



Modernizing Parking Requirements

Denver Zoning Code Text Amendment
May 20, 2025

Presenters: Fritz Clauson, AICP &
Justin Montgomery, AICP

Presentation Outline



- Requests



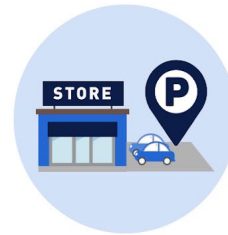
- Background & Proposed Text Amendment



- Process



- Review Criteria



Source: [St Paul Parking Study \(NRDC\)](#)



Requests

- 1) Text Amendment to the Denver Zoning Code to remove minimum vehicle parking requirements for all land uses.
- 2) Denver Revised Municipal Code (DRMC) Amendment to remove minimum vehicle parking requirements for Former Chapter 59 zoned properties.
- 3) DRMC Amendment to Chapter 27 to remove parking reduction and exemption language.

Presentation Outline



- Requests



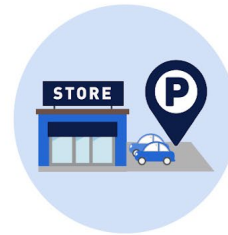
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Background

Zoning includes extensive, complicated parking requirements



Requirements vary by district and use



Complicated alternatives, exemptions and reductions



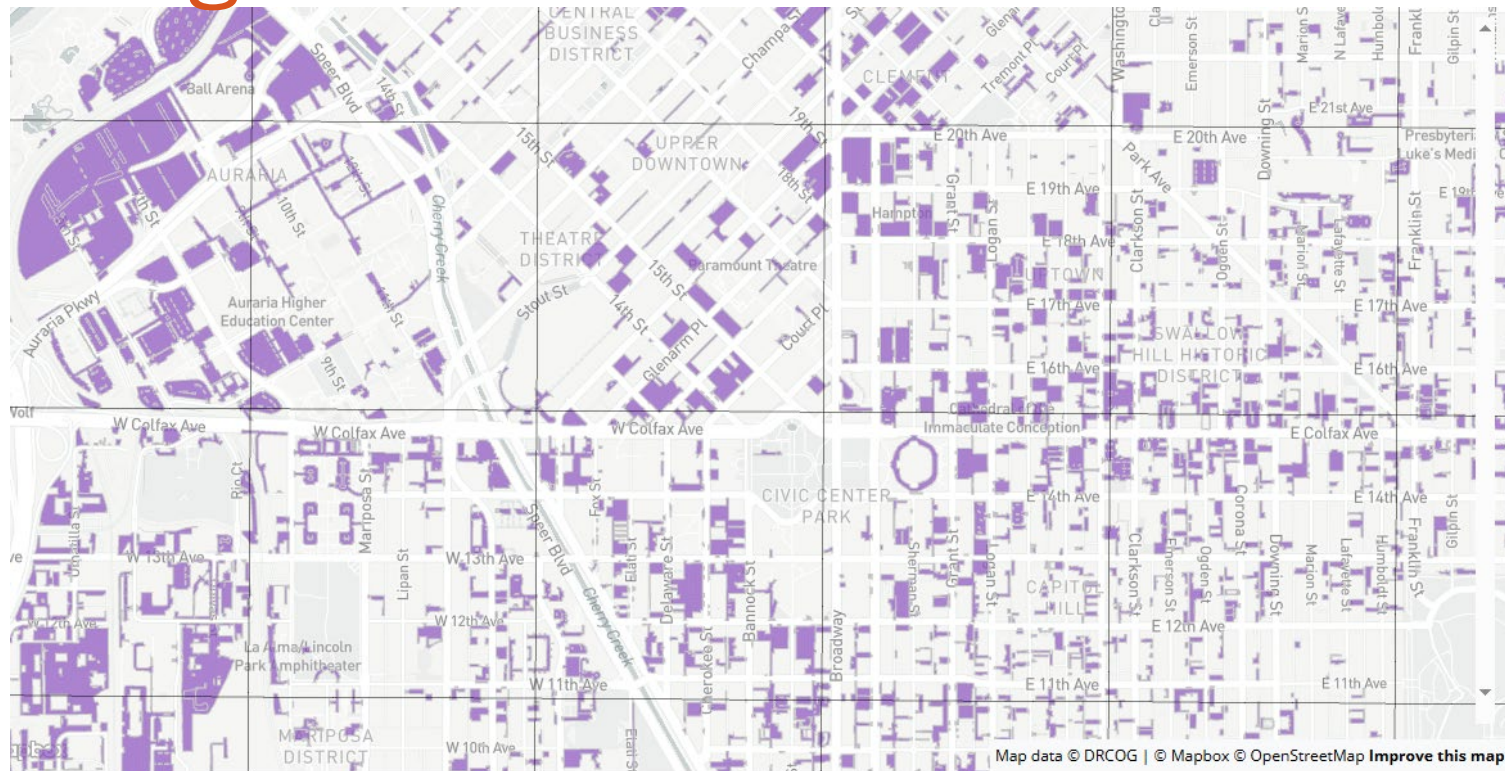
No parking required for single-unit houses and ADUs



No parking required Downtown



Background



Map data © DRCOG | © Mapbox © OpenStreetMap Improve this map



DENVER
THE MILE HIGH CITY

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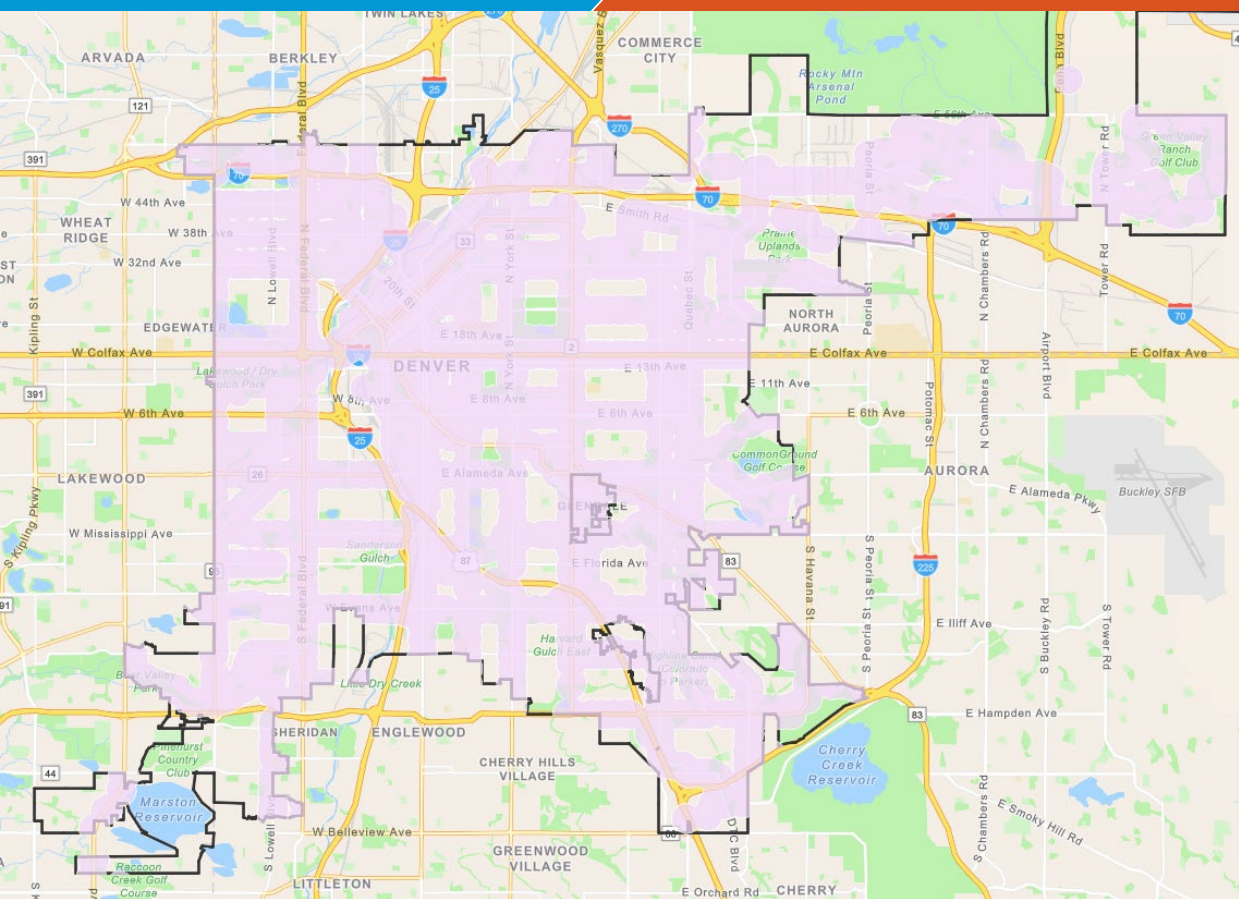


Background

State Law: Colorado House Bill 24-1304

- Requires municipalities to no longer enact or enforce minimum parking requirements for certain developments within an applicable transit service area:
 - Multifamily residential development
 - Adaptive reuse for development with 50%+ residential use

State law goes into effect **June 30, 2025**



Background



- The law’s “applicable transit service areas” cover most of Denver.
- Areas not controlled by state law are mostly single unit residential and parks.



Proposed Text Amendment

Modernizing Parking Requirements proposes to remove minimum vehicle parking requirements for all land uses.

- Promote the development of more housing
- Provide flexibility for development to include the number of parking spaces necessary based on market conditions
- Streamline zoning regulations for efficiency and clarity



Proposed Text Amendment

- Removes vehicle parking exceptions
- Simplifies the use tables in all contexts
- Consolidates bicycle parking requirements into one article of the code
- Maintains existing maximum parking requirements near transit and downtown





Proposed Text Amendment





Proposed Text Amendment

	State Law	Denver's Proposal
What it would do	<ul style="list-style-type: none">Removes parking requirements for multi-family and buildings reused for at least 50% housing only near most public transit	<ul style="list-style-type: none">Repeals parking minimums <u>citywide</u>, allowing each development to provide parking according to community demand
Impact & Benefits	<ul style="list-style-type: none">Increases complexity	<ul style="list-style-type: none">Simplifies zoning requirements, consistent with citywide goals
	<ul style="list-style-type: none">Benefits only multi-family residential	<ul style="list-style-type: none">Benefits all land uses (e.g., residential, commercial)
	<ul style="list-style-type: none">Could reduce housing costs	<ul style="list-style-type: none">Could further reduce housing costs
	<ul style="list-style-type: none">Does not increase flexibility for commercial adaptive reuse	<ul style="list-style-type: none">Supports adaptive reuse / historic preservation of all types
	<ul style="list-style-type: none">Supports Transportation Demand Management (TDM)	<ul style="list-style-type: none">Further supports TDM by enabling parking resources for other strategies/tools

Presentation Outline



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Source: [St Paul Parking Study \(NRDC\)](#)

»»» Process

- Planning Board Info Item: 3/19/2025
- Planning Board Notice: 4/22/2025
- Planning Board Public Hearing: 5/7/2025
- LUTI Committee: 5/20/2025
- City Council Public Hearing: 7/7/2025*

* Anticipated dates are confirmed during the legislative review process

Public Comments



- All RNOs received written notice
- Two townhalls in April
- Over 300 comments received through the webform and email

»»» Planning Board

- Planning Board held a public hearing on this item on May 7, 2025.
- The board voted unanimously to recommend approval.
- One citizen provided comments in support, and no comments in opposition were provided.

Presentation Outline



- Requests



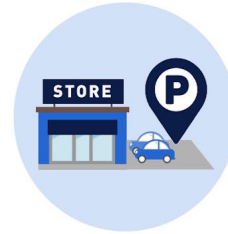
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Source: [St Paul Parking Study \(NRDC\)](#)



Denver Zoning Code Review Criteria

- A. Consistency with Adopted Plans
- B. Further Public Health, Safety and Welfare
- C. Uniformity of District Regulations and Restrictions



Denver Zoning Code Review Criteria

A. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*

B. Further Public Health, Safety and Welfare

C. Uniformity of District Regulations and Restrictions



Comprehensive Plan 2040



Walkable, Bikeable, Accessible
and Transit Friendly



Blueprint Denver

Land Use and Built Form: General

Policy 3: Ensure the Denver Zoning Code continues to respond to the needs of the city, while remaining modern and flexible. (pg 72)

Policy 6: Implement zoning code revisions to facilitate compatible redevelopment of institutional sites within neighborhoods. (pg. 75)

Land Use and Built Form: Design Quality & Preservation

Policy 4: Ensure an active and pedestrian friendly environment that provides a true mixed-use character in centers and corridors. (pg. 103)



Blueprint Denver

Mobility

Policy 2: Align the impacts of private development with transportation infrastructure and promote development that creates walkable, transit-friendly communities. (pg 108)

Policy 3: On all streets, prioritize people walking and rolling over other modes of transportation. (pg. 109)

Quality-of-Life Infrastructure

Policy 4: Promote environmentally friendly development strategies in the public and private realms. (pg. 120).



Denver Zoning Code Review Criteria

A. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*

B. Further Public Health, Safety and Welfare

C. Uniformity of District Regulations and Restrictions

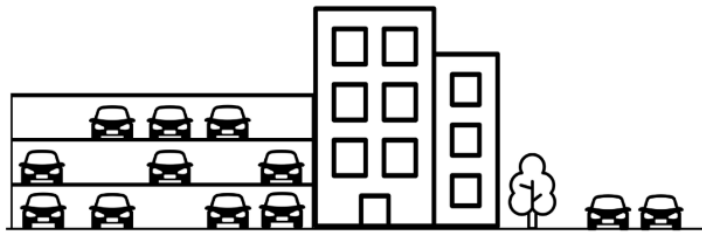


CPD Recommendation

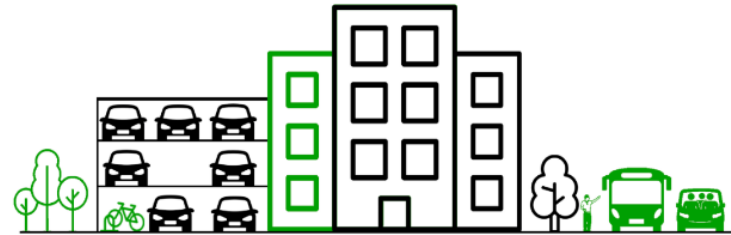
Based on the criteria for review in the Denver Zoning Code, CPD recommends that the Land Use, Transportation, and Infrastructure (LUTI) Committee move the Modernizing Parking Requirements Text Amendment forward for consideration by the full City Council.

CPD also recommends that LUTI forward the proposed DRMC amendments for consideration by the full City Council.

Questions or Comments?



Before



After

Source: Metropolitan Area Planning Council, Metropolitan Boston