

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2024

COUNCIL BILL NO. 24-0314

COMMITTEE OF REFERENCE:

Land Use, Transportation, and Infrastructure

**A BILL**

**For an ordinance extending a moratorium on development on parcels containing mobile home parks.**

**WHEREAS**, mobile homes are the largest source of unsubsidized affordable housing in the U.S.; and

**WHEREAS**, the Denver Zoning Code considers a mobile home park a nonconforming use; and

**WHEREAS**, the Denver Zoning Code prohibits owners of mobile homes from replacing their old mobile homes with newer mobile homes when their mobile homes are located in nonconforming mobile home parks; and

**WHEREAS**, restrictions on mobile homes may prevent residents from procuring financing to purchase mobile home parks when they are placed for sale; and

**WHEREAS**, mobile home parks are a lucrative business, and corporations have begun purchasing local mobile home parks as investments; and

**WHEREAS**, the City and County of Denver has an interest in ensuring that mobile home parks continue to be a source of affordable housing in Denver and ensuring that residents are not displaced from their mobile homes due to rising costs from corporate investment; and

**WHEREAS**, it is appropriate for the City Council to establish a reasonable period of time during which site development plans and amendments to approved site development plans to change the use of mobile home parks will not be approved, in order to survey current mobile home parks and to develop text amendments to the zoning code and/or new zone districts to ensure the continued vitality of mobile homes and mobile home parks in Denver.

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

**Section 1.** A moratorium is hereby extended on the approval of site development plans pursuant to Section 12.4.3 of the Denver Zoning Code and the amendment of approved site development plans pursuant to Section 12.3.7 of the Denver Zoning Code to change the use of any

1 parcel of land on which a trailer camp or court, as defined in division 13.3 of the Denver Zoning Code  
2 and also commonly known as a mobile home park, is situated. The purpose of this extension is to  
3 provide time for the City to create a workgroup to survey current mobile home park conditions, to  
4 study the development and redevelopment of current mobile home parks, and to study how to  
5 mitigate potential displacement of current mobile home park residents due to mobile home park  
6 closures, rezonings, and redevelopment, and to develop policy, regulatory or other solutions based  
7 on the survey and study results.

8 **Section 2.** Applications for a site development plan or an amendment of approved site  
9 development plans that have been submitted to the City but that have not been approved on or  
10 before the effective date of this ordinance (“pending applications”) shall not be considered inactive  
11 pursuant to section 12.3.3.12 of the Denver Zoning Code during the moratorium; however, upon the  
12 expiration of the moratorium, section 12.3.3.12 shall apply to pending applications.

13 **Section 3.** This moratorium shall expire December 31, 2024.

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15 COMMITTEE APPROVAL DATE:  
16 MAYOR-COUNCIL DATE:  
17 PASSED BY THE COUNCIL: \_\_\_\_\_  
18 \_\_\_\_\_ - PRESIDENT  
19 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_  
20 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
21 EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER  
22 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_;  
23 PREPARED BY: Jonathan Griffin, Assistant City Attorney DATE: January 24, 2024

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25 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the  
26 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
27 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
28 3.2.6 of the Charter.

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30 Kerry Tipper, City Attorney

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32 BY: \_\_\_\_\_, \_\_\_\_\_ City Attorney DATE: \_\_\_\_\_  
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