



2025 Mini Bundle

Denver Zoning Code Text Amendment
February 17, 2026

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Presentation Outline

- Requests & Overview
- Proposed changes by Topic Area
- Process & Public Comments
- Review Criteria



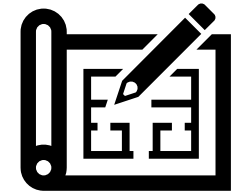
Prop 123/Expedited
Reviews



Wireless Telecom



Accessory Dwelling
Units



Site Development
Plans

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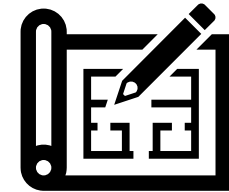
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Requests

- 1) Mini Bundle Text Amendment to the Denver Zoning Code (DZC).
- 2) Denver Revised Municipal Code (DRMC) zoning language amendments for Former Chapter 59 zoned properties.

Mini Bundle Project Overview

The proposed Mini Bundle text amendment to the DZC and DRMC is a small package of text amendments that cover four main topic areas: **Proposition 123/Expedited Reviews for Affordable Housing Projects, Wireless Telecommunications, Accessory Dwelling Units, and Site Development Plans.**

The purpose of this text amendment is to align Denver's regulations with state mandates and incentive programs while incorporating procedural improvements to support good governance and affordable housing.



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Prop 123/Expedited Reviews



- Coordinate approval dates for different types of applications, including zone lot amendments, to be the date of final decision, rather than recordation to avoid delays in the process
- Minor changes to DZC language about Design Review Boards and Urban Design Standards & Guidelines (UDSGs)
- Related: Update USGS to exempt fast tracked affordable housing projects from formal review by Cherry Creek and Downtown Design Advisory Boards



Wireless Telecommunications

- Add “not physically substantial” modifications to existing telecommunications facilities to the list of development types that do not need a zoning permit (provided the City is notified in writing)
- Related rules & regulations change: Exempt non-substantial changes to existing wireless service or telecommunication facilities from applicability of Urban Design Standards and Guidelines and Design Advisory Board review in Cherry Creek North/Cherry Creek West and Downtown



This kind of facility (example only)

Not these





Accessory Dwelling Units

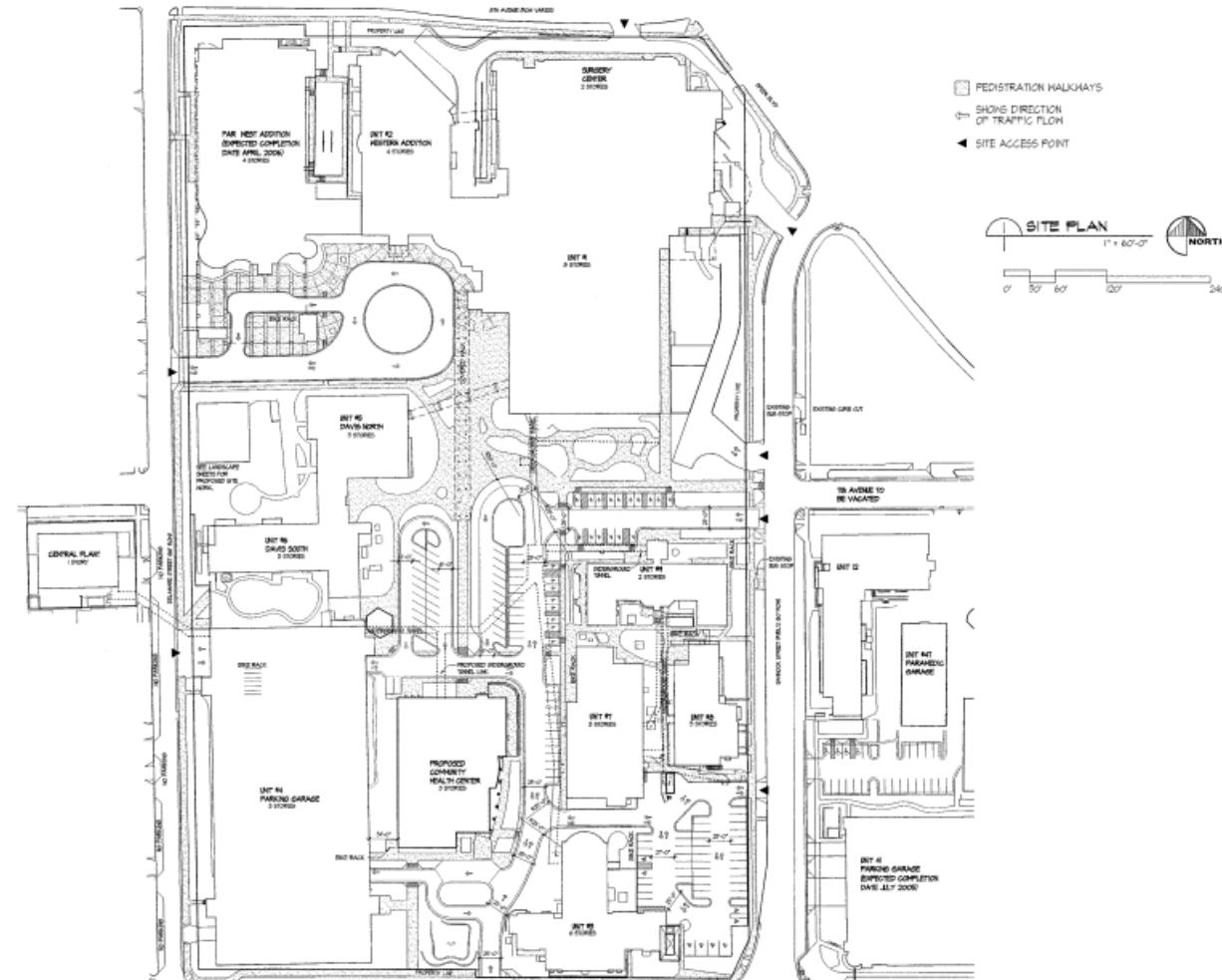
- Remove Owner Occupancy requirements for Denver Housing Authority owned properties
- Clarify DZC language to ensure Planned Unit Developments (PUDs) allow ADUs if single-unit dwellings are allowed
- Clearly state that any existing ADU prohibitions in PUDs will not be enforced





Site Development Plans

- Extend the approval period to 30 months for all Site Development Plans (SDPs), and special plans for planned building groups, without needing an extension
- Remove expiration language for Detailed PUD District Plans



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Process - Schedule

November 14: Shared Public Review Draft (30-day comment period)

November 19: Planning Board Information Item

December 17: Planning Board Public Hearing

January 6, 2026: Community Planning & Housing Committee

January 20, 2026: City Council First Reading

February 17, 2026: City Council Public Hearing

Public Comments

- All RNOs received written notice
- 30-day Public Review Draft (11/14-12/14)
- 9 comments received
 - 60% of comments regarding ADUs
 - Requests for removal of owner occupancy provisions and changes to permitting policy

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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

Equitable, Affordable and Inclusive vision element:

Goal 2, Strategy B: Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options. (p. 28)

Goal 3: Develop housing that is affordable to residents of all income levels.
Strategy B: Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit. (pg 28)

Strong and Authentic Neighborhoods vision element:

Goal 3, Strategy E: Support the stewardship and reuse of existing buildings. (p. 34)



Blueprint Denver

Land Use and Building Form: General

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

Land Use and Building Form: Housing

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

Policy 6: Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities. (p. 85)



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CPD Recommendation

Based on the criteria for review in the Denver Zoning Code, CPD recommends approval of the Mini Bundle Text Amendment.

CPD also recommends approval of the proposed DRMC amendments.