In recent years, “slot homes” have been constructed in many neighborhoods throughout Denver resulting in a new development pattern that can detract from the design quality and sense of community in Denver’s neighborhoods. For an illustrated definition of “slot home” development, see page 2.

THE SLOT HOME EVALUATION PROJECT

This report is part of a citywide Slot Home Evaluation & Text Amendment project being conducted by Denver’s Department of Community Planning and Development (CPD). The project will include research, analysis and public outreach to identify the problem more clearly, explore alternatives and identify tools to promote improved design outcomes. It will culminate in proposed text amendments to the Denver Zoning Code to address slot homes in early 2018. The project will consider all zone districts and building forms that are relevant to slot home construction regardless of where they occur in Denver. This includes the Garden Court building form, which is subject to the regulatory moratorium summarized at right. A stakeholder task force will guide the project and ensure an inclusive public process. See “2.2 Problem Statement & Criteria for Success” on page 28 for more information.

The Slot Home Evaluation Project will result in specific recommended amendments to the Denver Zoning Code to promote multi-family infill development that engages the public realm, considers the character of the neighborhood, addresses human scale, and minimizes vehicular and neighbor impacts while ensuring solutions that provides equity, flexibility and predictability.

PURPOSE OF THIS REPORT

This Problem Identification Report is intended to define issues with slot home development. It describes the existing conditions and regulations under which slot homes are built, summarizes trends in recent slot home construction, and outlines public process used to develop the final problem statement in Section 2.2 on page 28.

Future versions of this report will build on the problem statement with an evaluation of alternatives and a recommended strategy for addressing slot home development. See page 3 for an illustrated project time line.

GARDEN COURT MORATORIUM

In some cases, slot homes have been built in Row House (RH) zone districts using the Denver Zoning Code Garden Court building form. In August 2016, the Denver City Council approved a moratorium on use of the Garden Court building form for one year, with exceptions.

Because the moratorium only addresses the Garden Court, 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.

The Slot Home Evaluation project will include a review of slot homes in all zone districts, regardless of which Denver Zoning Code building form is used.
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.” As illustrated below and on the following page, slot homes have been built throughout Denver’s neighborhoods using a variety of configurations. See pages 16-19 for additional information on the slot home configurations illustrated below.

A. SINGLE ROW OF SLOT HOMES - See PAGE 19 For More Information

B. SLOT HOMES WITH A CENTER DRIVEWAY - See PAGE 20 For More Information
Slot homes occur in a variety of zone districts, from lower-scale Row House (RH) districts to multi-unit (MU) residential districts, mixed-use (MX) commercial districts. Depending on the zone district, slot homes are built using a range of Denver Zoning Code building forms, including the Town House, Row House, Garden Court, Apartment, General and Shopfront forms. See Section 1.2 “Existing Zoning” on page 8 for more information.

C. SLOT HOMES WITH A CENTER PEDESTRIAN COURT OR MEWS - See PAGE 21 For More Information

D. SLOT HOMES WITH DETACHED PARKING IN THE REAR - See PAGE 22 For More Information

SLOT HOME EVALUATION PROJECT TIME LINE

Denver’s Department of Community Planning and Development (CPD) is conducting research, analysis and public outreach to identify the slot home problem more clearly, explore alternatives and identify tools to promote improved design outcomes. The process will lead to proposed text amendments to the Denver Zoning Code to address slot homes in early 2018 as illustrated on the project time line below.
COMMUNITY ENGAGEMENT PROCESS

Community engagement in the Slot Home Evaluation & Text Amendment project will include a stakeholder task force, community open houses, a public adoption process and a range of other engagement opportunities. Each phase of the project will use an iterative stakeholder engagement approach to identify issues and select strategies to address slot home development: City staff will conduct research and generate initial content, the Slot Home Task Force (see below) will review and refine materials, and the wider community will provide feedback back to City staff and the task force.

Slot Home Task Force

The City of Denver’s Department of Community Planning and Development (CPD) has convened the Slot Home Task Force to assist City staff with an evaluation of issues associated with slot home development in Denver’s neighborhoods, and recommend specific zoning text amendments to address identified issues. The 16 member task force represents community and other stakeholder interests, including residents, property owners, Registered Neighborhood Organization (RNO) representatives, elected officials, developers and architects to help ensure an inclusive public process.

Ten task force meetings have been scheduled during the Slot Home Evaluation and Text Amendment project. Early in the process, meetings will focus on better defining issues related to slot homes. The task force will then explore alternative design solutions and recommend specific strategies for updating the Denver Zoning Code. All meetings are open to the public. Visit [www.denvergov.org/slothomes](http://www.denvergov.org/slothomes) for the latest meeting schedule.

The Denver Planning Board and City Council will consider Task Force recommendations before adopting potential future amendments to the Denver Zoning Code.

Community Open Houses

Open house sessions provide an opportunity for members of the public to review key project documents and provide feedback to the Slot Home Task Force and City staff. They will be scheduled to coincide with project milestones, including issue identification, review of alternative design solutions, proposed strategies and discussion of potential updates to the Denver Zoning Code.

Visit [www.denvergov.org/slothomes](http://www.denvergov.org/slothomes) for information on upcoming open house events.
Other Opportunities for Community Participation

The Slot Home Evaluation and Text Amendment project will include a range of community outreach opportunities in addition to regularly-scheduled public task force meetings. Key opportunities will include:

- **Presentations to Neighborhood Organizations or Others.** Upon request, City staff will attend scheduled neighborhood organization meetings to present the project, answer questions and obtain feedback. City staff will also provide updates to the Zoning and Planning Committee (ZAP) of Inter Neighborhood Cooperation (INC).

- **Office Hours/One-one-one Sessions.** In later phases of this project, City Staff will schedule sessions for individual residents or other stakeholders to drop-in and discuss project recommendations.

- **Public Hearings.** In the final phase of the project, the Denver Planning Board and City Council will review, and potentially adopt, proposed text amendments to the Denver Zoning Code. Members of the public may sign up to speak at these public hearings.

- **Survey.** City staff will work with the task force to determine whether additional tools, such as an online survey would be appropriate to gather information regarding proposed strategies to address slot homes.

- **Web Site and Newsletter.** A project web site at www.denvergov.org/slothomes will provide updated information on project events, community feedback and proposed strategies.
1.0 EXISTING SLOT HOME CONDITIONS

Slot homes have been built in many different neighborhoods in a variety of configurations. Their defining characteristic - a sideways orientation to the street - can occur in a range of zone districts using several Denver Zoning Code building forms.

This section provides background information on how and where slot homes occur, and summarizes trends in slot home construction across Denver. It focuses on the existing zoning regulations that allow for slot home construction and typical slot home configurations on a variety of lots. The existing conditions summarized in this section provide a foundation for the draft problem statement set forth in Section 2.0 on page 27.

1.1 PLANNING CONTEXT

Citywide and neighborhood-specific plans articulate the vision and objectives for neighborhood development throughout Denver. Each plan is based on extensive public process that seeks to balance a variety of stakeholder interests. The City uses plan guidance to inform implementation efforts, such as regulatory updates, that shape the character of redevelopment. The adopted plans summarized below provide guidance relevant to addressing slot home development.

**Comprehensive Plan 2000**

This plan sets the overall vision for Denver. It directs planning efforts to build on the city’s legacy of high-quality urban design and stable, attractive neighborhoods. Comprehensive Plan 2000 notes that the Denver Zoning Code is an evolving document that will continue to be revised to promote a built environment with greater overall design integrity. The plan also acknowledges the need to accommodate infill development that is “consistent with the character of the surrounding neighborhood.”

**Blueprint Denver**

This plan builds on Comprehensive Plan 2000 with focused citywide land use and transportation recommendations. It designates the entire city as either an Area of Stability (stable residential areas that may accommodate some new development and redevelopment) or Area of Change (areas where the majority of new development will occur). Blueprint Denver also recommends implementation of specific design standards for neighborhood development including building height, scale, pedestrian access, vehicular access and garage design. The City is currently updating Blueprint Denver as part of the DenverRight planning process.

**Neighborhood & Small Area Plans**

Neighborhood and small area plans provide additional guidance regarding design and development objectives within some individual neighborhoods, corridors and other districts. The City is currently updating or drafting new plans that will cover the whole city through the Neighborhood Planning Initiative.
1.2 EXISTING ZONING

Existing zoning regulations allow for slot home construction in a range of zone districts using a variety of building forms. Specific development standards, such as height limits, setbacks and transparency requirements, shape the form of slot homes and other neighborhood infill. As summarized in the sidebar at left and on page 17, the standards that apply to slot home development have evolved over time. This Slot Home Evaluation and Text Amendment project will propose updates to Denver Zoning Code districts and building forms to address slot home development.

Additional details on zone districts, building forms and design standards that relate to slot home development are provided below.

Zone Districts in Which Slot Homes Occur

Slot homes may be built in a variety of existing zone districts, including Town House (TH), Row House (RH), Multi Unit (MU), Residential Office (RO), Mixed Use (RX, MX) and Main Street (MS) districts. They are also possible in some special zone districts such as Master Planned (M) or Industrial Mixed Use (IMX). Slot homes are not possible in Single Unit (SU) or Two Unit (TU) districts. Although the zone districts that allow for slot home construction cover a significant portion of the city’s geography, actual slot home construction is concentrated in Multi Unit (MU), Mixed Use (MX) and Row House (RH) zone districts within the Denver Zoning Code’s Urban (U-) and General Urban (G-) neighborhood contexts (primarily established locations relatively near the core of the city), as illustrated in the charts on page 18.

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. Depending on the zone district, slot homes may be built using the Town House, Duplex, Row House, Garden Court, Apartment, General or Shopfront building form standards as summarized in “Summary of Zone Districts & Building Forms” on page 9. 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.

The development standards associated with each building form set up a three-dimensional “envelope” in which buildings may be built and specify required features such as entry locations and minimum percentage of transparent windows on the primary street facade. Larger building forms, such as the Apartment, General and Shopfront, allow a flexible three-dimensional envelope that can accommodate a range of smaller buildings. For example, a building built under the Apartment building form may look like a row home or duplex as long as it fits within the Apartment envelope.

The Denver Zoning Code Apartment and General building forms are most often used for slot home development as illustrated in the charts on page 18.
The table below provides a summary of zone district and building form combinations under which slot homes may be built. The development standards (maximum height, minimum setbacks, etc.). This table does not include Downtown (D-) or special zone districts. As illustrated in the table, slot homes are never possible in Single Unit (SU), Two Unit (TU) districts or using the Suburban House, Urban House, Tandem House or Drive Thru building forms. Development standards that apply to specific zone district and building form combinations are summarized in the table on page 14.

<table>
<thead>
<tr>
<th>Neighborhood Context/Zone District Category</th>
<th>Building Forms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suburban Neighborhood Context (S-)</td>
<td></td>
</tr>
<tr>
<td>Single Unit (SU)</td>
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<tr>
<td>Town House (TH)</td>
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<tr>
<td>Multi Unit (MU)</td>
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<tr>
<td>Commercial Corridor (CC)</td>
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<tr>
<td>Mixed Use (MX)</td>
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<tr>
<td>Main Street (MS)</td>
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<tr>
<td>Urban Edge Neighborhood Context (E-)</td>
<td></td>
</tr>
<tr>
<td>Single Unit (SU)</td>
<td></td>
</tr>
<tr>
<td>Two Unit (TU)</td>
<td></td>
</tr>
<tr>
<td>Town House (TH)</td>
<td></td>
</tr>
<tr>
<td>Multi Unit (MU)</td>
<td></td>
</tr>
<tr>
<td>Commercial Corridor (CC)</td>
<td></td>
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<tr>
<td>Residential Mixed Use (RX)</td>
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<tr>
<td>Mixed Use (MX)</td>
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<tr>
<td>Main Street (MS)</td>
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<tr>
<td>Urban Neighborhood Context (U-)</td>
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<tr>
<td>Single Unit (SU)</td>
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<td>Two Unit (TU)</td>
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<tr>
<td>Row House (RH)</td>
<td></td>
</tr>
<tr>
<td>Residential Mixed Use (RX)</td>
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<tr>
<td>Mixed Use (MX)</td>
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<tr>
<td>Main Street (MS)</td>
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<tr>
<td>General Urban Neighborhood Context (G-)</td>
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<tr>
<td>Row House (RH)</td>
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<tr>
<td>Multi Unit (MU)</td>
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<tr>
<td>Residential Office (RO)</td>
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<tr>
<td>Residential Mixed Use (RX)</td>
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<tr>
<td>Mixed Use (MX)</td>
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<tr>
<td>Main Street (MS)</td>
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<tr>
<td>Urban Center Neighborhood Context (C-)</td>
<td></td>
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<tr>
<td>Residential Mixed Use (RX)</td>
<td></td>
</tr>
<tr>
<td>Mixed Use (MX)</td>
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</tr>
<tr>
<td>Main Street (MS)</td>
<td></td>
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<tr>
<td>Cherry Creek North (CCN)</td>
<td></td>
</tr>
</tbody>
</table>

- = Allows for slot home construction  ■ = Allows for slot home construction with limitations, or on some lots/streets (see below)

*Two units per building only **Corner lots only (note that Town House and Row House forms are allowed on interior lots but may only have slot home characteristics when located on a corner with driveway access visible from the side street) ***Only in the U-RH-3A zone district on lots with arterial street frontage
Zoning Code Development Standards Related to Slot Homes

Denver Zoning Code development standards that relate to slot homes include maximum building height, minimum lot size, vehicle access standards, transparency requirements, entry requirements and other standards related to land use and building form. Specific development standards that relate to slot homes are summarized below. The illustrations on page 14 and table on page 15 provide a summary of applicable development standards.

Maximum Building Height Standards

In some Town House (TH) and Row House (RH) zone districts, maximum permitted building height is 2.5 stories or 30’. However, in most zone districts where slot homes are built, the height limit is 3 stories or 40’-45’. In higher-scale mixed-use commercial districts where slot homes are sometimes built, maximum height can be as high as 5 stories or 70’, but slot home construction in these districts rarely exceeds about 3 stories or 45’ based on market conditions and building code requirements.

Measurement of Maximum Building Height

Building heights in feet are measured from a “base plane” calculated using the average of existing grades. In some cases, zoning height measurement rules do not count raised basements or garden levels as though they may appear as an additional story when viewed from the street. In zone districts with 2.5 or 3 story height limits, this may result in buildings that appear to be 3 or 4 stories (or more using the height exceptions described below).

Exceptions to Maximum Building Height

All zone districts have permitted height exceptions for unoccupied building features, such as rooftop mechanical equipment and screening, elevator penthouses, and unoccupied rooftop stairwell access. The design parameters and maximum height exceptions are specific to each zone district, and most building features that exceed the maximum height must be set back from the perimeter of the building.

View Planes

In some areas, view planes establish more restrictive height limits to protect views of downtown and the mountains from specific vantage points. Generally, the closer a structure is located to the viewpoint, the more restrictive the height. View plane maps are posted to the City’s web site.

Bulk Plane Standards

In some lower-scale residential zone districts in the Urban Edge (E-), Urban (U-), and General Urban (G-) neighborhood contexts a “bulk plane” standard sets a lower height limit for the rear portion of the lot and limits height according to distance from side lot lines. Generally, taller buildings are permitted in the front of the lots and shorter buildings in the rear of the lot to respect historic building patterns and respect back yard privacy.
Build-to Standards

Build-to standards require that buildings be located within a specified setback range for a minimum percentage of the lot width to bring buildings close to the sidewalk edge and promote an active frontage. Build-to standards apply to the Shopfront and General forms in all neighborhood contexts and to the Row House and Apartment forms in the General Urban (G-) neighborhood context.

Alternatives to Build-to Standards

When a building cannot fully comply with the required build-to standards, the Denver Zoning Code allows for a certain percentage of the build-to requirement to be met by prescribed alternatives. These alternatives include garden walls, pergolas, courtyards and arcades.

Minimum Setback Standards

Minimum setback standards dictate building location in relation to front, side and rear lot lines. In Mixed Use (MX) and Main Street (MS) districts, there is generally no minimum primary street side or rear setback required. In some cases, minimum required setbacks vary by building form. For example, side interior setbacks can sometimes be as little as 3’ when using the Duplex building form on narrow lots.

Primary Street Block Sensitive Setbacks

In lower-scale residential zone districts in the Suburban (S-), Urban Edge (E-), Urban (U-), and General Urban (G-) neighborhood contexts, a minimum primary street block sensitive is required to maintain the existing front yard character along a block. When required, the block sensitive setback takes into account the primary street setbacks of existing structures surrounding a property where redevelopment is proposed. A required block sensitive setback will generally be greater than the Denver Zoning Code setback otherwise prescribed for the lot.

Maximum Building Coverage Standards

Maximum building coverage standards limit the proportion of a lot that may be covered by buildings. Only slot homes built under the Duplex building form are impacted by maximum building coverage (note that the Duplex form allows for more generous setbacks and encroachments, which may compensate for maximum building coverage standards).

BUILD-TO ALTERNATIVES

When a building cannot fully comply with required build-to standards, the Denver Zoning Code allows for a certain percentage of the requirement to be met by alternatives that clearly define the public realm, as illustrated in the examples below. See Denver Zoning Code Section 13.1.5.6.E for additional details and larger-scale illustrations.

“Garden Wall” is one of the most commonly used build-to alternatives. It allows masonry walls or mental fences with masonry piers to meet a specified percentage of the build-to requirement.

The "Permanent Outdoor Patio Seating" build-to alternative allows permanent seating areas to meet a specified percentage of the build-to requirement.

PRIMARY & SIDE STREET DESIGNATIONS

In most zone districts, the primary street is considered the zone lot line abutting the "long side of an oblong block," whereas the side street abuts the "short side of an oblong block." While some exceptions do apply, these street designations compel corresponding zoning standards such as build-to, setbacks, etc., with the Primary Street typically including the most prescriptive set of standards.
Transparency Standards

Transparency standards require a minimum percentage of transparent glass located within a “zone of transparency” (near eye level) on street level building facades to promote a more active and engaging frontage. They apply to the Apartment, General and Shopfront forms in all zone districts.

Transparency Alternatives

Like Build-to, when a building cannot fully comply with the required transparency, a certain percentage of the requirement can be provided using pre-defined alternatives that also engage the frontage, like ATMs, enhanced wall design (the most commonly used transparency alternative for slot homes), permanent outdoor eating/serving areas, and permanent art.

Pedestrian Access Standards

Pedestrian access standards specify required locations and features for building entries. They apply to all building forms in all zone districts, ranging from simple “Entry Features” (which can include gates or other features) on Duplex forms to an “Entrance” (which must be a street-facing door) on most other building forms. The Row House building form requires each unit to have a street-facing Entrance, while the Apartment, General and Shopfront require at least one Entrance per building.

Street Level Active Use Standards

The General and Shopfront building forms in the Urban (U-), General Urban (G-) and Urban Center (C-) neighborhood contexts limit inactive uses (parking structures, mini-storage, and some industrial uses) for a depth of 15’ along a percentage of the street level building facade to promote an active street frontage. Required percentages are highest for the Shopfront form in and General form in the Urban Center (C-) neighborhood context.
Vehicle Parking Standards
The amount of vehicle parking required greatly influences site layout and building design. Residential vehicle parking requirements vary by neighborhood context from 1.25 spaces per unit in Suburban (S-), 1 space in Urban Edge (E-), Urban (U-) and General Urban (G-), to .75 in Urban Center (C-). The Denver Zoning Code allows for certain reductions or exemptions from parking for proximity to enhanced transit facilities/corridors, programmatic features, such as care and bike share, or use and lot characteristics.

Surface Parking Between Buildings at the Street
For most building forms in the Urban Edge (E-), Urban (U-), General Urban (G-) and Urban Center (C-) contexts, Denver Zoning Code building form standards do not allow surface parking between the primary street and the primary building.

Parking Lot Design Criteria
Parking lots must be designed to meet minimum configuration standards to ensure usability and maneuverability. For slot home development, key standards include a minimum 23’ wide drive aisle for two-way drive-aisles, a 5’ back out space at the dead-end of a drive-aisle, and a requirement that each surface or garage parking space must be accessible in no more than two standard movements.

Parking Encroachment into Setbacks
In some cases, the Denver Zoning Code allows surface parking to encroach into side interior, side street or primary street setbacks. Slot homes built under the Duplex form may include surface parking within the side interior setback. Slot homes built under the Apartment form generally allow parking within the side interior setback only in the rear of the zone lot.

Landscaping & Grading Requirements
The Denver Zoning Code requires that all open areas within the build-to range and required setbacks be landscaped with at least 50% living material. Open areas are areas that are not covered by a permitted site improvement, such as a building or sidewalk. For most slot home development in zone districts with setbacks requirements, the Denver Zoning Code restricts the amount of grading that can be done within the first 10’ of the zone lot boundary and generally prohibits altering of grades within the side-interior setback.
The graphics below illustrate key existing Denver Zoning Code standards that are relevant to slot home design in Denver. Letter labels refer to the summary table of zoning standards on the following page.
The table below summarizes key existing Denver Zoning Code standards that are relevant to slot home design in Denver. It does not summarize all applicable standards. Letter labels in the left column refer to key standards illustrated on the previous page.

<table>
<thead>
<tr>
<th>Height</th>
<th>Existing Zoning Standards Relevant to Slot Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Stories &amp; Feet (max) For most zone districts and building forms where slot homes are permitted, the maximum building height is 2.5 to 3 stories (35’ to 40’).</td>
</tr>
<tr>
<td></td>
<td>Stories &amp; Feet (max on rear portion of lot) In Row House (RH) zone districts, building height is further limited on the rear 20%-35% of lot depth and a bulk plane limits height at the sides of a lot. In other districts (MU, MX, MS), height limits do not vary across the lot.</td>
</tr>
<tr>
<td>B</td>
<td>Height Exceptions Features such as roof parapets and eaves may exceed height limits. Unoccupied elevator penthouses and roof access stairwells may generally exceed height limits by up to 1 story (12’).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Siting</th>
<th>Existing Zoning Standards Relevant to Slot Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>Primary Street (min %) In MX and MS zone districts, buildings must be located near the sidewalk edge for 50%-70% of the frontage to help activate the public realm. Standard does not apply in RH zone districts or to the Garden Court form.</td>
</tr>
<tr>
<td>D</td>
<td>Zone Lot Width &amp; Size (min) In most zone districts, using most building forms, slot homes may be built on 50’ wide lots with a total of 6,000 square feet (note that practical considerations dictate that most slot homes occur on lots wider than 50’).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks &amp; Building Coverage</th>
<th>Existing Zoning Standards Relevant to Slot Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>E</td>
<td>Primary Street (min) Some zone districts require buildings to be set back within range of nearby front yards (block sensitive setback). Otherwise the required setback varies from 0’ (MX, MS districts) to 20’ (RH Districts).</td>
</tr>
<tr>
<td>F</td>
<td>Side Street (min) Most zone districts require buildings to be set back a minimum of 5’ from a side street zone lot line. No side street setback is required in MX or MS zone districts.</td>
</tr>
<tr>
<td>G</td>
<td>Side Interior (min) Most zone districts and building forms require buildings to be set back a minimum of 5’ to 7.5’ from a side zone lot line. No side interior setback is required in MX or MS zone districts. Minimum setbacks may be as low as 3’ when using the Duplex form.</td>
</tr>
<tr>
<td>H</td>
<td>Rear, alley/no alley (min) Most zone districts require buildings to be set back at least 10’ to 12’ from the rear zone lot line when there is an alley or 10’ to 20’ when there is not an alley. A rear setback is not generally required in MX or MS zone districts.</td>
</tr>
<tr>
<td>Building Coverage per Zone Lot (max)</td>
<td>The Duplex building form sets maximum building coverage standards that vary from 37.5% to 50%, depending on lot size. No maximum building coverage is specified for other building forms used for slot home development.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Existing Zoning Standards Relevant to Slot Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Parking between building and street</td>
<td>Surface parking is not allowed on primary streets. Surface parking is not allowed on primary or side streets in MS districts.</td>
</tr>
<tr>
<td>Vehicle Access, 3 or more side-by-side dwelling units in one structure</td>
<td>For all zone districts and building forms, slot homes must take vehicular access from an alley. Where no alley is present, street access is allowed. This special slot home standard was added to the Denver Zoning Code in 2015.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Design Elements</th>
<th>Existing Zoning Standards Relevant to Slot Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Configuration</td>
<td>Street-facing Garage Door Width per Primary Structure (max) Individual street-facing garage doors may be no more than 20’ wide (note that a street-facing garage door can only occur where no alley is present)</td>
</tr>
<tr>
<td></td>
<td>Upper Story Setback adjacent to a Protected District When buildings are built adjacent to single-family zone districts, upper stories (above 27’) on the side of the building facing the lower district must be set back at least 25’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Level Activation</th>
<th>Existing Zoning Standards Relevant to Slot Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>J</td>
<td>Transparency, Primary Street (min) 25% to 30% transparent glass is generally required on the Street Level facing a Primary Street. Requirements are higher in MS districts and no transparency is required for the Garden Court form.</td>
</tr>
<tr>
<td>K</td>
<td>Transparency, Side Street (min) 25% transparent glass is generally required on the Street Level facing a Side Street. No transparency is required for the Garden Court form.</td>
</tr>
<tr>
<td>L</td>
<td>Street Level Transparency Alternatives Alternatives to transparent glass may be used to meet up to 80% of the transparency requirement. Alternatives include special wall design elements and permanent art.</td>
</tr>
<tr>
<td>M</td>
<td>Pedestrian Access, Primary Street Each building is generally required to have at least one entrance facing the Primary Street. The Row House and Garden Court forms require separate Street Level entrances for each dwelling unit.</td>
</tr>
<tr>
<td></td>
<td>Pedestrian Access alternatives Covered walkways and courtyards can generally be used as an alternative to a required entrance.</td>
</tr>
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<thead>
<tr>
<th>Uses</th>
<th>Existing Zoning Standards Relevant to Slot Homes</th>
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<tbody>
<tr>
<td>In U-MX and G-MX zone districts, 40% of the Street Level facing a Primary Street must include uses other than parking. In C-MX and all MS zone districts, 100% of the Street Level facing a Primary Street must include uses other than parking.</td>
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</tbody>
</table>
1.3 SLOT HOME DEVELOPMENT TRENDS

As summarized in the previous section, slot homes can be developed in a wide range of zone districts, using several Denver Zoning Code building forms. Zoning code allowances have combined with recent real estate market conditions to produce a significant boom in slot home construction across the city. Trends in the typical location of slot homes are summarized below. The time line on the next page illustrates past regulatory and market conditions that have culminated in the current slot home boom, the characteristics of which are summarized on page 18. Pages 19-22 illustrate typical slot home configurations that have been built in Denver.

Typical Neighborhood & Block Locations

While slot home development is technically possible in wide variety of neighborhoods across the city, it has been most intensive in older neighborhoods near downtown and on square blocks where multiple alleys (such as some blocks in West Colfax, Jefferson Park and Highlands) may offer advantages for vehicular access. Neighborhoods with a high concentration of slot home development include areas where home prices have risen the most dramatically and slot homes may offer a less expensive option for home ownership (see "Construction Defects Legislation & Slot Homes" at left for more information).

Slot Home Compatibility by Location

Compatibility is influenced by the context of the area where slot homes are built. When a block consists primarily of single family homes and duplexes, but is within a zone district that allows for larger-scale multifamily development, a new slot home development is often seen as incompatible. However, the same slot home development may be significantly more compatible if located on a block that is already more diverse with existing multifamily and slot home development. Where slot homes have been built in mixed-use commercial areas such as Tennyson Street in the Berkeley neighborhood, they may create a gap in the active street frontage.

In some neighborhoods, slot home development may be seen as compatible even where single family homes predominate because local objectives favor redevelopment and change. Most such neighborhoods are designated as Blueprint Denver Areas of Change. See "Blueprint Denver" on page 7 for more information. Note that the typical slot home configurations illustrated on pages 19-22 could be perceived as more or less compatible depending on the character of surrounding development (which is not illustrated).

Typical Lot Sizes and Dimensions for Slot Homes

Slot home development tends to occur on relatively narrow and deep lots, as illustrated in the charts on page 18. However, some of the slot home configurations illustrated on pages 19-22 require wider lots. These configurations tend to be built in neighborhoods, such as West Colfax, with small single-family homes on large lots. The lot configuration allows a developer to acquire only 1 or 2 relatively inexpensive existing lots to develop slot homes.
Slot homes are not a new phenomenon despite the growing attention across the city. Slot homes have been impacted by various forces such as building codes, zoning and real estate market forces. The following timeline is an overview of the impacts and some of the developments that have occurred over time.

1. **First Zoning Ordinance**
   - Denver's first zoning ordinance is adopted defining zones regulating building height and use.
   - **Date:** 1925

2. **Former Chapter 59 Zoning**
   - The city adopted and mapped the first zoning code addressing uses and building limitations for all development. In response to city growth and the needs for the multi-family housing, many of Denver's single-family residential neighborhoods were zoned R-3 or R-4 allowing for multi-family uses and regulating through floor area ratio instead of building height.
   - **Date:** 1925

3. **Slot Home Beginnings**
   - Development of sideways facing town homes lacking pedestrian entries and featuring large garages at the street became more common. This development type was commonly occurred in R-3 zoning.
   - **Date:** 1974

4. **Denver Zoning Code**
   - The adoption and mapping of the Denver Zoning Code leads a new form based approach and the introduction of new standards such as pedestrian entries, transparency, block-sensitive setbacks to promote new development that contribute to the pedestrian experience on the street.
   - **Date:** 2010

5. **Construction Defects**
   - Developers react to the construction defects law with a sharp decrease in condo development, reducing the number of new for-sale housing units. As a result, developers began to search for new ways to construct for-sale fee-simple multi-unit housing.
   - **Date:** 2011

6. **More Slot Homes**
   - In response to market demands, slot homes become a more prevalent development trend emerging in traditionally low-scale residential neighborhoods.
   - **Date:** 2013

7. **City Initiates Slot Home Evaluation & Text Amendment**
   - Community Planning and Development kicks off the Slot Home evaluation and text amendment project to consider all zone districts and building forms that are relevant to slot home construction. Slot homes are described as sideways facing residential buildings that turn their sides to the street and may detract from the quality and the community of Denver’s neighborhoods.
   - **Date:** 2016

8. **DZC Text Amendments**
   - CPD initiated a series of text amendments to address some of the concerns associated to slot homes. Improvements to the code addressed pedestrian entries, transparency alternatives, build-to alternatives, revised vehicular access to require alley access, and increased street level active use requirements in MS districts and created standards in MX districts. All of these amendments were adopted with the intent to achieve a better quality of experience for the pedestrian environment.
   - **Date:** 2014

9. **Garden Court Moratorium**
   - City Council approved a moratorium on the use of the Garden Court building form, with exceptions, finding that the recent and proposed projects were not appropriate or consistent with the intent of the form.
   - **Date:** 2016
The charts below provide a graphic summary of slot home developments approved in 2015 and 2016 through the Site Development Plan (SDP) process. While the analysis is intended to capture a variety of slot homes across the city, it does not encompass every slot home approved or constructed since 2014.

### ZONE DISTRICTS
- G-MU-3
- U-MX-3
- G-RH-3
- G-RO-3; G-RO-5; U-MS-2;
- U-RH-3A; U-RH-2.5; C-MX-3;
- C-MX-5; I-MX-3; E-MU-2.5

### ZONE LOT CHARACTERISTICS
- **12,500 SF (MEDIAN)**
  - ranging from as small as
  - 5,900 SF to 28,150 SF

### 128' DEEP (MEDIAN)
- **90' WIDE**

### ZONE DISTRICTS
- G-MU-3
- U-MX-3
- G-RH-3
- G-RO-3; G-RO-5; U-MS-2;
- U-RH-3A; U-RH-2.5; C-MX-3;
- C-MX-5; I-MX-3; E-MU-2.5

### NEIGHBORHOODS
- WEST COLFOX
- JEFFERSON PARK
- HIGHLANDS
- FIVE POINTS
- CHERRY CREEK; SUNNYSIDE;
  - BERKELEY; UNIVERSITY; HALE;
  - CITY PARK WEST; NORTH
  - CAPITOL HILL; REGIS

### BUILDING FORM
- GENERAL
- APARTMENT
- ROW HOUSE
- GARDEN COURT
- SHOP FRONT
- TOWN HOUSE
- DUPLEX

### BUILDING CHARACTERISTICS
- **39' HIGH (MEDIAN)**
  - **80%** of Slot Homes are built in 3 story districts
  - **91%** are built within 1-foot of the side setbacks
  - **42%** provide twice the parking required

### FORM CHARACTERISTICS
- **80%** of Slot Homes were subject to a BLOCK SENSITIVE SETBACK
- **38%** of slot homes did not provide any sort of front porch on the development
- **77%** ALLEY ACCESS provided vehicular access from the alley
- **83%** ROOF DECK provided a roof deck, which often required a height exception
SLOT HOMES IN DENVER - A Single Row

The following four pages provide a sample of typical slot home configurations that have been built in Denver. The model images do not illustrate surrounding context, which likely influences their compatibility as summarized in "Slot Home Compatibility by Location" on page 16.

As illustrated on this page, a single row of slot homes is a common configuration, especially in neighborhoods with a pattern of narrow lots, or where lot consolidation is difficult. This configuration can generally be built on a lot as narrow as about 60' wide, which allows for 5'-7.5' setback on the pedestrian access side, 25'-30' street level building width (allowing for garage depth and a small entry) and a 23' wide driveway. Per the chart below, the Denver Zoning Code generally allows this configuration to be built using the Apartment, General or Shopfront (but not the Garden Court) building forms.

<table>
<thead>
<tr>
<th>Zone District Category</th>
<th>Building Forms</th>
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<tbody>
<tr>
<td>Town House (TH)</td>
<td>X</td>
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<tr>
<td>Row House (RH)</td>
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<td>Multi Unit (MU)</td>
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<td>Residential Mixed Use (RD)</td>
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<td>Residential Office (RO)</td>
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<td>Commercial Corridor (CC)</td>
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<td>Mixed Use (MX)</td>
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<tr>
<td>Main Street (MS)</td>
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</tbody>
</table>

- Configuration could be built in the building form
- Configuration could be on a corner lot if able to meet the standards of the Row House or Town House

Zone District Category

- Town House (TH)
- Row House (RH)
- Multi Unit (MU)
- Residential Mixed Use (RD)
- Residential Office (RO)
- Commercial Corridor (CC)
- Mixed Use (MX)
- Main Street (MS)

Building Forms

- Town House
- Garden Court
- Row House
- Apartment
- General
- Shopfront

Side interior pedestrian entry
Primary street setback ‘front lawn’
Individual garages face side interior drive aisle
Side interior drive aisle
SLOT HOMES IN DENVER - Center Drive

Two rows of slot homes with a vehicular access driveway located between buildings is one of the most common slot home configurations, especially in neighborhoods with a pattern of wider lots, or where alley access is not present. Generally, this configuration can be built on a lot as narrow as about 100’ wide. Slot homes with a center driveway are most commonly built using the Apartment building form in the G-MU-3 zone district. Because the required courtyard must not be used for vehicle access, the Denver Zoning Code Garden Court building form does not allow for this slot home configuration, per the chart below.

<table>
<thead>
<tr>
<th>Zone District Category</th>
<th>Town House (TH)</th>
<th>Garden Court</th>
<th>Row House (RH)</th>
<th>Apartment</th>
<th>General</th>
<th>Shopfront</th>
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■ = Configuration could be built in the building form
□ = Configuration could be on a corner lot if able to meet the standards of the Row House or Town House

*This type may also occur in the duplex building form.

- Side interior pedestrian entry
- Primary street setback
- Center drive aisle garage entries
- Row house appearance when located on corner
SLOT HOMES IN DENVER - Center Court/Mews

Two rows of slot homes are sometimes configured around an interior court or mews (pedestrian access walkway) with vehicular access driveways located at either side, or to the rear along the alley. Because this configuration usually requires a wider lot than the “center drive,” it is most often located on:

» Zone lots with public alley frontage on one or both sides that may be used as a driveway

» Zone lots in Row House (RH) zone districts where the Garden Court is the only Denver Zoning Code building form that allows for slot home development

» Zone lots greater than about 125’ in width

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<tr>
<th>Zone District Category</th>
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<th>Row House</th>
<th>Apartment</th>
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<th>Multi Unit (MU)</th>
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<td>Town House (TH)</td>
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Each of the three previously illustrated slot home configuration (a single row, center driveway and center court) is sometimes built with parking detached (usually at the rear of the lot) from the primary structure rather than located below each unit. This variation often appears very different because it promotes front-facing units and does not include a side driveway to provide individual garage access. It is most often located on lots about 50'-60' wide where a side driveway would not be possible. Slot homes with detached garages are most commonly built using the Apartment building form in the G-MU-3 zone district. When this configuration is built with two rows around a center pedestrian court, it may be built in an Row House (RH) zone district using the Garden Court form per the chart below.
1.4 ADDITIONAL DEVELOPMENT STANDARDS

Slot Home Development is not only subject to Denver Zoning Code Standards, but other standards such as Building Code and Fire Code shape the built form, site layout and the public realm. Through the Site Development Plan (SDP) review process and subsequent development permits, various agencies review the development proposal to ensure compliance with city and other applicable regulations. The following is a summary of standards required by other agencies within the city that are most applicable to slot home development.

The Parks & Recreation Forestry Office

The Parks & Recreation Forestry Office is the City agency responsible for trees in public parks, parkways and other public property. The city forester must approve through a permit the removal or planting of any street trees.

- Denver’s street trees are under regulation of the City Forester, but their maintenance is a responsibility shared by adjacent property owners.
- Permits are required prior to the removal or planting of any street trees. Once a tree has been permitted for removal, there is no requirement to replace the tree.
- If the conditions will not lead to the success of the tree, street trees will not be required by the City forester. However, the forester will work with applicants to develop creative solutions for trees to thrive in a variety of conditions.
- Public Works ROW Inspection Services currently conducts the inspection of street trees as shown on the approved Site Development Plan.
- Currently, there are no rules that mandate the planning of trees for new developments.

Per conversations with the Forestry Office, the following development impacts have shown to be problematic with regard to maintaining and promoting Denver’s street trees:

- Often, when transitioning from an attached to detached sidewalk, existing street trees are at jeopardy of being lost.
- Permitted encroachments into the build-to or districts with 0-foot front setbacks can result in trees being removed on the property. Often these buildings impact to the root system of trees located within the ROW.
- Often, taller buildings (3-stories and above) that are built at the front setback can have impacts on the street trees and the building occupies space that the tree canopy would have previously occupied.
Public Works

Public Works manages most the use of the City’s right-of-way. The public right-of-way (ROW) is an area of land owned or controlled by the city for the purposes of constructing, operating and maintaining public facilities such as streets, alleys, sidewalks, bike paths for the needs of transportation, utilities and other public infrastructure.

Public Works Development Services is responsible for determining the required improvements and reviewing plans for regulatory compliance in the areas of transportation, survey and right-of-way management.

Public Works also operates other city services such as solid waste management, parking operations, wastewater management, and street maintenance.

Each site and development is reviewed on a case by case basis; however, the following points are some standards that relate to slot home development:

- To determine whether attached sidewalks or detached sidewalks are required, the staff reviewer will analyze the existing context and make a determination of the character. Exceptions are: arterials and RTD bus routes are always detached sidewalks.
- The typical standard in residential areas is a 5-foot sidewalk with an 8-foot tree lawn; however, this often varies based on the context of the surrounding properties.
- Public Works does not have any landscaping requirements that are applied to the ROW. However, some materials are prohibited for use in the ROW.
- The property owner is responsible for the care and maintenance of their property frontage. For slot homes, this most commonly means that the units “fronting” the street are required to maintain the sidewalk and “tree lawn.”
- Public Works will review all alley vacations (per policy Street and Alley Vacation Number 5 Effective November 15, 2006) which evaluates the alley’s need to support the street grid system and to ensure maintained or improved existing condition.
- Developments located on the corner of the property, often required a pedestrian sight triangle at the corner of the alley.
- Public Works will defer to the Zoning Code on Vehicular Access which typically requires access to be from the alley when present and from the street when no alley is present.

Solid Waste

Solid Waste Management provides solid waste collection (trash, recycling and composting) for single-family homes and small multi-family units. Small multi-family units are considered 1-7 units. Developments with more than 7 units must contract with a private sector hauler to obtain solid waste and disposal services. The bins are to be kept on the private property and out of public view between collection days.
Denver Building Code (Building & Fire)

The building and fire department is responsible for the enforcement and inspections of the city’s building and fire codes through the review of Site Development Plans and issuance of building permits.

Slot Homes can be built under the International Building Code (IBC) or the International Residential Code (IRC). Most commonly, slot homes are built under the IRC. The following bullets are some of the standards required by the IRC that apply to slot home development:

- Buildings are limited to 3 stories. For buildings with a roof-top stair enclosure, a maximum 6-inch roof overhang can occur for weather protection, however the overhang cannot exceed this dimension as to create additional habitable space above the third floor.
- Buildings must be set up in a “townhouse” format, the stacking of units prohibited.
- Interior lot line setbacks are 3-feet to allow for egress and openings, if the setback is between 3 and 5’ opening are limited to 25% of the wall. However, it is more common to build at a 5-foot setback which allows for unlimited openings and windows.
- Buildings can typically build at a 0-foot setback on the primary street and rear alley lot line.
- In most situations, buildings that are cantilevered over drive aisles must maintain a 6-foot separation between units (3-feet on each unit) as an alternative to continue the 2-hour fire wall to the ground. A greater separation may be required depending on the length of the cantilevered portion of the building. If the building is equipped with a sprinkler system, no separations are required.
- Slot homes that comprise of two buildings must maintain a separation of 10-feet between the cantilevers.
- One entrance to each unit provide direct access into common living space.
- Units that are more than 150-feet from the street are required to be sprinkered.
- Egress windows from the bedrooms are required.
- When required, Fire Alarm Control Panel (FACP) must be located at the sidewalk of the addressed side of the building, clearly labeled and easily accessible for emergency fire access.
- Roof access is only required for buildings 4 stories or greater.
- A 5-foot sidewalk or clear access is requires along the property lines to provide access to the bedrooms.

These building and fire standards are in addition to zoning requirements. Whatever requirement is more strict, the stricter regulation applies. So even though the building and fire code may allow reduced setbacks, if the zoning code has greater setbacks, the zoning code regulations will apply.

AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS

Americans with Disabilities Act (ADA) standards are reviewed at the Site Development Plan (SDP) phase by the Office of Disability Rights. Developments with more than 6 units are required to achieve a set number of ADA points to meet the standards of the Colorado Revised Statutes (C.R.S. 9-5-105). Title 9 Article 5: Standards for Accessibility Housing.
Denver residents have struggled with issues related to the compatibility of slot home development for many years. Recent updates to the Denver Zoning Code have addressed some previously-identified concerns with slot home development, but included only a few "quick wins" (see "2015 Zoning Text Amendment" on page 8 for more information). The Slot Home Evaluation Project will include a comprehensive review of community-identified issues associated with slot homes.

This section provides information on the process to better identify slot home issues and provides a formal problem statement that will provide a foundation for evaluation of alternative designs and recommended strategies.

2.1 PROBLEM IDENTIFICATION PROCESS

City staff, the Slot Home Task force and general public all contributed to development of the Problem Identification Statement on the next page. The process included:

- **City Staff Evaluation & Refinement.** Staff reviewed previous community comments and surveyed existing slot home development to draft an initial problem identification statement for task force and community review. Staff also refined the statement based on task force and community feedback.

- **Task Force Review.** The Slot Home Task Force met three times to review staff's initial problem identification statement, tour slot home developments and provide feedback to inform a refined problem identification statement for presentation to the community. Task force feedback resulted in the addition of "Building Mass & Scale" as a problem statement element, additional consideration of impacts to neighborhood context and other problem statement refinements. Task force review also resulted in introduction of the "Criteria For Successful Solutions" on page 29 to ensure that strategies proposed in later project phases successfully balance multiple community objectives.

- **Community Review.** City staff and the Slot Home Task Force hosted a community open house to solicit community comments on the task force's draft problem identification statement. Open house participants were generally supportive of the draft problem statement, with particular emphasis on issues with public realm engagement, changes to neighborhood context and inappropriate building mass/scale. Participants also expressed a range of other concerns, including problems with parking, poor construction quality and landscaping in the public-right-of-way. Community feedback resulted in refinements to the Public Realm Engagement problem statement element and the addition of 'rooftop decks' to the Impacts on Neighbors element.

An appendix to this report includes a summary of community and task force feedback, including open house comments and task force meeting summaries.
2.2 PROBLEM STATEMENT & CRITERIA FOR SUCCESS

The following problem identification statement is based on the community and Slot Home Task Force feedback summarized on the previous page, as well as evaluation of the existing slot home characteristics and trends summarized in Chapter 1.0. It will guide the remaining steps in the project, including a recommended strategy to address slot homes, and a proposed Denver Zoning Code text amendment.

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 promote interaction with neighbors and ownership of the public realm.

2. **Neighborhood Context.** The siting, setbacks and uses (residential, commercial, etc.) 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, solar, or privacy impacts on neighbors.

*Note that desired future conditions and neighborhood objectives are informed by the existing zoning intent statements, small area plans and citywide plans.
CRITERIA FOR SUCCESSFUL SOLUTIONS

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. Note that the criteria will be refined to reflect community feedback and task force discussion.

**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 outlined on page 28, by promoting development that activates the public realm, reflects neighborhood context, incorporates pedestrian-scale elements, emphasizes pedestrian orientation and minimizes the negative impacts 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.
2.3 NEXT STEPS

The problem identification statement will guide the remaining steps in the project, including a recommended strategy to address slot homes, and a proposed Denver Zoning Code text amendment.

The next phase of the project will include the evaluation of strategies to address slot home development. CPD Staff will develop a variety of strategies and present the strategies to the Slot Home Task Force. The task force will have the opportunity to discuss and refine the strategies. The recommended strategies will then be presented to the community through a public workshop.