



New or expanding marijuana businesses, or those changing business names or owners, will need a zoning use and/or a zoning construction permit. You may request a pre-application meeting at (720) 865-3000 or zoning.review@denvergov.org to discuss zoning standards and review procedures.

Applications listing multiple uses are allowed, provided all uses are clearly identified on the application and plans. All work will be included on one permit when possible, except sign permits. Signs require a separate submittal and permit, and are not typically issued at the permit counter. If a zoning permit or a zoning stamp on your plans is needed to fulfill the requirements of another department or agency, plans will be fully reviewed and new zoning permits may be required.

Find the description below that best fits your project and then refer to the key (**S/F/E/R**) to know which plans are required in your zoning plan set. Elevations are required if exterior modifications are proposed. Roof plans are required if roof modifications are proposed, including mechanical equipment.

S=Site Plan/F=Floor Plan/E=Elevation/R=Roof Plan

Retail Sales (S/F). Allows the sale of both medical and recreational marijuana.

Plant Husbandry (S/F). Allows the growing of marijuana, subject to limitations, as referenced in the table on page 2.

Wholesale Trade or Storage, General (S/F). Allows the storage of toxic and/or hazardous materials, including the storage of finished marijuana goods. The storage of finished marijuana goods must be tied to a licensed Denver marijuana center, store, MIP, or grow facility, and the stored goods must remain in their original transported containers or packages, which cannot be opened or repackaged at the storage facility. For more information, see the definitions and limitations cited in the table on page 2.

Terminal, Freight, Air Courier Services (S/F). Allows the transport, handling, and incidental short-term storage of finished marijuana goods in sealed packages or containers, which cannot be opened or repackaged at the permitted facility. Marijuana sales, cultivation, manufacturing or processing, testing or consumption cannot occur within the same facility as a permitted Terminal, Freight, Air Courier Services transporting marijuana finished goods. For more information, see the definitions and limitations cited in the table on page 2.

In addition to the general application, *the supplemental marijuana-infused products (MIPs)/extraction application (page 5)* is also required for the activities below.

Commercial Food Preparation and Sales (S/F). Allows the production of marijuana-infused food products and limited production of marijuana concentrate using water-based or food-based extraction only. For more information, see the definitions and limitations cited in the table on page 2.

Manufacturing, Fabrication and Assembly (S/F). Allows the production of marijuana concentrate and MIPs. These extraction activities will fall into one of three groups: water-based extraction, food-based extraction, or solvent-based extraction. Submittals in this category are either General or Heavy Manufacturing, based on the gross floor area devoted to extraction or based on the type of extraction process used. For more information, see the definitions and limitations cited in the table on page 2.

Laboratory, Research, Development, Technology Services (S/F). A building or group of buildings involved in development, testing, research, or experimentation related to a laboratory. For more information, see the definitions and limitations cited in the table on page 2.

Marijuana growing and marijuana-related industries have location limitations in Denver. Please refer to the Marijuana Facility Location Guide from Excise and Licenses (www.denvergov.org/businesslicensing) for specific buffer requirements and zone district information.



ARTICLE 13: DENVER ZONING CODE
DEFINITIONS OF WORDS, TERMS & PHRASES

Extraction, Food-Based: The means of producing marijuana concentrate by extracting cannabinoids from marijuana through the use of propylene glycol, glycerin, butter, olive oil or other typical cooking fats. Food-based extraction does not include the use of any type of alcohol.

Extraction, Solvent-Based: The means of producing marijuana concentrate by extracting cannabinoids from marijuana through the use of a solvent approved by the State of Colorado Marijuana Enforcement Division regulations for medical marijuana and retail marijuana, as may be modified from time to time, and which shall include the use of any type of alcohol.

Extraction, Water-Based: The means of producing marijuana concentrate by extracting cannabinoids from marijuana through the use of only water, ice or dry ice.

Food: Any raw, cooked or processed edible substance, ice, beverage, or ingredient used or intended for use or for sale in whole or in part for human consumption. For purposes of the DZC, "Food" shall not include "Marijuana Concentrate" as defined in Division 13.3.

Marijuana Concentrate: The hashish, cannabinoids, or any alkaloid, salt, derivative, preparation, compound, or mixture, whether natural or synthesized, of cannabinoids.

Marijuana-Infused Product (MIP): A product infused with marijuana that is intended for use or consumption other than by smoking, including but not limited to, edible product, ointments and tinctures.



Applicable limitations can be found in the zoning code sections listed below. (Find zoning codes at www.denvergov.org/zoning.)

Zoning Use	Business License (Excise and Licenses)	Definition	Limitations
Retail Sales, Service & Repair, all others	Medical marijuana centers/stores	11.12.4.7	11.4.10
Commercial Food Preparation and Sales	Marijuana infused products manufacturer	11.12.5.2.B.3	11.5.5
Husbandry, Plant	Marijuana cultivation	11.12.6.B.4	11.6.4 & 9.1.4.5
Wholesale Trade or Storage, General	Marijuana off-premises storage (must be associated with another Denver licensed marijuana premise)	11.12.5.7.B.5	11.5.25
Terminal, Freight, Air Courier Services	Marijuana transporter Marijuana off-premises storage (associated only with a medical transporter)	11.12.5.5.B.6	11.5.17
Manufacturing, Fabrication and Assembly-General or Heavy	Marijuana infused products manufacturer	11.12.5.3	11.5.9 & 11.5.10
Laboratory, Research, Development, Technology Services	Marijuana testing facility	11.12.5.2.B.4	11.5.6
Bazaar, Carnival, Circus or Special Event - Temporary Amusement / Entertainment - Temporary	Cannabis Consumption Special Event Permit	11.12.10	11.11.4 & 11.11.3

WHAT TYPE OF WORK ARE YOU DOING:

(ALL WORK MUST BE SHOWN ON THE PLANS.)

- Expanding existing/current uses and/or structures
- Changing the use to a different use (e.g., retail sales to manufacturing)
- New use
- Change of ownership/business name
- Exterior wall improvements (facade changes)
- Adding/removing/changing exterior windows, doors, ramps, railings or mechanical equipment (e.g., rooftop or ground)
- Changing exterior entrances
- Retail sales
- Food preparation and sales
- Plant husbandry
- Manufacturing and production
- Laboratory, research, development, technology Services

REQUIRED CHECKLIST:

(ALL WORK MUST BE SHOWN ON THE PLANS.)

- Complete the general application (page 3)
- Complete the supplemental MIPs/extraction application (page 5), if applicable
- Identify all structures on the site plan and label with current and proposed uses
- Dimension the distance of all structures from zone lot lines, including any building, parking lot, shed or enclosure
- Dimension all setbacks and note all required buffers
- Identify the number of parking stalls, including existing and provide dimensions
- Include a written narrative describing the scope of work and how all applicable use limitations are being met, if any (a separate sheet is acceptable)
- Identify all items from the proposed scope of work in graphic form on the site plan, elevations, and/or floor plan
- Provide total gross floor area for all zoning land uses and structures
- Provide the number of parking stalls
- Label all adjacent streets and alleys
- Identify all landscape areas and provide gross area
- Identify all storage areas and show screening as required
- Dimension all fencing and label with height and type
- An owner representative affidavit may be required
- Other standards as required (e.g., rooftop units or construction)
- Email completed applications and plans to zoning.review@denvergov.org
- Pay invoice (fee information available at www.denvergov.org/dsfees)

Plans that do not meet these requirements will not be accepted as a complete application. The zoning reviewer may request additional information when it is necessary to evaluate an application for compliance with regulations. It is recommended that plans be prepared by a qualified design professional. The applicant is responsible for compliance with all zoning code requirements, whether or not described by this guide. This guide should not be used as a substitute for codes and regulations.

Sample plans are available online at www.denvergov.org/commercialzoning or at the commercial zoning permit counter.



Applications are accepted at 201 W. Colfax, 2nd floor permit counter from 8am – noon (M-F) or save a trip and submit online.

A complete list of permit types, applications, and instructions can be found at www.denvergov.org/commercialzoning.

Complete applications can be emailed to zoning.review@denvergov.org.

If you have any questions, please leave a detailed message at (720) 865-3000.

Incomplete applications, including missing required plans, may be returned without processing.

Zoning approval does not necessarily mean city approval of your project.

SUBJECT PROPERTY/ZONE LOT			
Property Address:		Zone District (denvergov.org/zoning):	
Legal Description (www.denvergov.org/property):			
Property Owner as defined by DZC 13.3 or FC 59-2 (189)	Owner Name (Last, First):		Phone:
	Address:		Email:
	City:	State:	Zip:

GENERAL ZONING PERMIT TYPE (CHECK ALL THAT APPLY/SEE PROJECT GUIDES FOR DETAILS)		
Zoning Use Permits <input type="checkbox"/> UP-01 New Use/Change of Use (including expanding an existing use) <input type="checkbox"/> UP-02 Marijuana Businesses	Zoning Temporary Use Permits <input type="checkbox"/> TP-01 Special Event Parking <input type="checkbox"/> TP-02 Temporary Uses	Zoning Construction Permits <input type="checkbox"/> CP-01 New Commercial Structures / Commercial Structure Expansions or Additions / Detached Accessory Structures / Exterior Modifications / Site Improvements (e.g., new or expanded surface parking lot, new outdoor lighting, new parking lot landscaping) <input type="checkbox"/> Floor Plan Modifications (no exterior work, for business license renewal)

CHANGE OF OWNER OR BUSINESS NAME	
Do you have a current use permit on file? (If so, the business name on file must match the current business name.)	<input type="checkbox"/> Yes Permit Number: _____ Business Name on File: _____ <input type="checkbox"/> No (Please fill out the business name information below to apply for a new use permit.)
A separate use permit application is not required for change of owner or for change of business name only.	<input type="checkbox"/> New Business Name: _____ <input type="checkbox"/> Current Use(s): _____ <input type="checkbox"/> Number of Bicycle and Vehicle Parking Spaces Provided: _____ <input type="checkbox"/> Gross Floor Area of Current Use: _____

APPLICANT (BUSINESS OWNER)/AGENT CONTACT INFORMATION (IF NOT PROPERTY OWNER)			
Applicant as described in DZC 12.3.3.1 or FC 59-2 (189)	Business Name:		
	Name (Last, First):		Phone:
	Address:		Email:
	City:	State:	Zip:
Agent (if different from applicant)	Business Name:		
	Name (Last, First):		Phone:
	Address:		Email:
	City:	State:	Zip:



PROPOSAL (MAY ALSO BE PROVIDED ON SITE PLAN OR SUBMIT A SEPARATE SHEET)

Provide a detailed description of the full scope, including use(s), and gross floor areas of your project in a narrative below or attached.
Will a ZPIN or ZPSE be required, refer to the *Use and Required Minimum Parking* table found in DZC Articles 3-9 (typically related to care facilities, industrial uses, unlisted home occupations, and outdoor eating/serving areas)

Uses to Remain (include gross floor area and indicate if they are enclosed or unenclosed):

Business Name:

Zone Lot Size:	# Existing Structures:	# Structures To Remain:	# Proposed Structures:
Proposed Building Height (Stories):	Proposed Building Height (Feet):		
Transparency Provided (Primary Street):	Transparency Provided (Side Street):		
Standard Parking Spaces Required:	Standard Parking Spaces Provided:		
Compact Parking Spaces Required:	Compact Parking Spaces Provided:		
Accessible Parking Spaces Required:	Accessible Parking Spaces Provided:		
Total Parking Spaces Required:	Total Parking Spaces Provided:		
Bicycle Parking Spaces Required:	Bicycle Parking Spaces Provided:		

SIGNATURES REQUIRED

This project or the applicant accepts full responsibility for compliance with all Denver zoning codes and all other city regulations as applicable. A zoning permit for use or construction will automatically expire 180 days from issue date unless a building permit is issued or the permitted use is legally established. Zoning inspections may be required before occupancy is permitted.

By my signature, I attest to the best of my knowledge and belief that the information stated in this application and in all supporting plans and documents is true and consistent with the standards and limitations of the City and County of Denver.

Signature (Owner or Authorized Agent): _____

Full Name (Print): _____ Date: _____

Visit www.denvergov.org/ds for permit counter hours and information on special zoning processes.

The applicant is responsible for submitting accurate plans that document compliance with all zoning code regulations. Plans must meet the minimum requirements as outlined in the individual guides. The zoning reviewer may request additional information when it is necessary to evaluate an application for compliance with code regulations. It is recommended that plan submittals be completed by a qualified design professional. Visit www.denvergov.org/commercialzoning to view illustrations of sample plans.



Supplemental Zoning Permit Application

Please complete this supplemental application if you plan to make marijuana-infused products or perform marijuana extraction. A general zoning permit application (page 3) is also required.

SUBJECT PROPERTY/ZONE LOT
Property Address:

MARIJUANA EXTRACTION
Will your business be conducting marijuana extraction on the premises? <input type="checkbox"/> Yes (If yes, please complete below.) <input type="checkbox"/> No (Proceed to the Excise and Licenses portion at the bottom of this form.)
<i>Note: If you answer no, please be advised that if you wish to conduct marijuana extraction in the future, you will need to apply for additional zoning, building, fire, and business licensing approvals prior to conducting any marijuana extractions.</i>

PROPOSAL		
The floor plans submitted as part of the zoning use permit request should clearly mark the area(s) and list the square footages where any step in the extraction process will occur, including storage space for equipment, chemicals or other materials used in the extraction process (e.g., plant clippings) or storage space for waste and byproducts (collectively, these areas are the gross floor area of the extraction process). If outdoor storage is requested, show on a site plan.		
Type of Extraction:	Gross Floor Area:	Note: If your business will be conducting alcohol- or ethanol-based extraction, please indicate if the extraction process will apply heat from a fuel-fired or electrified source and the amount, in ounces, of alcohol or ethanol that will be used during each extraction process.
Water-based extraction		
Food-based extraction		
Solvent-based extraction <i>Indicate all solvents being used, including alcohol and</i>		
Is the solvent-based extraction process identified on the floor plans more than 3,000 square feet? <input type="checkbox"/> Yes <input type="checkbox"/> No		

What specifically will your business do with the marijuana concentrate extracted on the premises? Check all that apply.

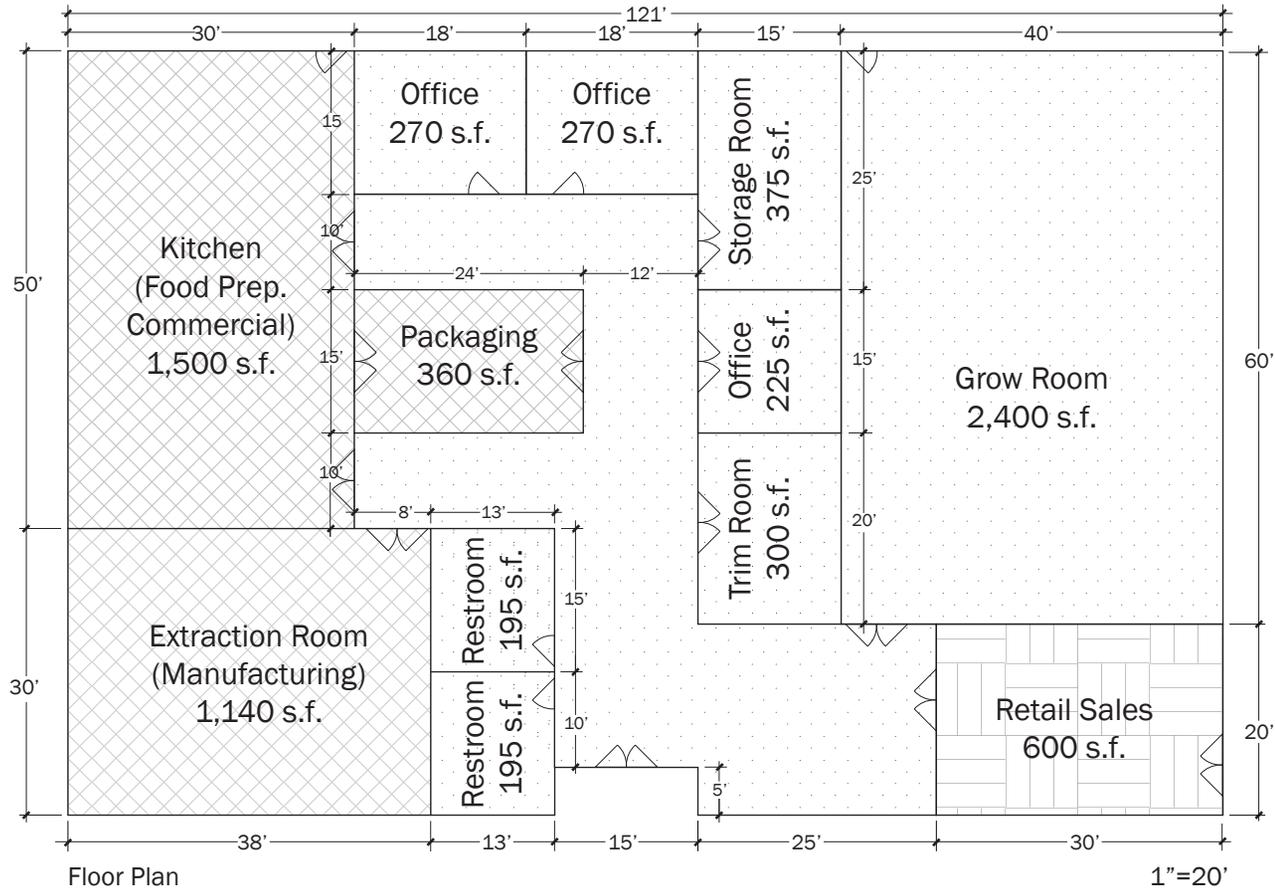
TYPE OF LICENSE APPLIED FOR OR HELD FROM EXCISE AND LICENSES (CHECK ALL THAT APPLY)
<input type="checkbox"/> Medical or Retail Marijuana-Infused Product Manufacturer (MIP)
<input type="checkbox"/> Medical or Retail Cultivation Facility (CF)

Please use the back for any additional comments or issues/questions you would like to discuss with city staff. Additional permits may be required. Refer to the Marijuana Businesses project guide (#UP-02) or the General Commercial Zoning Permitting Guide available at www.denvergov.org/commercialzoning for more information.



ADDITIONAL COMMENTS OR ISSUES/QUESTIONS YOU WOULD LIKE TO DISCUSS WITH CITY STAFF

A large, empty rectangular box with a thin black border, intended for providing additional comments or questions to city staff.



Floor Plan Requirements:

- Drawing must be complete and accurate. Plans prepared by a design professional are preferred; however, stamped plans are not required for zoning submittals.
- Must be drawn to a commonly recognized scale. Scale must be included on the plan(s). Drawings that are subsequently reduced/scanned and cannot be verified for dimensions will be rejected. The total gross floor area of the proposed use stated on the application must match the dimensions shown on the submitted floor plans. Any discrepancies must be corrected prior to the issuance of the requested permit.
- Dimension all floors of the proposed project including the roof if work is being proposed on the roof (e.g., new rooftop mechanical equipment).
- Label all areas with existing/proposed use or activity and Gross Floor Area (G.F.A.) as defined by the Denver Zoning Code (DZC), Sec. 13.3-11 / Former Chapter 59 (FC 59), Sec. 59-2 (131).
- Identify all points of pedestrian and vehicular access to the structure.
- Provide a legend with zone district, primary use(s), accessory use(s) as applicable, and gross floor area by permitted zoning use and floor (see below).
- Title block with business name, site address, applicant name, and date.

Required Zoning Floor Plan Information

Zone District	I-A
Primary Use(s)	Plant Husbandry/General Manufacturing
Building Form Used	General
Gross Floor Area by Use and Floor (S.F.):	
Plant Husbandry	6,605
General Manufacturing	3,000
Retail Sales	600



TENANT BUSINESS NAME
SITE ADDRESS
APPLICANT NAME
DATE