCCESSFUL SOLUTIONS

## Effectiveness

- Directly addresses the problem statement



## Equity

- Meets the needs of all stakeholders
- Maintains housing options



## Flexibility

- Allows adaptation to market conditions
- Promotes creativity



## Predictability

- Supports common expectations
- Clearly ties intent to requirements



# EXISTING SLOT HOME

EXISTING  
CONDITIONS

PROBLEM  
STATEMENT

CRITERIA FOR SUCCESSFUL  
SOLUTIONS

## TOOL EVALUATION

TOWN HOUSE

TOWN HOUSE

ROW HOUSE



+ CHANGES TO  
SHOPFRONT & GENERAL

HIGHER INTENSITY



+ CHANGES TO  
APARTMENT & GARDEN  
COURT



+ REMOVE THE GARDEN  
COURT

LOWER INTENSITY



# MIXED USE DISTRICTS

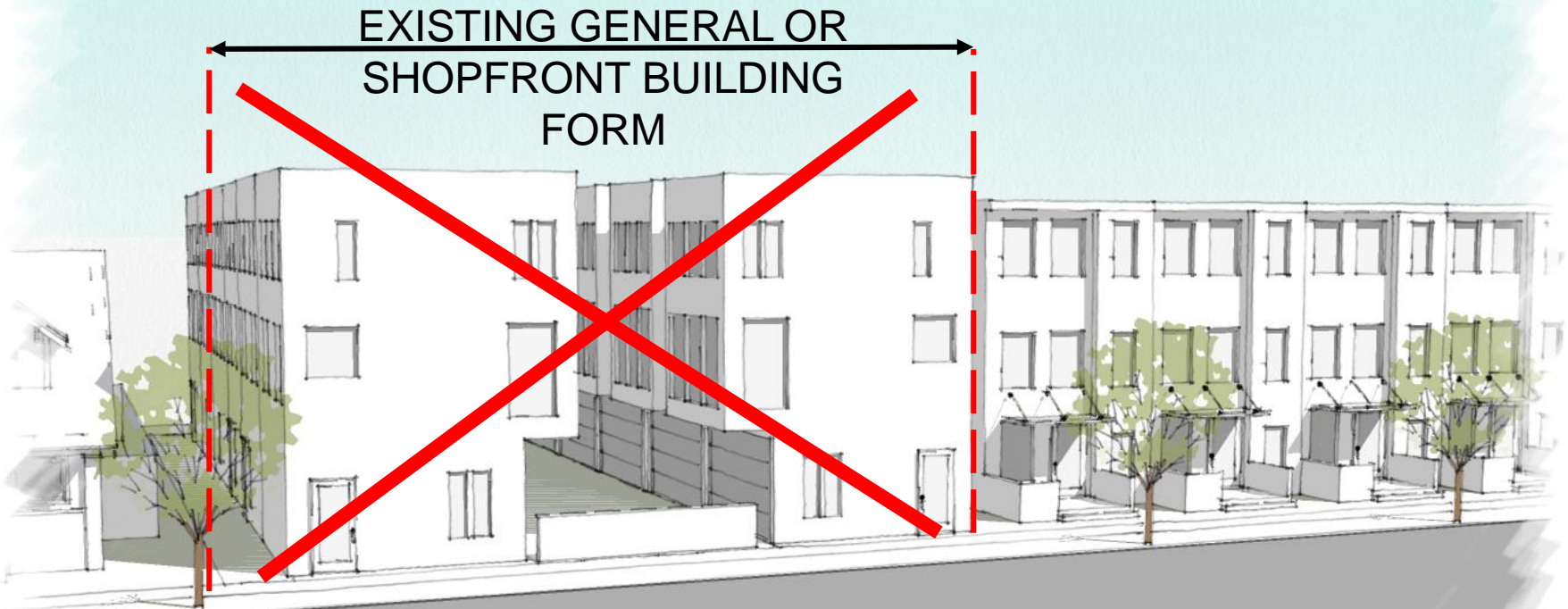
Mixed Use (MX)

Main Street (MS)

Residential Mixed Use (RX)



# MAJOR CHANGES



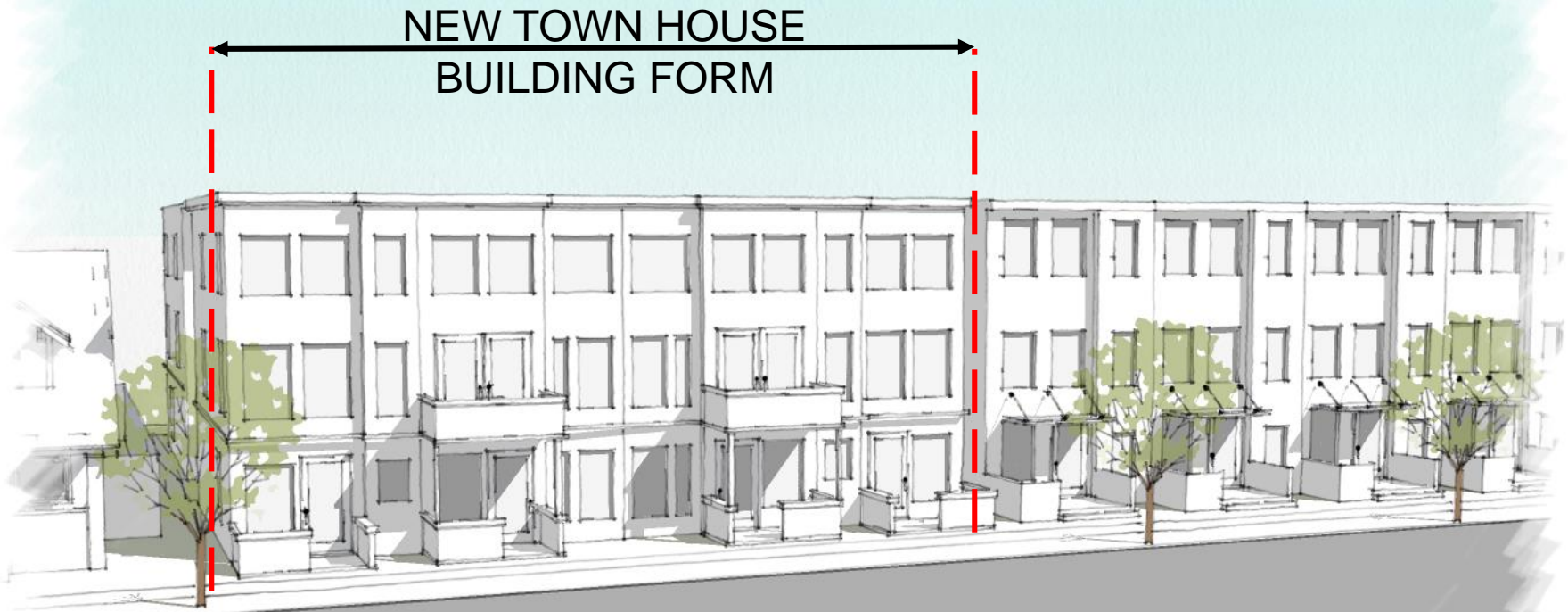
The General or Shopfront building form can NOT be used for side-by-side dwelling units.

# MAJOR CHANGES



The General or Shopfront building form can be used for stacked unit configurations (i.e. apartments/condos), mixed use, and other non side-by-side configurations.

# MAJOR CHANGES

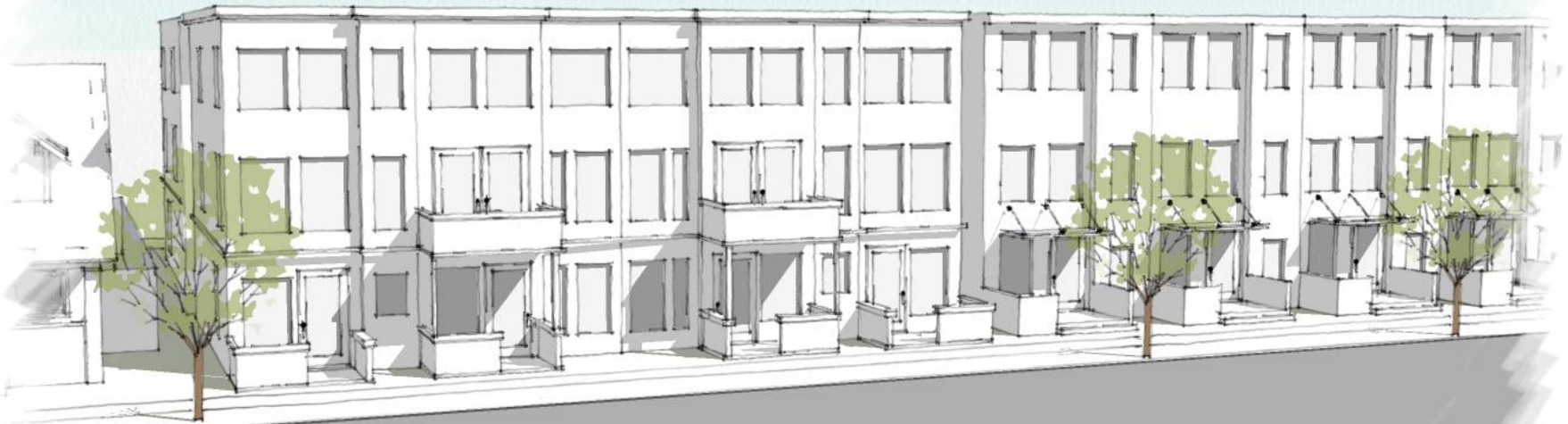


Side-by-side dwelling units must use the new Town House building form which applies additional standards summarized in the strategy report.

# MAJOR CHANGES



All proposed standards are intended to address the **Problem Statement** and the **Criteria for Successful Solutions**



# MAJOR CHANGES



## Addressing the Problem Statement

Require Units Oriented to the Street

Increase Primary & Side Street

Setback

Reduce Building Height

Require Entry Features

Increase Transparency Standard

Revise Build-To Standards



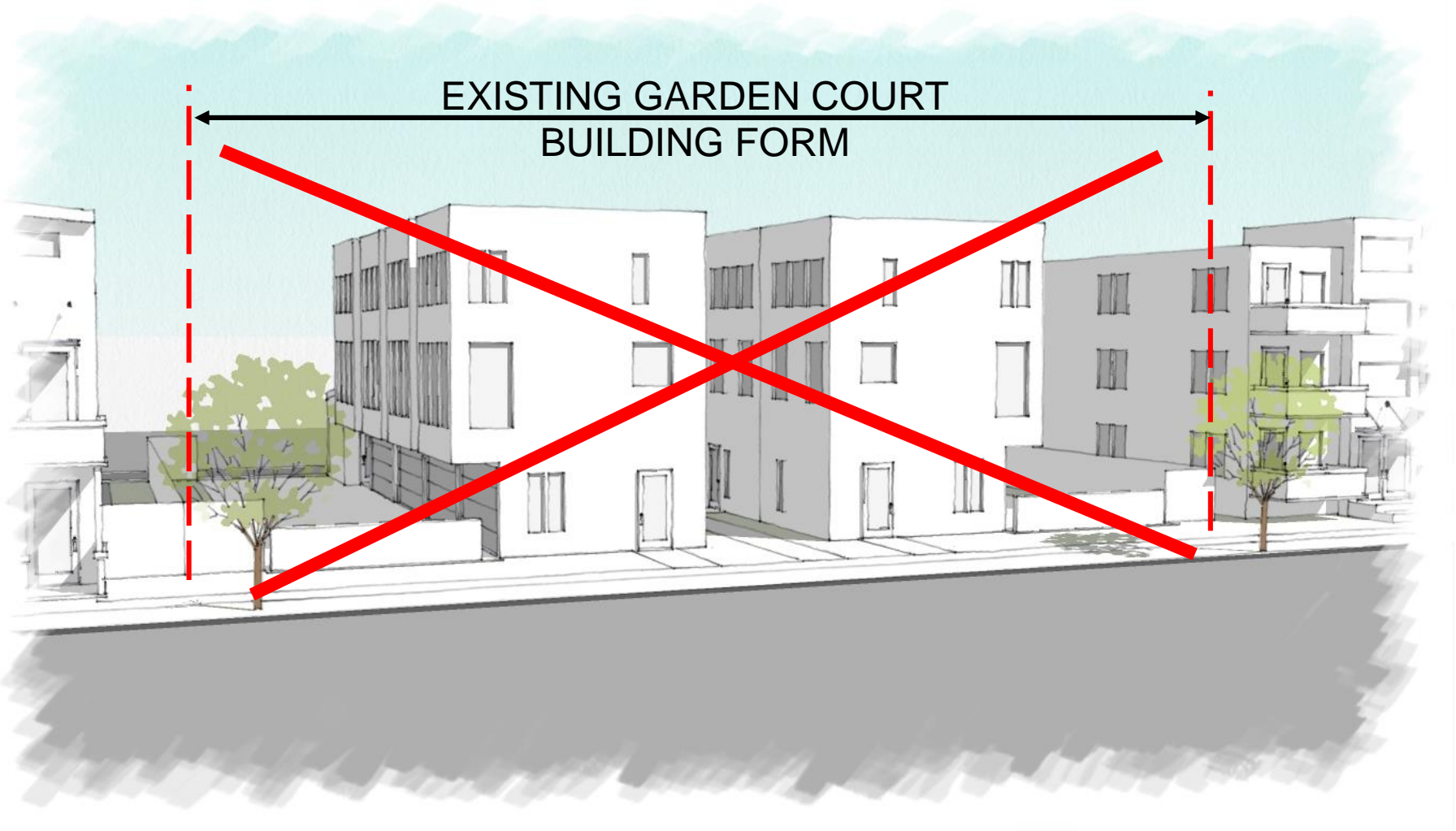


# MULTI UNIT DISTRICTS

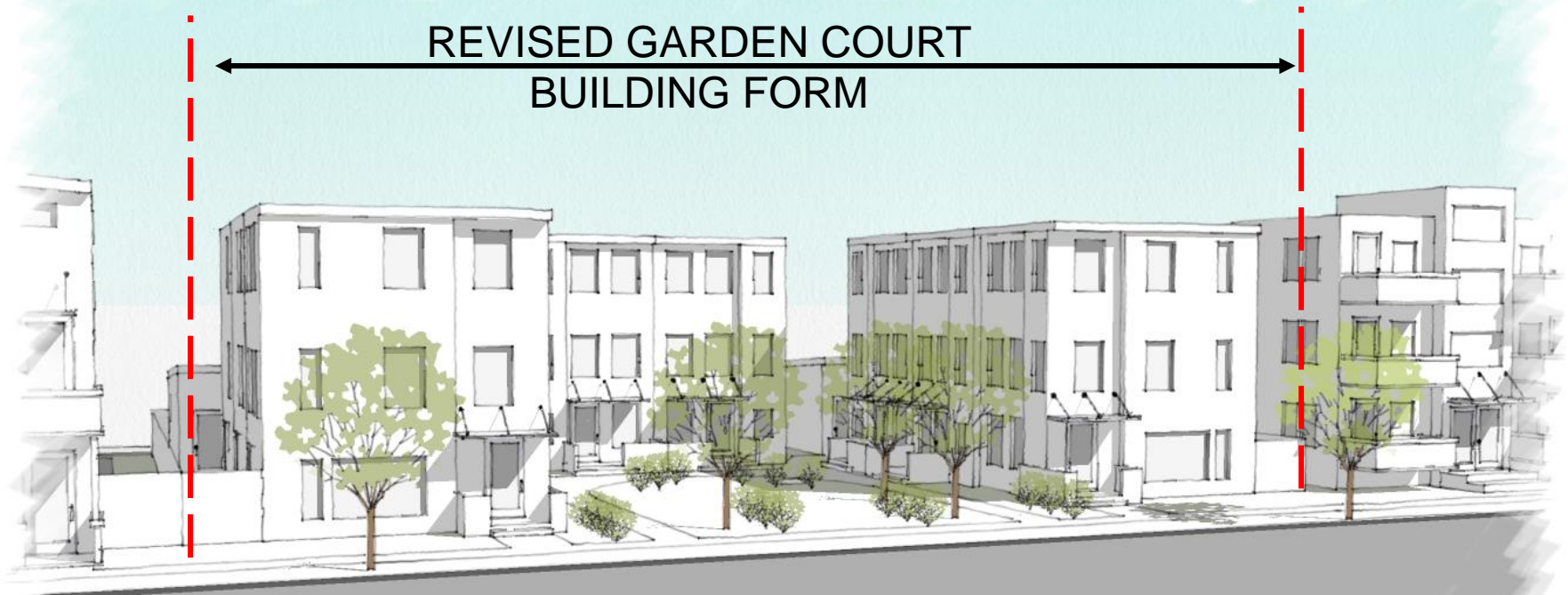
Multi Unit (MU)

Residential Office (RO)

# GARDEN COURT



# GARDEN COURT



Side-by-side dwelling units must use the Garden Court or new Town House building form which applies additional standards summarized in the strategy report.



# GARDEN COURT: MAJOR CHANGES



## Addressing the Problem Statement

Increase Courtyard Width

Require Landscaping in Courtyard

Introduce a Transparency Standard

Require Entry Features

Require Residential Uses to Enclose Courtyard

Limit Off-Street Parking Area

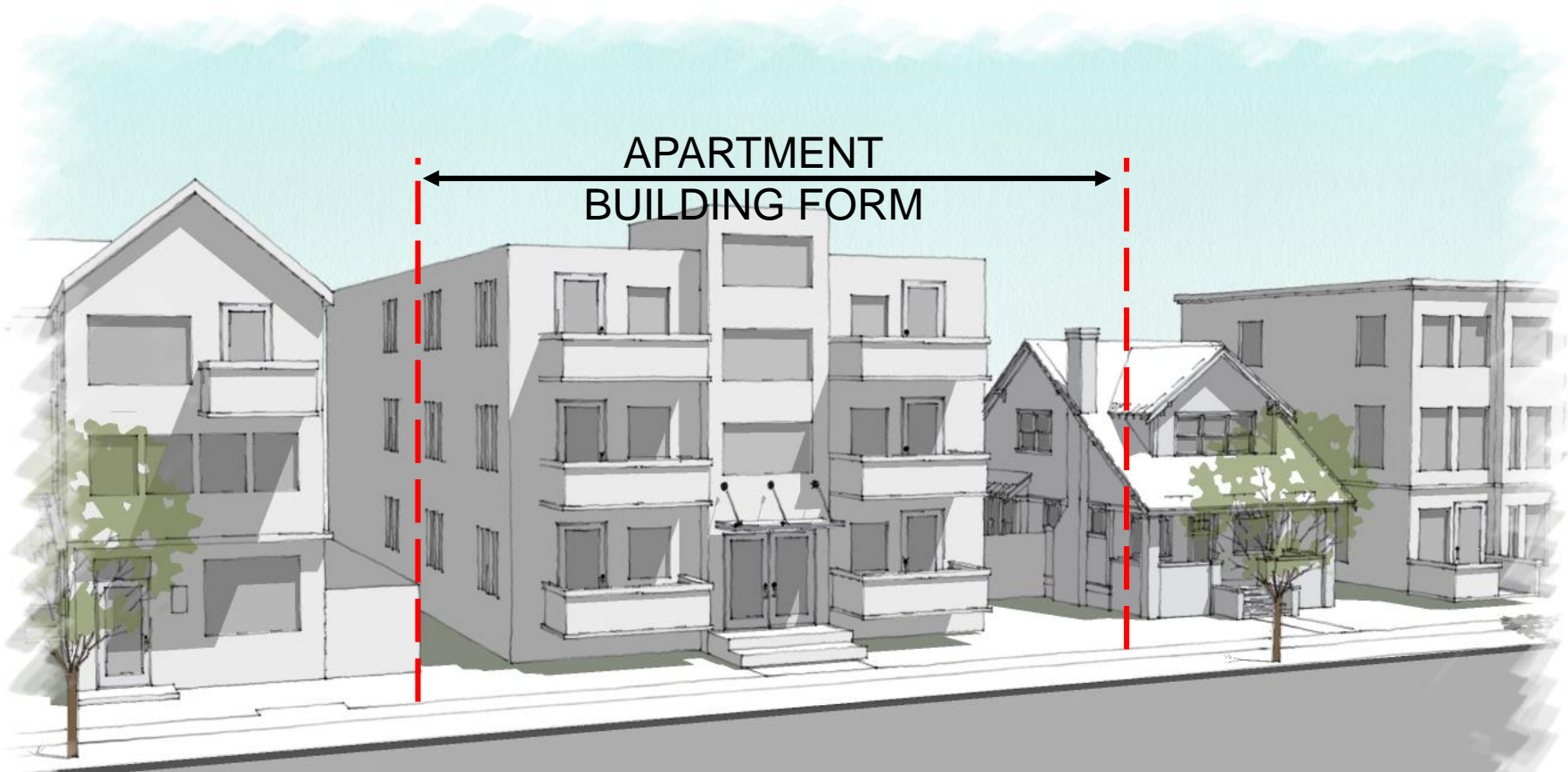
Increase Zone Lot Standards



# MAJOR CHANGES



# MAJOR CHANGES



The Apartment building form can be used stacked unit configurations such as apartments/condos

# MAJOR CHANGES



# MAJOR CHANGES



All proposed standards are intended to address the **Problem Statement** and the **Criteria for Successful Solutions**



# MAJOR CHANGES



## Addressing the Problem Statement

Require Units Oriented to the Street

Revise Primary Street Block Sensitive  
Setback

Increase Side Interior Setback

Reduce Building Height

Require Entry Features

Increase Transparency Standard

Increase Build-To Standards



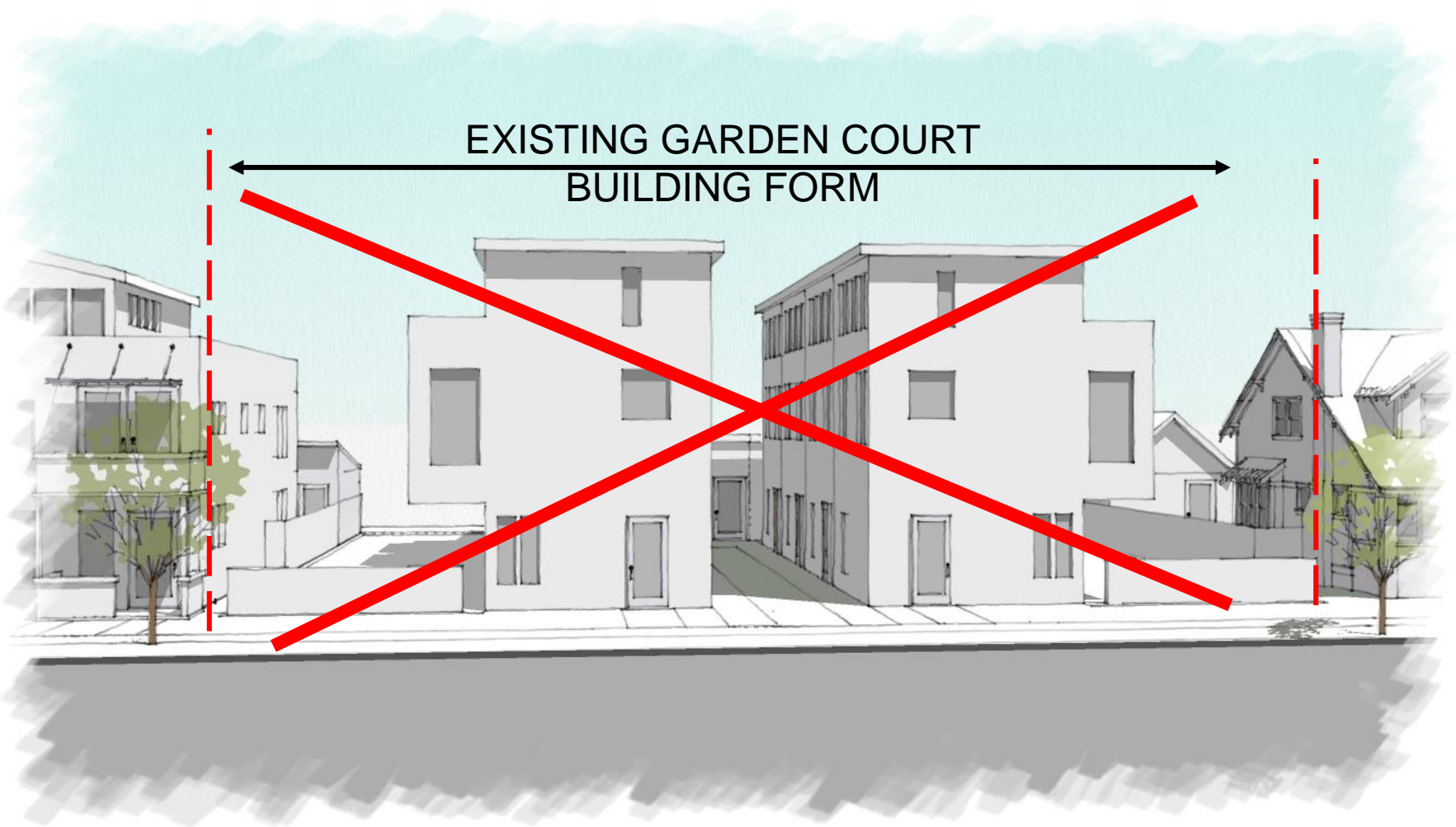


# ROW HOUSE DISTRICTS

Row House (RH)

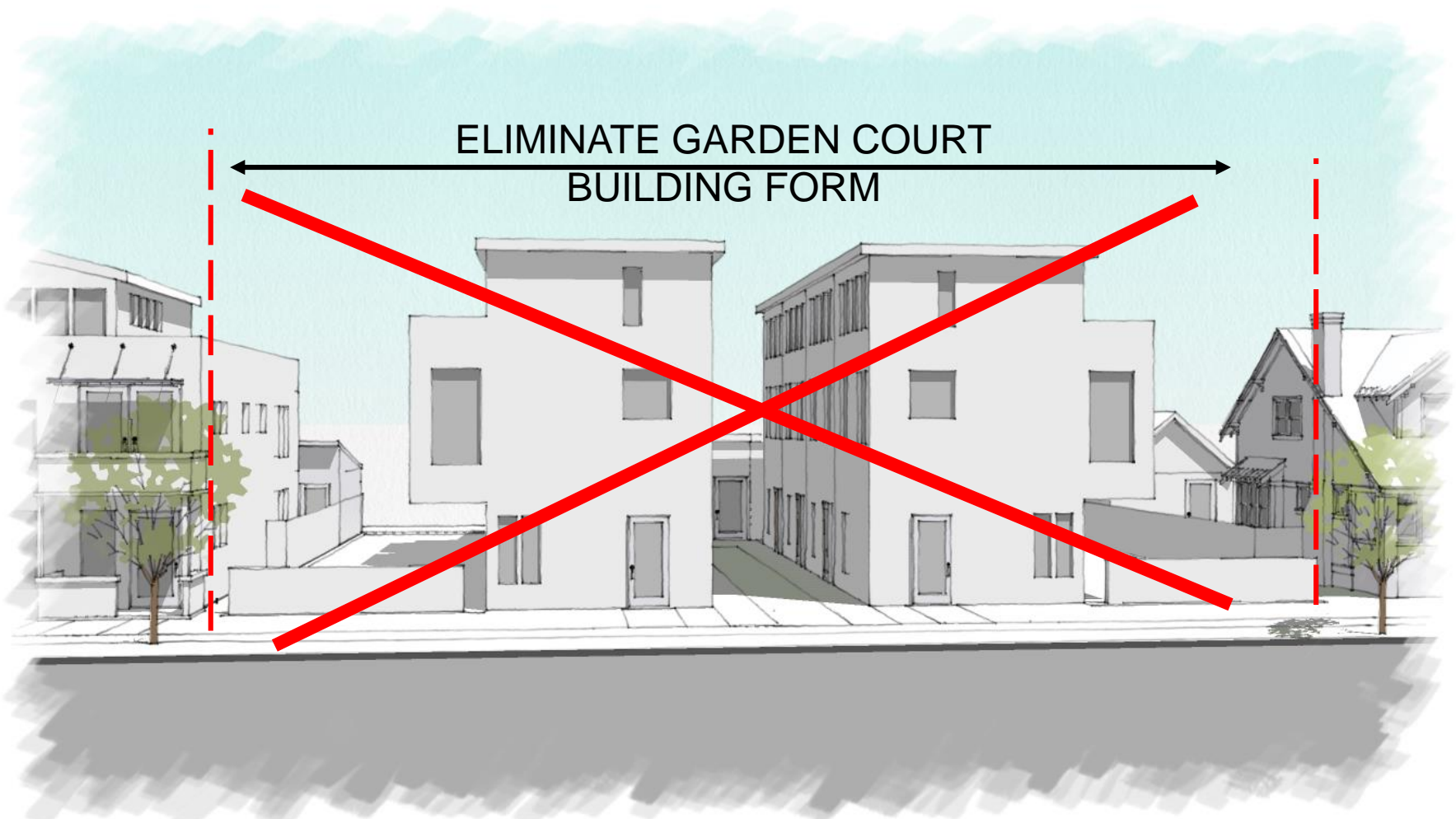
Town House (TH)

# GARDEN COURT BUILDING FORM

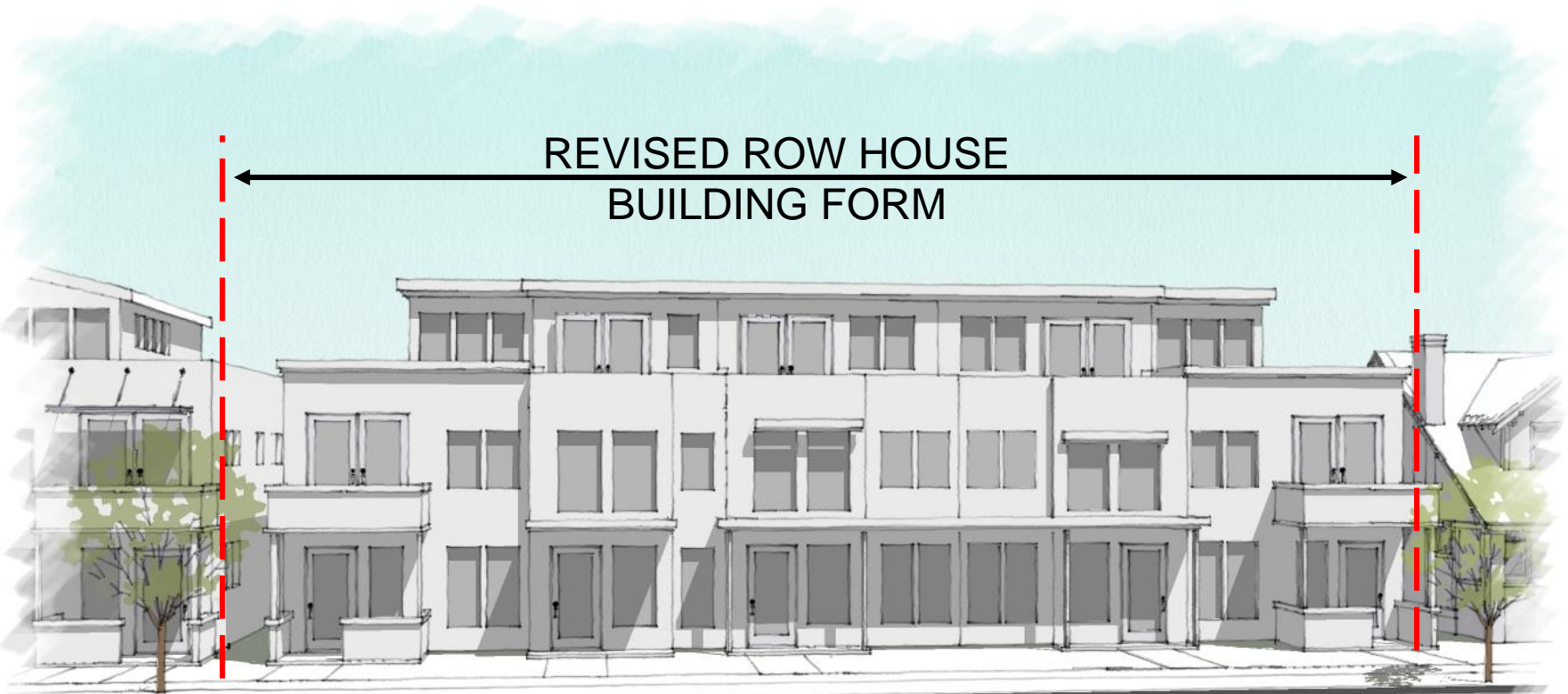




# GARDEN COURT BUILDING FORM



# ROW HOUSE BUILDING FORM



# ROW HOUSE BUILDING FORM



# ROW HOUSE BUILDING FORM



# OVERALL CHANGES

Improving Predictability:

Intent Statement

Graphics

Supplemental Design Standards

Rules of Measurement

Eliminating Loop-Holes

## SECTION 6.3.3 PRIMARY BUILDING FORM STANDARDS

**6.3.3.1 Applicability**  
All development, except detached accessory structures, in all the General Urban Neighborhood Context zone districts

**6.3.3.2 General Standards**  
Combining standards from different building forms for the same structure is prohibited, except as expressly allowed.

**6.3.3.3 District Specific Standards Summary**  
The maximum number of structures per zone lot and building forms allowed by zone district is summarized below:

General Urban (G-) Neighborhood Context Zone Districts		Building Forms											
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Small Row House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Max Number of Primary Structures Per Zone Lot		1*	1*	1*	1*	1*	1*	No Maximum					
<b>RESIDENTIAL ZONE DISTRICTS</b>													
Row House (RH)	G-RH-3	no max	■	■				■	■				
Multi Unit (MU)	G-MU-3, -5	no max		■				■	■				
	G-MU-8, -12, -20	no max		■				■	■				
Residential Office (RO)	G-RO-3, -5	no max						■					■
<b>COMMERCIAL MIXED USE ZONE DISTRICTS</b>													
Residential Mixed Use (RMU)	G-RM-3, -5	no max						■				■	■
Mixed Use (MX)	G-MX-3	no max						■				■	■
Main Street (MS)	G-MS-3, -5	no max						■				■	■

■ = Allowed    ■ = Allowed subject to geographic limitations \*See Section 1.2.3.5 for exceptions

DENVER ZONING CODE  
June 25, 2010 | Republished May 5, 2017

| 6.3-5

# OVERALL CHANGES

## **Improving Flexibility:**

Revisions to Vehicular Standards

Revisions to Setback Encroachments

Flexibility in new standards (i.e. unit orientation)

Building Height for Pitched Roofs



# REVIEW CRITERIA

The Text Amendment...

1. Is consistent with the City's Adopted Plans
2. Furthers the public health, safety, and welfare
3. Results in regulations that are uniform across the district

# CONSISTENCY WITH ADOPTED PLANS

## Comprehensive Plan 2000

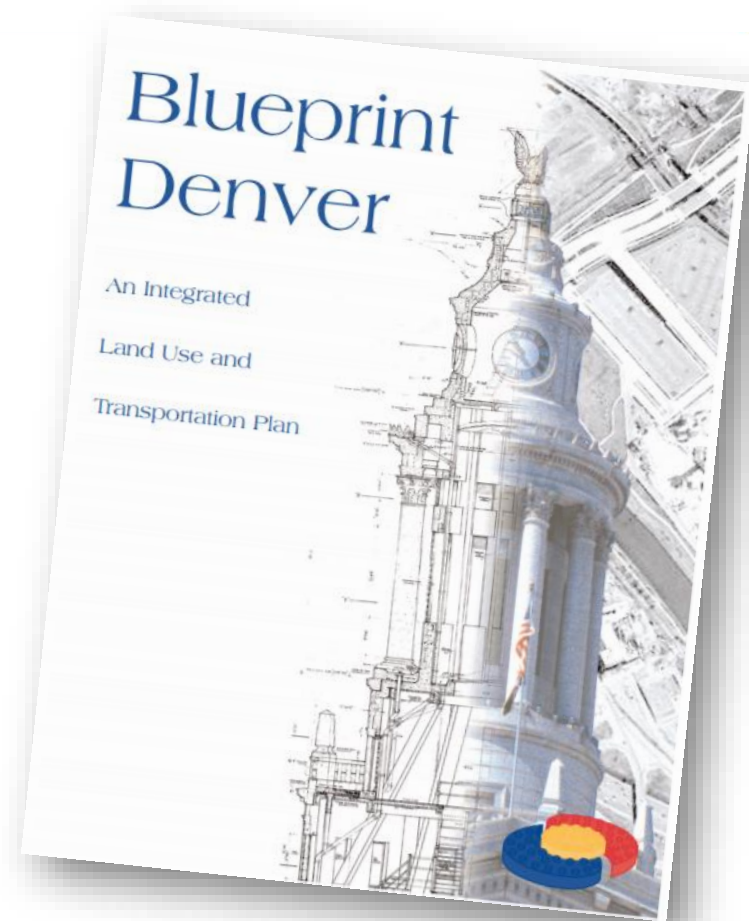
- **Encourage quality infill development that is consistent with the character of the surrounding neighborhood;** that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.
- Sustaining excellent urban design requires Denver to use its best legacies to guide the future. While new development need not conform to precise historical or architectural particulars, it must **reflect the fine qualities of design and use of materials inherent in Denver's unique natural setting and urban character.** This applies to Downtown, smaller commercial areas, residential neighborhoods, commercial and industrial corridors, and both new construction and rehabilitation.
- **Identify community design and development issues and target specific concerns with appropriate controls and incentives.**
- **Ensure that the Zoning Code reinforces quality urban design.**



# CONSISTENCY WITH ADOPTED PLANS

## Blueprint Denver 2002

- A change in the language of a zone district is one tool that can **improve compatibility of buildings** within an Area of Stability
- **Development standards regulate building dimensions and orientation to ensure that new development is compatible with its surroundings.** Such standards include floor area ratio limits, bulk limits, parking and garage location, height limits, and setbacks.



# CONSISTENCY WITH ADOPTED PLANS

## Blueprint Denver 2002:

- Areas of Stability:
  - Identify and maintain the character of the area while accommodating some new development and redevelopment.
  - Improve the compatibility between existing and new development, design and development standards
  - Diversity of housing type, size and cost



# CONSISTENCY WITH ADOPTED PLANS

## Blueprint Denver 2002:

- Areas of Change:
  - Areas to accommodate new growth or redevelopment
  - Improve the compatibility between existing and new development, design and development standards
  - Pedestrian supportive development standards
  - Eliminate auto-oriented standards
  - Diversity of housing type, size and cost



# TEXT AMENDMENT REVIEW CRITERIA

1. Consistency with Adopted Plans
2. Furthers the Public Health, Safety and General Welfare

The text amendment provides clarity, and predictability through the zoning regulations with standards that reinforce the desired character of the neighborhood and implementing the city's adopted plans.

3. Results in Uniform Regulations

The text amendment will result in uniform regulations for all side-by-side residential developments where permitted.

# STAFF RECOMMENDATION

Staff recommends **approval** of the Text Amendment, finding that all review criteria have been met

1. Consistency with Adopted Plans
2. Furthers the Public Health, Safety and General Welfare
3. Results in Uniform Regulations