Proposed Denver Zoning Code Text Amendment #7* and related Map Amendment

Creation of the E-SU-B1 (Urban Edge – Single Unit – B1) text amendment

11/2020 Summary

*Previous drafts of the text amendment were referred to as #8. This has been updated to #7 to reflect the anticipated timing for consideration by City Council.
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The proposed zoning text amendment and related map amendment are sponsored by Councilmember Sandoval.
Purpose of Text Amendment

- As part of Blueprint Denver’s policy goal to “Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas” (p. 84), this amendment will create the Urban Edge – Single Unit – B1 (E-SU-B1) district.

- Currently three single-unit residential districts within the Urban Edge neighborhood context allow for ADUs – E-SU-D1, E-SU-D1x, and E-SU-G1 – and all require a zone lot size of at 6,000 square feet or greater.
Purpose of Text Amendment

• The proposed E-SU-B1 district would allow for accessory dwelling units. The proposed district would include:
  • The same primary building form standards as E-SU-B
  • The same detached accessory dwelling unit building form standards as E-SU-D1 except with a minimum lot size of 4,500 sf instead of 6,000 sf
Proposed Text Amendment and Map Amendment

- Establishes a new zone district
  - Urban Edge – Single Unit – B1 (E-SU-B1)

- Rezones properties in Chaffee Park currently zoned E-SU-B, E-SU-D, and E-SU-Dx to E-SU-B1, E-SU-D1, and E-SU-D1x
  - More information on the map amendment is available at [www.denvergov.org/proposedrezonings](http://www.denvergov.org/proposedrezonings).
Proposed Map Amendment

- Area 2 includes 412 parcels that are currently zoned E-SU-B and are proposed to be rezoned to E-SU-B1.
Text Amendment Process

1. Public Review Redline Draft posted to CPD website – 7/1/20
2. Summary Review with INC ZAP Committee – 7/25/20
3. Planning Board Public Hearing – 9/16/20
   • Notification to Registered Neighborhood Organizations (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
Text Amendment Process

4. City Council Land Use, Transportation, and Infrastructure (LUTI) Committee meeting – 9/29/20
   • LUTI draft of text amendment and staff report
   • Notification to RNOs 15 days prior to meeting

5. City Council First Reading – 10/12/20

   • Notification to RNOs 21 days prior to public hearing
   • City Council draft of text amendment and staff report
   • Public hearing and decision by City Council
For More Information

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Visit our website at www.DenverGov.org/TextAmendments