

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2024

COUNCIL BILL NO. CB24-1302  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance amending the Denver Zoning Code, concerning accessory dwelling units.**

**WHEREAS**, the City Council desires to amend the Denver Zoning Code to allow accessory dwelling unit single unit residential zone districts, to remove obsolete zone districts, to clarify owner-occupancy requirements for accessory dwelling units, and to address the permitting requirements for accessory dwelling units in land subject to certain site plans; and

**WHEREAS**, the City Council has determined on the basis of evidence and testimony presented at the public hearing that amending the Denver Zoning Code as set forth herein is consistent with the City’s adopted plans, furthers the public health, safety and general welfare, and will result in regulations and restrictions that are uniform within all zone districts.

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

**Section 1.** The changes to the Denver Zoning Code as set forth in Clerk File No. 20240130 as filed with the Denver City Clerk on October 15, 2024, and available in the office and on the web page of City Council are hereby adopted and made an official part of the Denver Zoning Code. The changes amend certain provisions of the Denver Zoning Code to address various regulations of accessory dwelling unit uses.

**Section 2. Effective Date.**

This ordinance shall be effective December 16, 2024.

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

1 COMMITTEE APPROVAL DATE: October 8, 2024

2 MAYOR-COUNCIL DATE: October 15, 2024

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

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

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

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

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

10 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: October 17, 2024

11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the  
12 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
14 3.2.6 of the Charter.

15  
16 Kerry Tipper, Denver City Attorney

17  
18 BY: Anshul Bagga, Assistant City Attorney DATE: Oct 17, 2024,