This document contains the redlined code articles for a proposed Denver Zoning Code text amendment to clarify the definition of ‘sign’ and correct previously adopted drafting errors and streamline zoning code administration:

1. Amend the definition of a “sign” in the Denver Zoning Code by removing the word “colors” from the sign definition to clarify code language and promote predictable and consistent regulations city-wide
2. Correct drafting errors adopted in the May 2018 Slot Home Text Amendment that resulted in a lack of clarity regarding previously-permitted one story porch encroachments into the Primary Street Setback

Redline Document Conventions

- Text in **red underline** is proposed new language.
- Text in **red strikethrough** is proposed deleted language.
- Text in **blue strikethrough** is being moved from one section/location to another.
- Text in **blue, no strikethrough**, has been moved from another section/location.
- Only pages with changes relevant to this text amendment are included in the review file. You may wish to look at other sections of the Denver Zoning Code for additional context.
- While efforts are made to ensure document quality, cross-referenced section numbers, figure numbers, page numbers, and amendment numbers may appear incorrect since both new and old text appears in a redlined draft. These will be corrected in the final, “clean” version of the text amendment that is filed for adoption by City Council.

The Planning Board Public Hearing is scheduled for 8/1/2018.

Visit [www.denvergov.org/textamendments](http://www.denvergov.org/textamendments) to learn more about this proposed text amendment. Please send any questions or comments to Matt Seubert, Development Services Supervisor ([matthew.seubert@denvergov.org](mailto:matthew.seubert@denvergov.org)) or Abe Barge, Principal City Planner ([abe.barge@denvergov.org](mailto:abe.barge@denvergov.org)).

**WRITTEN COMMENTS WILL BE DISPERSED AS FOLLOWS:**

Written comments received by 5 p.m. 9 days prior to the Planning Board Public Hearing will be attached to the staff report that is provided to the Board. Written comments received after that time and prior to 12 p.m. (noon) on the day before the Hearing will be emailed regularly to the Board; hard copies of these comments also will be distributed to the Board at the Hearing. Written comments received after 12 p.m. (noon) on the day before the Hearing will not be distributed to the Board; to ensure these comments are considered by the Board, please submit them to the Board during the Hearing.

**ALL INTERESTED PERSONS AND ORGANIZATIONS SHOULD EXPRESS THEIR CONCERNS OR SUPPORT AT THE PLANNING BOARD HEARING AND AT THE PUBLIC HEARING BEFORE CITY COUNCIL.**
### Article 3. Suburban Neighborhood Context

#### Division 3.3 Design Standards

**COLORS-AS-SIGNS & ONE-STORY PORCH ENCROACHMENT CLARIFICATION TEXT AMENDMENT**
**PLANNING BOARD REVIEW DRAFT 7/25/18**

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
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<th>SIDE STREET</th>
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<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All S- Zone Districts</td>
<td>All Building Forms</td>
<td>8’ and minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
<td>5’ and minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
<td>Not allowed</td>
<td>5’</td>
</tr>
</tbody>
</table>

**Porches (1 story or multi-story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the Street Level connected to a porch:**
- May be covered;
- All sides shall be at least 50% open except for any side abutting a building facade or fire wall.

**Intent:** To promote elements which provide for street activation and human scale.

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</tr>
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<tbody>
<tr>
<td>All S- Zone Districts</td>
<td>All Building Forms</td>
<td>1.5’</td>
<td>1.5’</td>
<td>Not allowed</td>
<td>1.5’</td>
</tr>
</tbody>
</table>

**Projecting Windows:**
- Shall be a minimum of 1.5’ above finished floor;
- Shall not extend floor to ceiling; and
- No individual projection shall be more than 10’ in horizontal length at the opening along the face of the building.

**Intent:** To allow for improved interior daylighting.

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**DENVER ZONING CODE**

June 25, 2010 | Republished May 24, 2018

Amendment: 2
### Article 4. Urban Edge Neighborhood Context

#### Division 4.3 Design Standards

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<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gutters and Roof Overhang</td>
<td>All E-Zone Districts</td>
<td>All building forms</td>
<td>3’</td>
<td>3’</td>
<td>3'; if setback is less than 5'; 2’</td>
</tr>
</tbody>
</table>

**Intent:** To allow features of structures intended to repel weather

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**Multi-story Porches:** (1 Story or multi-Story) and Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the Street Level connected to a porch:

- May be covered;
- All sides shall be at least 50% open except for any side abutting a building facade or fire wall.

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</tr>
</thead>
<tbody>
<tr>
<td>All E-Zone Districts</td>
<td>All building forms</td>
<td>Town House</td>
<td>8’ and minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
<td>5’ and minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
<td>Street Level 1 Story Porches, Decks, Patios, Exterior Balconies and Stoops, only, 5’ and at no point closer than 5’ to the Zone Lot line</td>
</tr>
</tbody>
</table>

**Intent:** To promote elements which provide for street activation and human scale.
COLORS-AS-SIGNS & ONE-STORY PORCH ENCROACHMENT CLARIFICATION TEXT AMENDMENT
PLANNING BOARD REVIEW DRAFT 7/25/18

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<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-MU, E-MX, E-RX, E-MS Zone Districts</td>
<td>Town House</td>
<td>5' and minimum of 1' between right-of-way and first riser of above-grade stairway</td>
<td>5' and at no point closer than 5' to the Zone Lot line</td>
<td>5'</td>
</tr>
<tr>
<td>All others</td>
<td>Allowed Encroachment</td>
<td>5' and minimum of 1' between right-of-way and first riser of above-grade stairway</td>
<td>Not allowed</td>
<td>5'</td>
</tr>
</tbody>
</table>

Street Level Porches (1 Story); Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways connected to a porch:
- May be covered;
- All sides shall be at least 50% open except for any side abutting a building facade or fire wall.

Intent: To promote elements which provide for street activation and human scale.
### Article 5. Urban Neighborhood Context

#### Division 5.3 Design Standards

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<tbody>
<tr>
<td>All U-Zone Districts</td>
<td>All building forms</td>
<td>8’ and minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
<td>5’ and minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
<td>Not allowed</td>
<td>5’</td>
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**Multi-story** Porches (1 Story or multi-Story) and Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the Street Level connected to a porch:
- May be covered;
- All sides shall be at least 50% open except for any side abutting a building facade or fire wall.

**Street Level Porches** (1 Story): Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways connected to a porch:
- May be covered;
- All sides shall be at least 50% open except for any side abutting a building facade or fire wall.

**Intent:** To promote elements which provide for street activation and human scale.
COLORS-AS-SIGNS & ONE-STORY PORCH ENCROACHMENT CLARIFICATION TEXT AMENDMENT
PLANNING BOARD REVIEW DRAFT 7/25/18

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<tbody>
<tr>
<td>All G- Zone Districts</td>
<td>All building forms</td>
<td>3'</td>
<td>3'</td>
<td>3'; if setback is less than 5'; 2'</td>
<td>5'</td>
</tr>
</tbody>
</table>

Intent: To allow features of structures intended to repel weather.

Illustrative only

Multi-story Porches (1 Story or multi-Story) and Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the Street Level connected to a porch:
- May be covered;
- All sides shall be at least 50% open except for any side abutting a building facade or fire wall.

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<td>All G- Zone Districts</td>
<td>All building forms</td>
<td>8' and minimum of 1' between right-of-way and first riser of above-grade stairway</td>
<td>5' and minimum of 1' between right-of-way and first riser of above-grade stairway</td>
<td>Street Level 1 Story Porches, Decks, Patios, Exterior Balconies and Stoops only; 5' and at no point closer than 5' to the Zone Lot line Multi-Story features: Not allowed</td>
<td>5'</td>
</tr>
</tbody>
</table>

Intent: To promote elements which provide for street activation and human scale.

Illustrative only
### Street Level Porches (1 Story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways connected to a porch:
- May be covered;
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<td>Town House</td>
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<td>5’ and minimum of 1’ between right-of-way and first-riser of above-grade stairway</td>
<td>5’ and at no point closer than 5’ to the Zone Lot line</td>
<td>5’</td>
<td></td>
</tr>
<tr>
<td>All G-MU and G-RO Zone Districts</td>
<td>8’ and minimum of 1’ between right-of-way and first-riser of above-grade stairway</td>
<td>5’ and minimum of 1’ between right-of-way and first-riser of above-grade stairway</td>
<td>Not allowed</td>
<td>5’</td>
<td></td>
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<tr>
<td>All others</td>
<td>8’ and minimum of 1’ between right-of-way and first-riser of above-grade stairway</td>
<td>5’ and minimum of 1’ between right-of-way and first-riser of above-grade stairway</td>
<td>Not allowed</td>
<td>5’</td>
<td></td>
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**Intent:** To promote elements which provide for street activation and human scale.

**Illustrative only**

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**Not to Scale, Illustrative Only.**
### Article 7. Urban Center Neighborhood Context
### Division 7.3 Design Standards

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<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All C- Zone Districts</td>
<td>All building forms</td>
<td>3'</td>
<td>3'; if setback is less than 5', 2'</td>
<td>5'</td>
<td></td>
</tr>
</tbody>
</table>

**Intent:** To allow features of structures intended to repel weather.

**Gutters and Roof Overhang:**
- **All C- Zone Districts**
- **All building forms**
- 3'
- 3'; if setback is less than 5', 2'
- 5'

**Multi-story Porches (1 Story or multi-Story) and Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the Street Level connected to a porch:**
- May be covered;
- All sides shall be at least 50% open except for any side abutting a building facade or fire wall.

**All C- Zone Districts**
- **All building forms**
- 8' and minimum of 1' between right-of-way and first riser of above-grade stairway
- 5' and minimum of 1' between right-of-way and first riser of above-grade stairway
- Not allowed
- 5'

**Intent:** To promote elements which provide for street activation and human scale.
### Article 9. Special Contexts and Districts

#### Division 9.1 Industrial Context

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
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<tbody>
<tr>
<td>All I- Zone Districts</td>
<td>All building forms</td>
<td>8’ and minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
<td>5’ and minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
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</table>

**Intent:** To promote elements which provide for street activation and human scale.

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### Porches (1-story or multi-story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the ground-story Street Level connected to a porch:
- May be covered;
- All sides shall be at least 50% open except for any side abutting a building facade or fire wall.

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### Projecting Windows:
- Shall be a minimum of 1.5’ above finished floor;
- Shall not extend floor to ceiling; and
- No individual projection shall be more than 10’ in horizontal length at the opening along the face of the building.

**Intent:** To allow for improved interior daylighting.

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**Amendment:** 2

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**COLORS-AS-SIGNS & ONE-STORY PORCH ENCROACHMENT CLARIFICATION TEXT AMENDMENT**

**PLANNING BOARD REVIEW DRAFT 7/25/18**

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**DENVER ZONING CODE**

June 25, 2010 | Republished May 24, 2018

| Amendment: 2 | 9.1-21 |
## Article 9. Special Contexts and Districts
### Division 9.2 Campus Context

#### Gutters and Roof Overhang

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
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<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All CMP- Zone Districts</td>
<td>All Building Forms</td>
<td>3'</td>
<td>3'</td>
<td>3'</td>
<td>5'</td>
</tr>
</tbody>
</table>

**Intent:** To allow features of structures intended to repel weather.

**Illustrative only**

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#### Porches (1-story or multi-story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the Street Level connected to a porch:

- May be covered;
- All sides shall be at least 50% open except for any side abutting a building facade or fire wall.

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<td>All CMP- Zone Districts</td>
<td>All Building Forms</td>
<td>8' and minimum of 1' between right-of-way and first riser of above-grade stairway</td>
<td>5' and minimum of 1' between right-of-way and first riser of above-grade stairway</td>
<td>Not allowed</td>
<td>5'</td>
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**Intent:** To promote elements which provide for street activation and human scale.

**Illustrative only**

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**Amendment:** COLORS-AS-SIGNS & ONE-STORY PORCH ENCROACEMENT CLARIFICATION TEXT AMENDMENT

**PLANNING BOARD REVIEW DRAFT 7/25/18**
## Article 9. Special Contexts and Districts
### Division 9.7 Master Planned Context

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</tr>
</thead>
<tbody>
<tr>
<td>All M-Zone Districts</td>
<td>All Building Forms</td>
<td>Any distance provided a minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
<td>Any distance provided a minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
<td>Not allowed</td>
<td>5’</td>
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### Porches (1- or multi-story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the Street Level connected to a porch:
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### Intent:
To promote elements which provide for street activation and human scale.

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<tr>
<td>All M-Zone Districts</td>
<td>All Building Forms</td>
<td>1.5’</td>
<td>1.5’</td>
<td>Not allowed</td>
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### Projecting Windows:
- Shall be a minimum of 1.5’ above finished floor;
- Shall not extend floor to ceiling; and
- No individual projection shall be more than 10’ in horizontal length at the opening along the face of the building.

### Intent:
To allow for improved interior daylighting.

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**Amendment: 2**

**COLORS-AS-SIGNS & ONE-STORY PORCH ENCROACHMENT CLARIFICATION TEXT AMENDMENT**

**PLANNING BOARD REVIEW DRAFT 7/25/18**

**DENVER ZONING CODE**
June 25, 2010 | Republished May 24, 2018
Screening: A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.

Secondary Area of GDP: Boundary of a designated area adjoining the primary area of the GDP where development may not be imminent, but based on adopted City plans, can be expected to transition over time.

Semi-Trailer: Any vehicle of the trailer type so designed and used in conjunction with a truck-tractor that some part of its own weight and that of its own load rest upon or is carried by a truck-tractor.


Setback Space or Area: The area between a zone lot line and a required minimum setback line.

Shielded: The light emitted from the lighting fixture is projected below a horizontal plain running through the lowest point of the fixture where light is emitted. The lamp is not visible with a shielded light fixture, and no light is emitted from the sides of such a fixture.

SIC: Standard Industrial Classification as published by the U.S. Census Bureau, has been replaced by the NAICS.


Side Zone Lot Line: See "Zone Lot, Side".


Sign: A sign is any object or device or part thereof situated outdoors or indoors which is used to advertise or identify an object, person, institution, organization, business, product, service, event or location by any means including words, letters, figures, designs, symbols, fixtures, colors, motion illumination or projected images. Signs do not include the following:

- a. Flags of nations, or an organization of nations, states and cities, fraternal, religious and civic organizations;
- b. Merchandise, pictures or models of products or services incorporated in a window display;
- c. Time and temperature devices not related to a product;
- d. National, state, religious, fraternal, professional and civic symbols or crests;
- e. Works of art which in no way identify a product.

Sign, Animated: Any sign or part of a sign which changes physical position by any movement or rotation.

Sign, Arcade: A wall or projecting sign attached to the roof or wall of an arcade and totally within the outside limits of the structural surfaces which are delineating the arcade.

Sign, Billboard: See definition of "Outdoor General Advertising Device," above.