

**BY AUTHORITY**

ORDINANCE NO.  
SERIES OF 2025

COUNCIL BILL NO. CB25-0685  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance amending Chapter 59 (Zoning) of the Denver Revised Municipal Code by repealing minimum vehicle parking requirements.**

**WHEREAS** the City Council has determined on the basis of evidence and testimony presented at the public hearing that the amendment set forth in this ordinance is in conformance with Comprehensive Plan 2040; is reasonably necessary to promote the public health, safety, and general welfare; and will result in uniformity of zone district regulations.

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

**Section 1.** That section 59-2, D.R.M.C. concerning Former Chapter 59 is amended by adding new paragraphs (c)(31) – (c)(35) to read as follows:

**Sec. 59-2. – Former chapter 59.**

(c) No changes shall be enacted to the text of the former chapter 59 after June 25, 2010; however, regulation of lands retaining their zoning designation under the former chapter 59 is subject to the following requirements and allowances:

(31) No minimum amount of vehicle parking is required for any land use or zone district in former chapter 59.

(32) Minimum off-street parking requirements stated in former chapter 59 shall be used for calculation of density, height, and floor area premiums/bonuses, where allowed in former chapter 59.

(33) Minimum off-street parking requirements stated in former chapter 59 shall be used for calculation of additional parking or excess parking, where regulated by former chapter 59.

(34) The manager shall not enforce any requirement for a minimum amount of vehicle parking stated in an approved regulating plan, Planned Building Group, or

1 zoning permit approved under former chapter 59.

2 (35) The manager shall not enforce any requirement for a minimum amount of  
3 vehicle parking stated in an approved Planned Unit Development (PUD) zone  
4 district, or a zone district with waivers or conditions approved under former chapter  
5 59.

6 **Section 2.** This ordinance is effective July 21, 2025.

7 COMMITTEE APPROVAL DATE: May 20, 2025

8 MAYOR-COUNCIL DATE: May 27, 2025

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

10 \_\_\_\_\_ - PRESIDENT

11 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_,

12 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
13 EX-OFFICIO CLERK OF THE  
14 CITY AND COUNTY OF DENVER

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

16 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: June 12, 2025

17 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the  
18 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
19 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
20 3.2.6 of the Charter.

21  
22 Katie J. McLoughlin, Interim City Attorney

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24 BY: *Anahel Bagga* \_\_\_\_\_, Assistant City Attorney DATE: 06/11/2025,