



**DENVER**  
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# Proposed Denver Zoning Code Text Amendment

2018 Bundle

Major Topic Summary  
LUTI Information Item

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This document contains:

- Summary of the process for a text amendment
- Purpose of this text amendment
- Summary of the proposed changes
- Contact information

# Purpose of Text Amendment

- As part of the city's ongoing effort to keep the Denver Zoning Code modern, clear and user-friendly, the Denver Community Planning and Development department will propose a new series of text amendments to the code.
- City staff periodically review the Denver Zoning Code and prioritize potential updates in response to customer and community feedback, industry changes and other factors. Text amendment packages are proposed when the number of high-priority updates reaches a critical mass.
- Many of the updates come in direct response to feedback from permit customers and Denver residents.
- The most recent text amendment package was adopted by City Council in April 2017.

# Amendment Process

## Dates subject to change

- Stakeholder Outreach: **December - ongoing**
- Summary Review with INC ZAP Committee: **January**
- Planning Board informational presentation and Q&A: **February 21**
- City Council Committee information presentation and Q&A: **March 6**
- Public Review Redline Draft posted to CPD website and informational notice sent to RNOs: **February 12th**
- Planning Board Public Hearing: **March 21st**
  - Notification to RNOs and City Council 15 days prior to public hearing
  - Planning Board Draft of text amendment and staff report
  - Public hearing and Planning Board recommendation

- City Council Committee meeting – **April**
  - Notification to RNOs 15 days prior to meeting
- City Council First Reading – **April**
- City Council Public Hearing – **May**
  - Notification to RNOs 21 days prior to public hearing
  - Public Hearing and decision by City Council
- 6 month Grace Period ends for “pipeline projects” – **November**
  - Proposed to align with Slot Home Grace Period

- Implement Comprehensive Plan 2000 goals:
  - Ensure that the Denver Zoning Code will be flexible and accommodating of current and future land use needs.
  - Encourage quality infill development that is consistent with the character of the surrounding neighborhood.
  - Establish development standards to encourage positive change and diversity while protecting Denver’s traditional character.
  - Identify community design and development issues, and target specific concerns with appropriate controls and incentives.

1. Usability and Clarifications
2. Substantive
  - Procedures
  - Conflicting Provisions
  - Uses
  - Zone Districts
  - Form Standards
  - Design Standards

## 1. Usability and Clarifications

- Correct errors in translation
- Improve graphics to make the code easier to understand
- Correct cross-reference errors
- Clarify provisions where the code is vague



## 2. Substantive - Procedures

- Revise Rezoning criteria for Justifying Circumstances so that rezoning from the old code to the new zoning code or implementing a newly adopted plan can justify a rezoning application
- Clarify that variances cannot be granted for accessory or temporary uses
- Revise Hospital Helicraft landing and Emergency Entrance review procedure to be a L-ZPSE, which requires review by Board of Adjustment

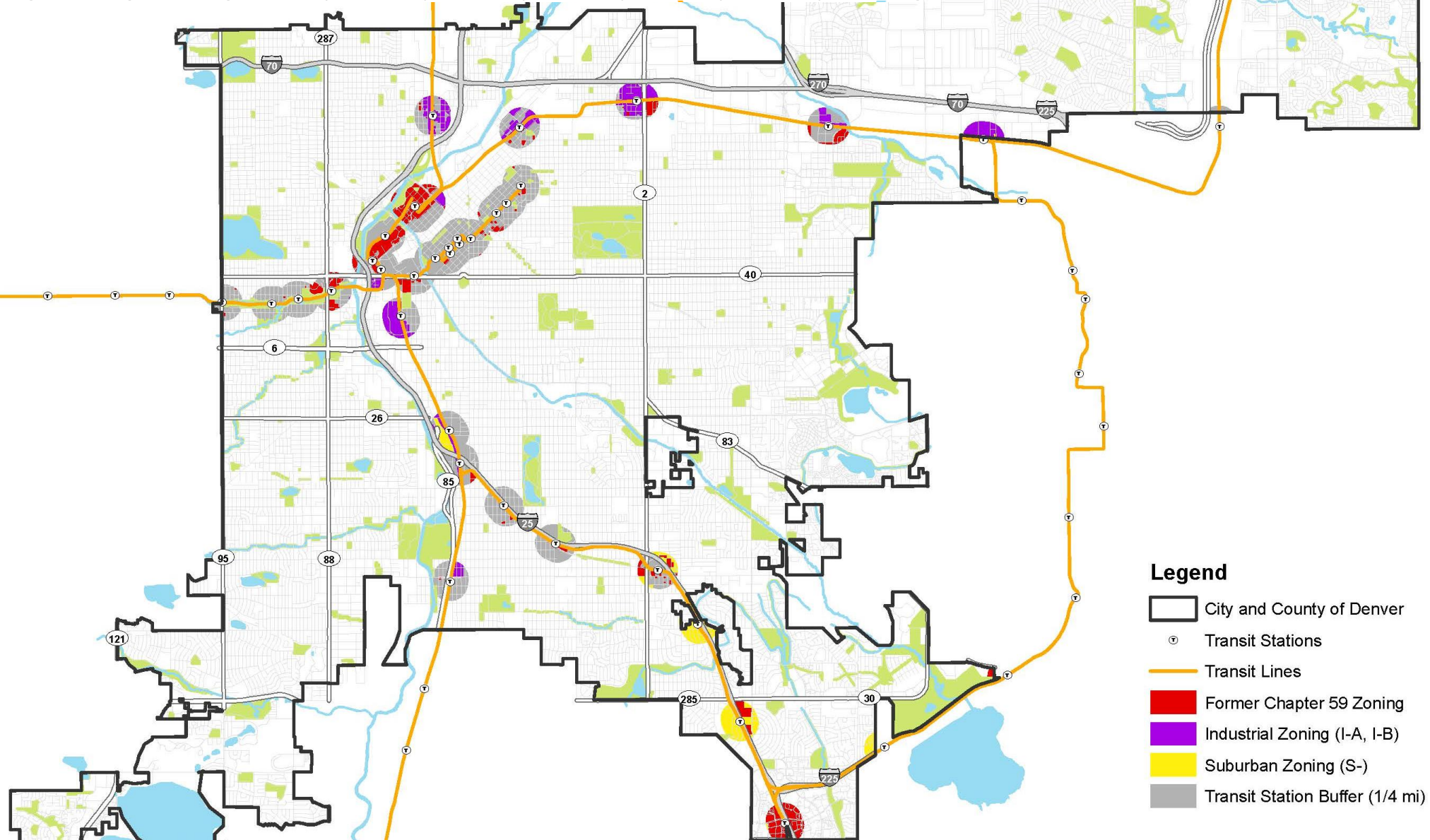
## 2. Substantive - Uses

- Allow Online Retail Sales as a permitted Home Occupation to reflect to modern practices such as eBay and Etsy.
- Include Body Art Establishment under retail Sales and Services to reflect modern practices
- Allow Eating & Drinking Establishments as permitted uses in the CMP-H and CMP-EI zone districts, and as permitted uses, subject to limitations, in the CMP-H2 and CMP-EI2 zone districts.

## 2. Substantive – Uses continued

- Prohibit Mini-storage in S-MS and Downtown Zone districts to promote pedestrian-oriented development
- Prohibit or restrict Mini-storage and Drive-throughs within  $\frac{1}{4}$  mile of Rail station to promote pedestrian-oriented development.

City and County of Denver	Transit Station 1/4 mi Buffer		Chapter 59 Zoning within 1/4 mi Buffer			I-A or I-B Zoning within 1/4 mi Buffer			Suburban (S-) Zoning within 1/4 mi Buffer		
Total Area (ac)	Total Area (ac)	% of Denver	Total Area (ac)	% of Denver	% of Buffer Area	Total Area (ac)	% of Denver	% of Buffer Area	Total Area (ac)	% of Denver	% of Buffer Area
99,036.98	4,417.59	4.5%	597.47	0.6%	13.5%	547.91	0.6%	12.4%	316.29	0.3%	7.2%



- Legend**
- City and County of Denver
  - Transit Stations
  - Transit Lines
  - Former Chapter 59 Zoning
  - Industrial Zoning (I-A, I-B)
  - Suburban Zoning (S-)
  - Transit Station Buffer (1/4 mi)

## 2. Substantive – Building Form Standards

- Require Street Level Active Uses to include transparency, such as windows and doors, to promote good design
- Introduce Street Level Active Use requirement in E-MX and S-MX zone districts to promote pedestrian-friendly design



2. Substantive – Form Standards continued
  - Remove Mezzanines as an allowed height exception in SU, TU, TH, RH, E-MU-2.5, MU-3 and RO-3 zone districts to preserve neighborhood character
  - Increase rear setback in MS/MX-2x districts adjacent to protected districts to align with Urban House form
  - Decrease allowed height in feet for 2 story mixed-use commercial districts



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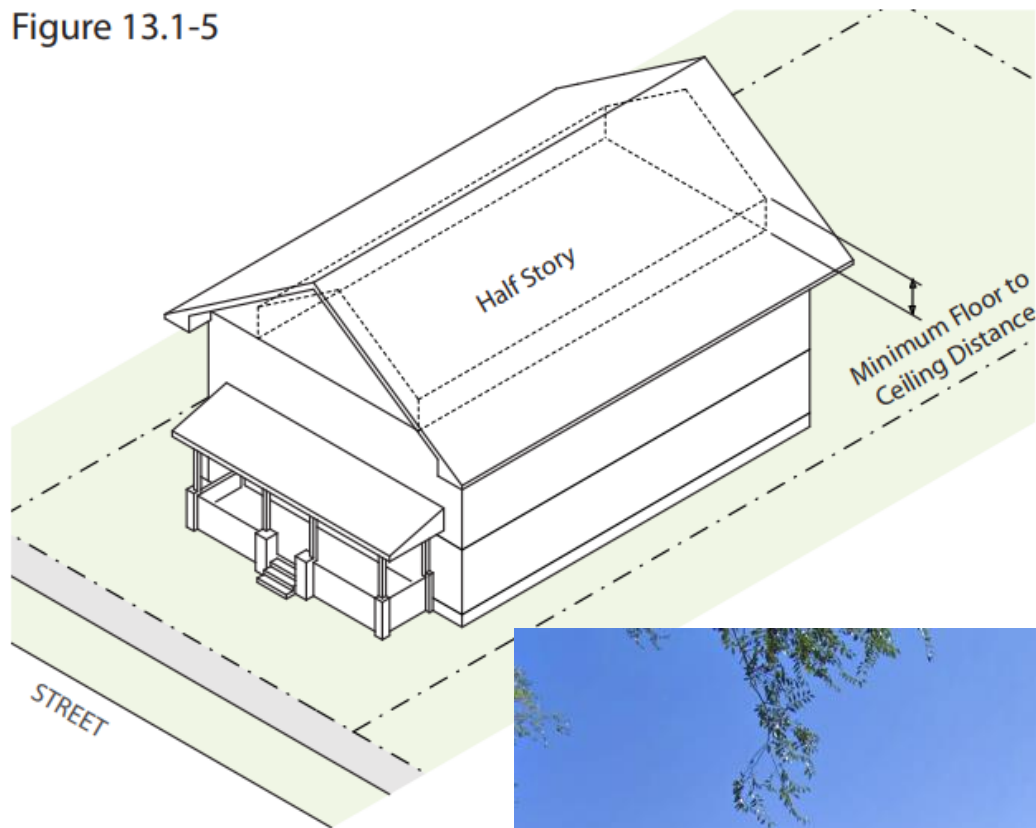
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2. Substantive – Form Standards continued
  - Require a front setback in 2.5 story forms with Low-sloped roofs to preserve neighborhood character
    - Revise definition of Flat Roof and re-name to align with Low-Sloped Roof definition in the Building Code





Figure 13.1-5



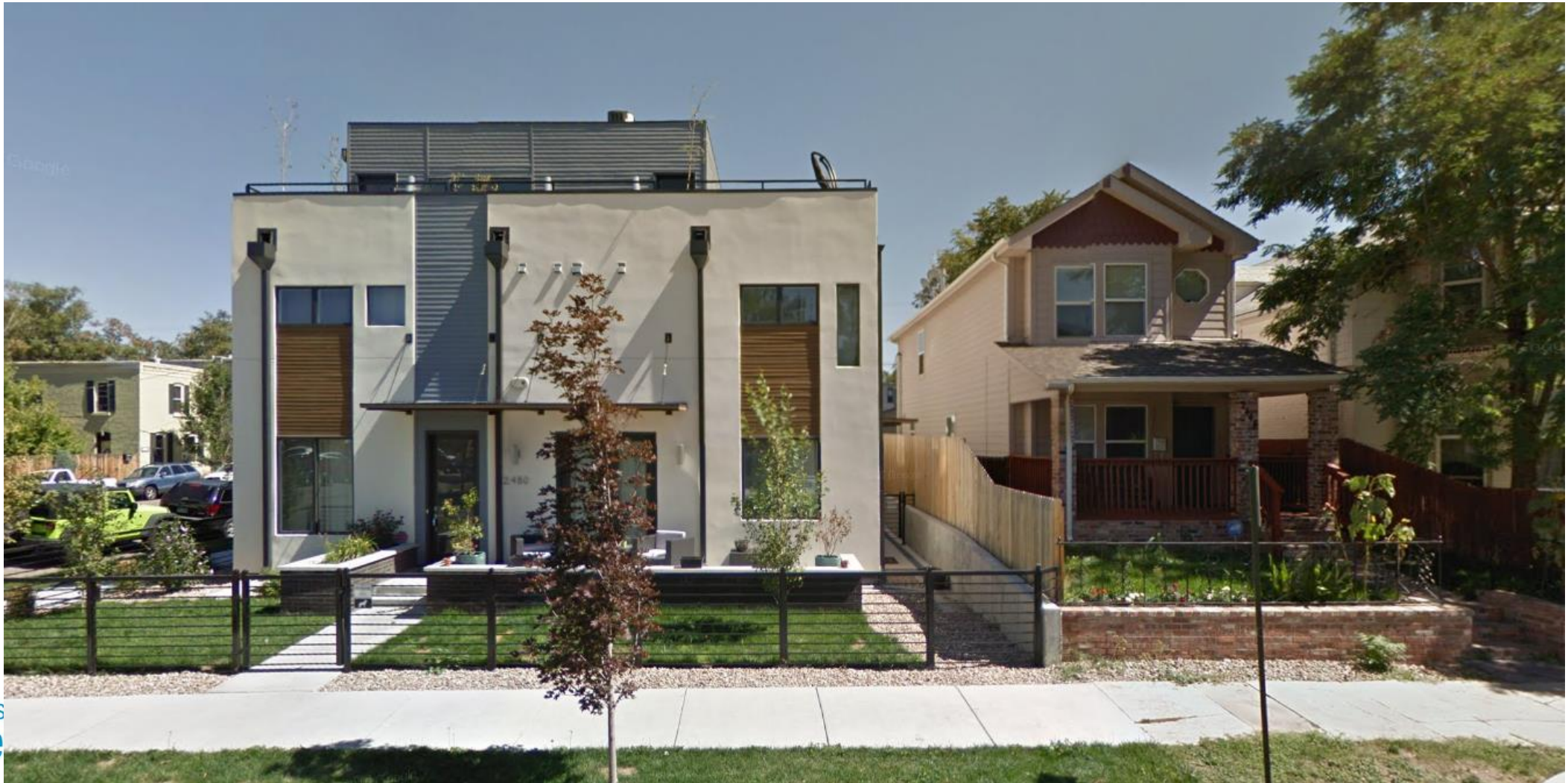


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## 6. Substantive – Design Standards

- Increase allowance for parking of RVs on residential zone lots when property screened from the street and located behind the front facade
- Add maximum parking lot lighting standards to reduce light trespass impacts on neighboring property, particularly from auto-centric uses.

- Contact Sara White, AICP, CPD Senior Planner:  
[sara.white@denvergov.org](mailto:sara.white@denvergov.org)

Visit our website at [www.DenverGov.org/TextAmendments](http://www.DenverGov.org/TextAmendments)

– Sign up for email notifications

- Walk-in office hours in February/March
- Televised briefings on Denver8