

**BY AUTHORITY**

1  
2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2024

COUNCIL BILL NO. 24-0314  
COMMITTEE OF REFERENCE:

4 Land Use, Transportation, and Infrastructure

5 **A BILL**

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

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

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

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

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

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

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

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

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

29 **Section 1.** A moratorium is hereby extended on the approval of site development plans  
30 pursuant to Section 12.4.3 of the Denver Zoning Code and the amendment of approved site  
31 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.

14 COMMITTEE APPROVAL DATE: March 12, 2024

15 MAYOR-COUNCIL DATE: N/A

16 PASSED BY THE COUNCIL: March 26, 2024

17  \_\_\_\_\_ - PRESIDENT

18 APPROVED:  \_\_\_\_\_ - MAYOR Mar 27, 2024

19 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,

20 EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

21 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_; \_\_\_\_\_

22 PREPARED BY: Jonathan Griffin, Assistant City Attorney DATE: January 24, 2024

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

29 Kerry Tipper, City Attorney

30  
31 BY:  \_\_\_\_\_, \_\_\_\_\_ City Attorney DATE: Mar 13, 2024