**PROJECT INFORMATION**

Slot Home Evaluation & Text Amendment project being conducted by Denver’s Department of Community Planning and Development (CPD). The project will consider all zone districts and building forms that are relevant to slot home construction regardless of where they occur in Denver. A stakeholder task force will guide the project in addition to public meetings and ensure an inclusive public process.

The Slot Home Evaluation Project will result in specific recommended text amendments to the Denver Zoning Code to address the problem identification statement.

**WHAT IS A SLOT HOME?**

A “slot home” is a multi-unit residential structure consisting of attached dwelling units arranged side-by-side and primarily perpendicular to the street. Most dwelling units have an individual, direct entrance to the exterior facing a side lot line or center pedestrian court. Individual vehicular garages are generally located beneath each unit. Slot homes are also sometimes called “sideways-facing town homes” or “fraux homes.”

**WHERE DO SLOT HOMES OCCUR?**

Slot homes occur throughout the city in a variety of zone districts from lower-scale row house districts to multi-unit residential districts, mixed-use commercial districts and main street districts.

Depending on the zone district, slot homes are built using a range of Denver Zoning Code building forms:
- Duplex
- Garden court
- Apartment
- General
- Shopfront

**PROJECT TIMELINE**

![Project Timeline Diagram]

**PROBLEM IDENTIFICATION APPROACH**

The Slot Home Evaluation project will use an iterative process to better identify issues associated with slot home development.
EXISTING ZONING

Existing zoning regulations allow for slot home construction in a range of zone districts using a variety of building forms. Zoning addresses developments standards such as:

- Height maximums
- Building setbacks
- Transparency requirements
- Parking requirements
- Minimum zone lot size

BUILDING FORMS USED TO DEVELOP SLOT HOMES

Within each zone district, the development standards associated with one or more building forms may be used to build slot homes. The specific development standards (maximum height, minimum setbacks, etc.) vary by the combination of zone district and building form.

Although some Denver Zoning Code building forms are named with an architectural style or land use (i.e., Duplex or Apartment), they do not control the specific architectural style of the building and often allow for a wide range of uses to occur within the form.

The development standards associated with each building form set up a three-dimensional “envelope” in which buildings may be built and specify required features.
GARDEN COURT MORATORIUM

APPROVED BY CITY COUNCIL

On August 22, 2016 Denver City Council approved a moratorium on the use of the Denver Zoning Code’s garden court building form for one year.

ABOUT THE GARDEN COURT FORM

The Garden Court building form was introduced in the Denver Zoning Code in 2010 and is used for multi-unit residential development where dwelling entrances may be oriented around a common, central open space, rather than exclusively orienting toward the street. Concerns from Denver residents about designs of garden court form buildings have prompted City Council action.

The Garden Court Building Form is an allowed form in most Row House (RH) and Multi-Unit (MU) districts. Because the moratorium only addresses the Garden Court building form, slot homes may still be built outside of Row House (RH) districts using other Denver Zoning Code building forms such as the “Apartment” or “General” forms as described on the previous poster board (#2).

THE MORATORIUM

During the moratorium, new projects using the garden court building form will not be approved. Amendments to already approved site development plans that use the garden court building form are also prohibited.

Exceptions to the moratorium are:

• Projects that have a street-facing courtyard width equal to or greater than the height of the associated buildings
• Projects that have dwelling units arranged side-by-side and not above one another
• Projects that have a minimum 50 percent permeable courtyard surface

Use post-it notes to provide comments relating to the Garden Court Building Form:

GARDEN COURTS ARE A TYPE OF SLOT HOMES

Slot Homes are defined as a multi-unit residential structure consisting of attached dwelling units arranged side-by-side and primarily perpendicular to the street.

The Slot Home Evaluation project will include a review the review of the Garden Court building form and other zone zone districts and building forms citywide.
Provide comments on single row slot homes:
Provide comments on center drive slot homes:
Provide comments on center court slot homes:
Provide comments on detached parking slot homes:
PROBLEM STATEMENT

The following initial problem statement is based on Task force and City staff evaluation of the existing slot home characteristics and trends summarized in Chapter 1 of the Problem Identification Report. The following will be revised based off of public comment.

The problem is new slot home construction that does not promote neighborhood objectives in five key respects:

1. **Public Realm Engagement.** Many slot homes do not engage the street, sidewalk and semi-public frontages with street level building activities, porches, or pedestrian entrances and transparency (windows) that are connected to habitable building areas (i.e., doors that lead directly into dwelling units rather than garages or utility areas).

2. **Neighborhood Design.** The siting, setbacks and uses (residential, commercial, etc.) contained within slot homes sometimes do not reflect the existing character or desired future conditions of the street, block and neighborhood.

3. **Building Mass & Scale.** Many slot homes do not incorporate Human Scale proportions, heights and design elements that could promote compatible mass and scale relationships among buildings, such as coordinated facade widths, heights in stories, window patterns or distinctions between building floors.

4. **Vehicle-oriented Design.** Slot homes often incorporate visible driveways, parking areas and garage doors that negatively impact the pedestrian-oriented character of the street, sidewalk, and neighborhood.

5. **Impacts on Neighbors.** Slot homes often orient their most active facade areas towards adjacent properties, rather than the street and sidewalk, or include other elements, such as rooftop decks, which may have negative visual or privacy impacts on neighbors.

Use post-it notes to provide refinements, additions, or missing elements to the problem statement.
Solutions to identified issues with slot home development should balance multiple community objectives. The Task Force and City staff will use the draft criteria outlined below to ensure that the recommended strategy (to be proposed in Phase 3 of the Slot Home Evaluation project) successfully balances multiple objectives.

**EFFECTIVENESS**
Proposed solutions should promote outcomes that promote the established vision for the neighborhood or area and directly address one or more elements of the problem statement by promoting development that activates the public realm, reflects neighborhood context, incorporates pedestrian-scale elements, emphasizes pedestrian orientation and protects the privacy of adjacent properties. Where multiple solutions could address the problem statement, the tool that is the least complex and most directly addresses an identified issue will be preferred over a tool that may have wider effects.

**EQUITY**
Proposed solutions should incorporate feedback from a wide range of stakeholders, including residents, property owners, builders and design professionals. They should also apply equally to similar properties in a variety of neighborhoods across the city and promote the construction and maintenance of housing options for a variety of demographics, including low income residents, singles, families and seniors.

**FLEXIBILITY**
Proposed solutions should allow property owners and builders to adapt to changing market conditions and maintain flexibility to promote creative designs that can relate to a variety of neighborhood contexts. The desire for flexible solutions should be carefully balanced with a need for predictable outcomes as described below.

**PREDICTABILITY**
Proposed solutions should result in predictable, clear, outcomes for all stakeholders. This means that property owners should be able to predict the likely outcome of an approval process if they follow the regulations, City staff should be able to consistently interpret regulations and neighborhoods should have a reasonable understanding of the character of development that can occur. Requirements that clearly implement Denver Zoning Code intent statements, building forms and zone districts, support predictable development outcomes.

Use post-it notes to provide refinements, additions, or missing elements to the criteria for successful solutions.
If there are other problems with slot home development that you do not see addressed in the problem statement, please use a sticky-note to share your thoughts below.
The purpose of the project is to promote multi-family infill development that engages the public realm, considers the character of the neighborhood, addresses the human scale, and minimizes vehicular and neighbor impacts while ensuring a solution that provides equity, flexibility and predictability.
GENERAL COMMENTS

If you have any additional comments, please provide any comments with a sticky-note: