Denver Zoning Code Text Amendment
Site Development Plan Validity Extension

Review Draft – 03/09/2026

This review draft contains a proposed amendments to the Denver Zoning Code to extend the approval validity period for Site Development Plans (SDPs) approved on or before December 31, 2025. For more information, visit www.denvergov.org/textamendments

Markup Document Conventions

- Text in red underline is proposed new language.
- Text in ~~red strikethrough~~ is proposed for deletion.
- Text in ~~blue strikethrough~~ is existing language that is proposed to move to a new location shown in blue.
- 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.
- 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 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.

12.4.3.6 Requirements and Limitations After Site Development Plan Approval

A. Recordation of Approved Site Development Plans
Community Planning and Development shall register a copy of the approved Site Development Plan among its records and shall record the approved site development plan in the real property records of the Denver County Clerk and Recorder.

B. Effect of Approval

1. A Site Development Plan approved according to this Section shall regulate the future use and development of the subject property.

2. Approval of a Site Development Plan means a proposed development complies with the standards and provisions of this Code and, consequently, the City may issue zoning permits to an applicant, assuming all other City standards and regulations have been satisfied. See Section 12.4.3.2.C, Prohibition on Activities Prior to Site Development Plan Approval, for limited authority to issue permits before Site Development Plan approval.

3. After approval of the site development plan and all requisite zoning permits, if the Zoning Administrator finds that development is not proceeding in accordance with the approved site development plan, the Manager, through its enforcement authority, may immediately issue an order stopping any or all work on the property that does not comply with such plans, until such time as any noncompliance is remedied. See Division 12.11, Enforcement, Violations and Penalties.

C. Expiration

1. An approved Site Development Plan shall expire ~~30 months~~after the number of months stated in Sections 12.4.3.6.C.1 a and b below from the date of approval if a~~n approved~~ zoning permit and building permit, as applicable, have not been obtained and if construction, as applicable, has not started. See Article 13, for definition of "start of construction".
   a. A Site Development Plan approved on or before December 31, 2025: 66 months
   b. A Site Development Plan approved after December 31, 2025: 30 months

2. An approved Site Development Plan is not eligible for any extension to the ~~30-month validity~~ approval period~~s~~ listed above ~~under Section 12.3.6.3., Extension of Approval Period~~.

D. Modification and Rescission
The Zoning Administrator may change, modify, or rescind any site development plan decision, whether or not the decision has been appealed to the Board of Adjustment. Rescission of an approved site development plan is allowed according to the procedure and criteria stated in Section 12.11.6 of this Code.

E. Modifications and Amendments to or Withdrawal of Approved Site Development Plans
Modifications and amendments to an approved site development plan are allowed according to Section 12.3.7 of this Code. Withdrawal of an approved and recorded site development plan is allowed according to Section 12.3.8 of this Code.

12.4.3.7 Site Development Plan Rules and Regulations

The Manager has the authority to adopt rules and regulations to establish alternative procedures for review of different types of site development plans, including but not limited to different review process for relatively less complex site development plans. In no case, however, shall rules and regulations vary the review criteria established in this Section 12.4.3 for approval of a site development plan. Once adopted by the Manager, such rules and regulations shall supersede the process, time frames, and application contents for site development plan review established in this Section 12.4.3.