



Slot Home Text Amendment: Information for Current DS Customers & Developers

This spring, the Denver Planning Board and City Council will consider a proposal by Community Planning and Development to amend the Denver Zoning Code to address the proliferation of multi-family developments commonly referred to as “slot homes.” For complete information on project intent and background, visit www.DenverGov.org/slothomes.

To limit the opportunity for new developments that would not meet the proposed text amendments standards, Councilmen Wayne New and Rafael Espinoza will propose a moratorium on approval of site development plans (SDPs) for side-by-side residential development submitted on or after March 15 until May 10, when the proposed new regulations would take effect, if approved. (See moratorium effective date details below.)

Current Development Services customers and developers should take note of the following dates to know how the moratorium and implementation of proposed regulations may affect their projects.

City Council Review of the Moratorium

- **February 6:** Land Use, Transportation and Infrastructure Committee presentation
- **March 12:** City Council public hearing and vote on the moratorium

Moratorium effective date

- **March 14:** Formal site development plans (SDPs) submitted by 4 p.m. and assigned a log number by this date may proceed under current regulations and must be approved by November 10.
- **March 15:** No new concept or formal SDPs that follow existing regulations may be submitted on or after this date. SDPs that follow the proposed regulations (published online as the Text Amendment Public Review Draft at www.DenverGov.org/slothomes) may be submitted for review on or after this date but won't be approved until the regulations are officially adopted.

City Council Review of the Slot Home Text Amendment

- **January 29:** Public review draft of the text amendment is available online at DenverGov.org/slothomes. Projects may be reviewed under the proposed regulations; however, SDPs cannot be approved until after the text amendment is adopted by City Council.
- **March 21:** Planning Board public hearing
- **March 27:** Land Use, Transportation and Infrastructure Committee presentation
- **May 7:** City Council public hearing and vote on the text amendment

Slot Home Text Amendment effective date

- **May 10:** If City Council approves the text amendment, projects reviewed under the public review draft may be approved. All new concept and formal submittals must adhere to new regulations.

All dates subject to change. For complete, up-to-date information, visit www.denvergov.org/slothomes.

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Frequently Asked Questions

What types of developments will be affected?

- Any attached side-by-side residential projects (2+ units per zone lot) will be required to adhere to the proposed text amendment.

I don't think that I will have a formal SDP submitted by March 14, 2018. What should I do?

- We recommend that you review the Final Slot Home Strategy Report and draft text amendment and begin working with your project coordinator to review the project under the proposed text amendment.

What zone districts and building forms will be affected?

- Slot homes occur in a variety of zone districts and building forms.
- The following zone district groups will be revised through this text amendment: C-MS, C-MX, C-RX, G-MS, G-MX, G-RX, G-MU, G-RO, G-RH, U-MX, U-MS, U-RH, E-MX, E-MU, E-TH, and I-MX.
- The following building forms will be revised through this text amendment: General, Shopfront, Apartment, Garden Court, Row House, Townhouse, and Duplex, and a new building form will be created.