



DENVER
THE MILE HIGH CITY

Proposed Denver Zoning Code Text Amendment

2018 Bundle

Major Topic Summary

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This document contains:

- Summary of the process for a text amendment
- Purpose of this text amendment
- Summary of the proposed changes
- Contact information

Amendment Process

Dates subject to change

- Summary Review with INC ZAP Committee: **January**
- Planning Board informational presentation and Q&A: **February**
- City Council Committee information presentation and Q&A: **February**
- Public Review Redline Draft posted to CPD website and informational notice sent to RNOs: **February**
- Planning Board Public Hearing: **March**
 - Notification to RNOs and City Council 15 days prior to public hearing
 - Planning Board Draft of text amendment and staff report
 - Public hearing and Planning Board recommendation

Amendment Process

Dates subject to change

- City Council Committee meeting – **April**
 - Notification to RNOs 15 days prior to meeting
- City Council First Reading – **April**
- City Council Public Hearing – **May**
 - Notification to RNOs 21 days prior to public hearing
 - Public Hearing and decision by City Council

Purpose of Text Amendment

- As part of the city's ongoing effort to keep the Denver Zoning Code modern, clear and user-friendly, the Denver Community Planning and Development department will propose a new series of text amendments to the code.
- City staff periodically review the Denver Zoning Code and prioritize potential updates in response to customer and community feedback, industry changes and other factors. Text amendment packages are proposed when the number of high-priority updates reaches a critical mass.
- Many of the updates come in direct response to feedback from permit customers and Denver residents.
- The most recent text amendment package was adopted by City Council in April 2017.

Purpose of Text Amendment

- Implement Comprehensive Plan 2000 goals:
 - Ensure that the Denver Zoning Code will be flexible and accommodating of current and future land use needs.
 - Encourage quality infill development that is consistent with the character of the surrounding neighborhood.
 - Establish development standards to encourage positive change and diversity while protecting Denver’s traditional character.
 - Identify community design and development issues, and target specific concerns with appropriate controls and incentives.

Summary of Major Proposed Changes

1. Usability and Clarifications
2. Substantive
 - Procedures
 - Conflicting Provisions
 - Uses
 - Zone Districts
 - Form Standards
 - Design Standards
 - Rules of Measurement & Definitions

1. Usability and Clarifications

- Correct errors in translation
- Improve graphics to make the code easier to understand
- Correct cross-reference errors
- Clarify provisions where the code is vague

2. Substantive - Procedures

- Revise Rezoning criteria for Justifying Circumstances so that rezoning from the old code to the new zoning code or implementing a newly adopted plan can justify a rezoning application
- Clarify that variances cannot be granted for accessory or temporary uses

3. Substantive – Conflicting Provisions

- Clarify that references to standards that are tied to the former Inclusionary Housing Ordinance are only applicable to projects that were submitted while the IHO was in effect, prior to January 1, 2017.

Summary of Major Proposed Changes

4. Substantive - Uses

- Allow Online Retail Sales as a permitted Home Occupation to reflect to modern practices such as eBay and Etsy.
- Include Body Art Establishment under retail Sales and Services to reflect modern practices
- Prohibit Mini-storage in S-MS and Downtown Zone districts to promote pedestrian-oriented development
- Prohibit or restrict Mini-storage and Drive-throughs within $\frac{1}{4}$ mile of Rail stations to promote pedestrian-oriented development.

Summary of Major Proposed Changes

5. Substantive – Building Form Standards
 - Require Street Level Active Uses to include transparency such as windows and doors to promote good design
 - Introduce Street Level Active Use requirement in E-MX and S-MX zone districts to promote pedestrian-friendly design
 - Allow flexibility in Block Sensitive Setback requirement where it would otherwise be required to be overly large.

Summary of Major Proposed Changes

5. Substantive – Building Form Standards continued
 - Remove Mezzanines as an allowed height exception in SU, TU, TH, RH, E-MU-2.5, MU-3 and R0-3 zone districts to preserve neighborhood character
 - Require a front stepback in 2.5 story forms with Low-sloped roofs (including flat roofs) to preserve neighborhood character and reduce the impact of the top story
 - Increase rear setback in MS/MX-2x districts adjacent to protected districts to align with Urban House form and respect backyard privacy
 - Decrease allowed height in feet for 2 story mixed-use commercial districts to reduce the incidence of three stories squeezing into a two-story district, resulting in more appropriately scaled buildings

Summary of Major Proposed Changes

6. Substantive – Design Standards

- Increase allowance for parking of RVs on residential zone lots when property screened from the street and located behind the front facade
- Add maximum parking lot lighting standards to reduce light trespass impacts on neighboring property, particularly from auto-centric uses.

Summary of Major Proposed Changes

7. Substantive – Rules of Measurement and Definitions
 - Add rule for measuring the width of lots to use a Subdivision or Platted measurement, where available to recognize intent of established lot patterns.
 - Revise definition of Flat Roof and re-name to align with Low-Sloped Roof definition in the Building Code

- Contact Sara White, AICP, CPD Senior Planner:
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Visit our website at

www.DenverGov.org/TextAmendments

– Sign up for email notifications

- Walk-in office hours in February/March
- Televised briefings on Denver8