

Development Review

Review Types

The Zoning Ordinance specifies conditions when a plan review is required to proceed with zoning and building permits. Approval of the site plan is tied to the Zoning Construction & Use Permit (Form 21), needed for Building log-in and release of permits. Site plan review is administrative. Common review types managed by Development Review include the following:

- **Planned Development**
Required for development proposals under all the following conditions:
(Chapter 59, Denver Revised Municipal Code, Section 59-81(g))
 - for a single new structure
 - on a single zone lot of more than 10,000 sq. ft. in size
 - located in a residential or business zone district
 - (For one single family home on one zone lot, the requirement is waived.)

- **Planned Building Group**
Required for development proposals under the following conditions:
(per Article VII, Chapter 59, Denver Revised Municipal Code)
 - for two or more structures on one zone lot
 - for several zone lots in one plan

Applicable for most Zone Districts , specifically:						
R-1	R-4	B-1	B-3	B-8	C-MU-10	H-1-A
R-2	R-5	B-A-1	B-A-3	B-8-A	C-MU-20	H-1-B
R-2-A		B-2	B-4	B-8-G	C-MU-30	H-2
R-3	R-MU-20	B-A-2	B-A-4			O-1
R-3-X	R-MU-30			CCN		*OS-1
*if building is open to public						

PURPOSE: The PBG is a special zone lot plan. It provides an opportunity to plan more complex developments demonstrating improved site design by permitting the following:

- diversity in the location and spacing of structures,
- zero lot line building placement,
- creation of private streets.
- neighborhood notification is required

- **Planned Unit Development Site Plan**
Required for development proposals in the PUD zone district.
(per Chapter 59, Section 59-517, Denver Revised Municipal Code)
Approval of the PUD site plan is needed to complete the building permit process.

The following two reviews have slightly simpler procedures.

- Industrial Review: Setback Landscaping
- Parking Lot Landscaping (LS)