

**BY AUTHORITY**

ORDINANCE NO.  
SERIES OF 2023

COUNCIL BILL NO. CB23-xxxx  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance amending the Denver Zoning Code, concerning accessory dwelling units.**

**WHEREAS** [to be inserted]

**NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

**Section 1.** [to be inserted]

**Section 2.** That section 59-2, D.R.M.C. concerning Former Chapter 59 is amended by adding new paragraphs (c)(x)-(x) to read as follows:

**Sec. 59-2. – Former chapter 59.**

(c) No changes shall be enacted to the provisions of the former chapter 59 after June 25, 2010; however, regulation of lands retaining their zoning designation under the former chapter 59 shall incorporate the following requirements of the Denver Zoning Code:

(x) The maximum gross floor area of an attached accessory dwelling unit permitted in former chapter 59 is the same as the applicable maximum gross floor area for an attached accessory dwelling unit of a primary single unit dwelling use in a Denver Zoning Code multi-residential zone district.

(x) The maximum gross floor area of a detached accessory dwelling unit permitted in former chapter 59 is the same as the applicable maximum gross floor area for a detached accessory dwelling unit of a primary single unit dwelling use in a Denver Zoning Code multi-residential zone district.

(x) The maximum building footprint of a detached accessory dwelling unit permitted in former chapter 59 is the same as the maximum building footprint allowed for a detached accessory dwelling unit on a zone lot greater than 7,000

1 square feet in a Denver Zoning Code zone district.

2 (x) The limits on occupancy of an accessory dwelling unit permitted in former  
3 chapter 59 is the same as any applicable limits on occupancy for an accessory  
4 dwelling unit in the Denver Zoning Code.

5 (x) Roof and exterior wall materials of an accessory dwelling unit permitted in  
6 former chapter 59 is the same as any applicable roof and exterior wall materials  
7 for an accessory dwelling unit in the Denver Zoning Code.

8 **REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

DRAFT

1 COMMITTEE APPROVAL DATE: [to be filled in]

2 MAYOR-COUNCIL DATE: [to be filled in]

3 PASSED BY THE COUNCIL: \_\_\_\_\_,

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_,

6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_,

10 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: [to be filled in]

11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the  
12 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
14 3.2.6 of the Charter.

15  
16 Kerry Tipper, Denver City Attorney

17  
18 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_,

