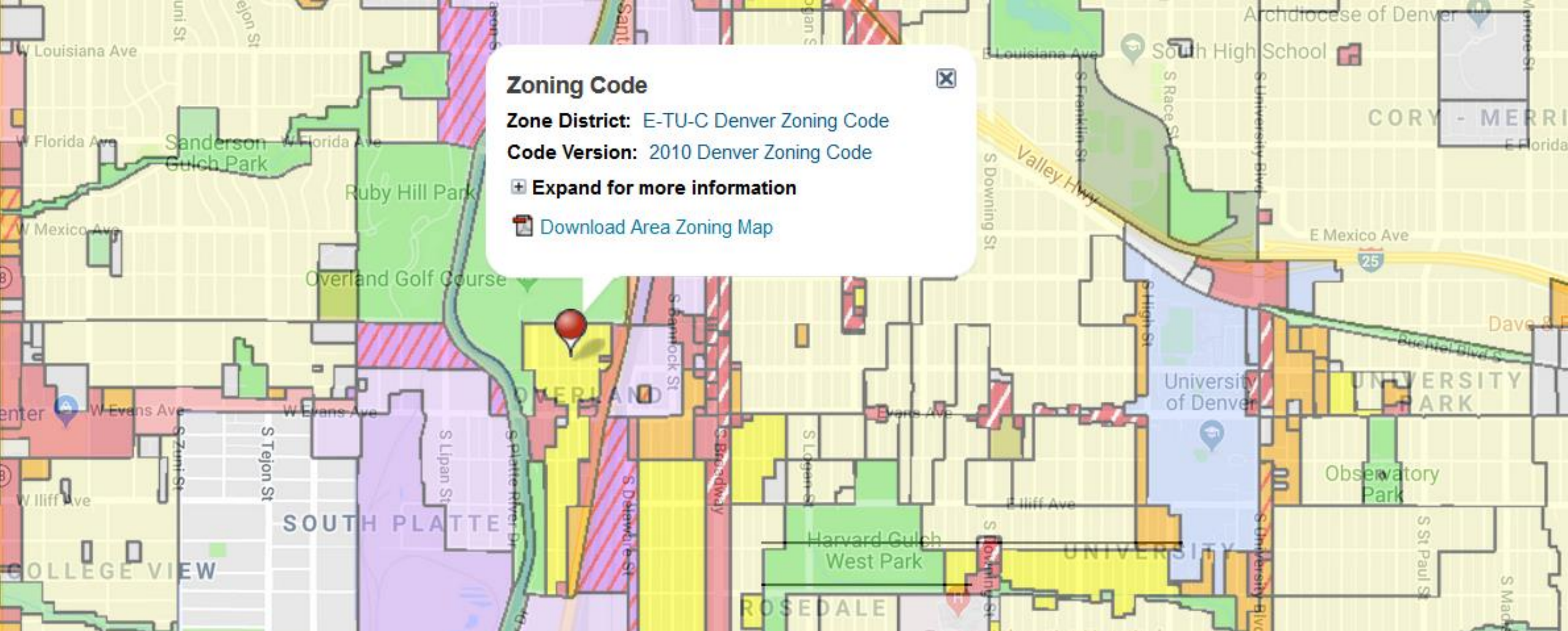




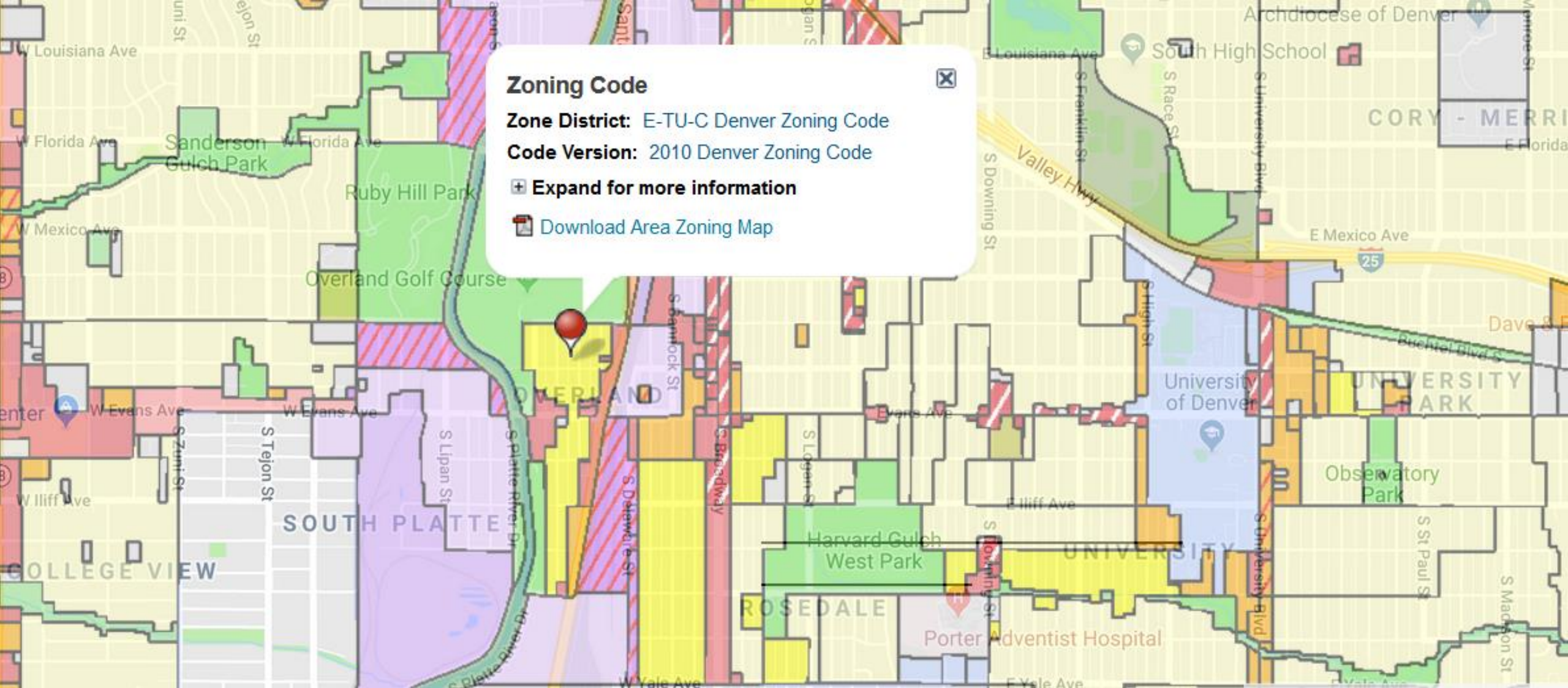
What is Zoning

*AND HOW CAN I GET INVOLVED?



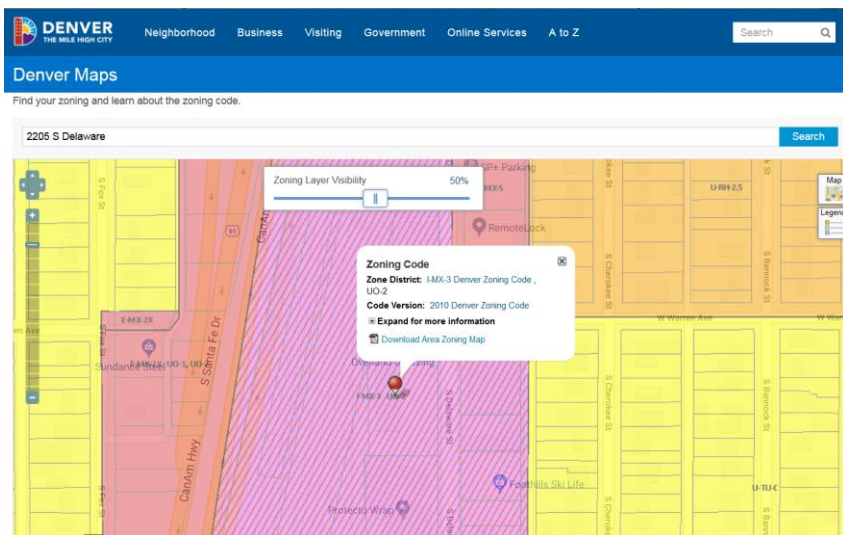
First, what is Zoning?





Zoning is a tool used by local governments to regulate the uses and/or development forms of land.





INDUSTRIAL CONTEXT (I-)

I-MX-3

Industrial - **Mixed Use** - **3** stories
maximum height

Denver Zoning is a bit more complicated

NOT JUST RESIDENTIAL, INDUSTRIAL,
OR COMMERCIAL.



1 - Neighborhood Context	2 - Dominant Building Form and Character	3 - Minimum Zone Lot Size or Maximum Building Height	4 - Special Purpose
<p>C = Urban Center</p> <p>CO = Overlay District</p> <p>CMP = Campus</p> <p>D = Downtown</p> <p>DO = Overlay District</p> <p>E = Urban Edge</p> <p>G = General Urban</p> <p>I = Industrial</p> <p>M = Master Planned</p> <p>OS = Open Space</p> <p>S = Suburban</p> <p>U = Urban</p> <p>UO = Overlay District</p>	<p>CC = Commercial Corridor</p> <p>MS = Main Street</p> <p>MU = Multi Unit</p> <p>MX = Mixed Use</p> <p>RH = Row House</p> <p>RO = Residential Office</p> <p>RX = Residential Mixed Use</p> <p>SU = Single Unit</p> <p>TU = Two Unit</p> <p>TH = Town House</p>	<p>Square footage:</p> <ul style="list-style-type: none"> A = 3,000 B = 4,500 C = 5,500 D = 6,000 E = 7,000 F = 8,500 G = 9,000 H = 10,000 I = 12,000 <p>Height:</p> <ul style="list-style-type: none"> 2 = 2 stories 2.5 = 2.5 stories 3 = 3 stories 5 = 5 stories 8 = 8 stories 12 = 12 stories 16 = 16 stories 20 = 20 stories 	<p>1 = Accessory dwelling units allowed throughout (e.g., U-SU-C1)</p> <p>2 = Accessory dwelling unit and duplexes allowed on certain corners (e.g., U-SU-C2)</p> <p>x = Special provisions tailored to that zone district (e.g., U-SU-Dx)</p>

How to read Denver's Zoning Code



Rezoning - Map Amendments

Rezoning is a public process, culminating in a decision by the Denver City Council, that changes the rules for land use and types of buildings permitted on a given property by changing its zone district. Because the process amends the city's official zoning map, a rezoning is also referred to as a "map amendment."

Rezoning can take from four to six months or more after an application is submitted, depending on the complexity of the case, and involves public hearings before the Planning Board and City Council.

Rezoning is not changing the use of a property. For a change of use, if the intended use is already allowed under the existing zone district, a zoning permit may suffice. If you have a question about a property's current zoning, contact the zoning team at zoningreview@denvergov.org.

REZONING - If a land owner wants to change their zoning, to allow for things like taller buildings, or smaller lots etc, they can apply and go through a process. (This does not change the use)



The Rezoning Process



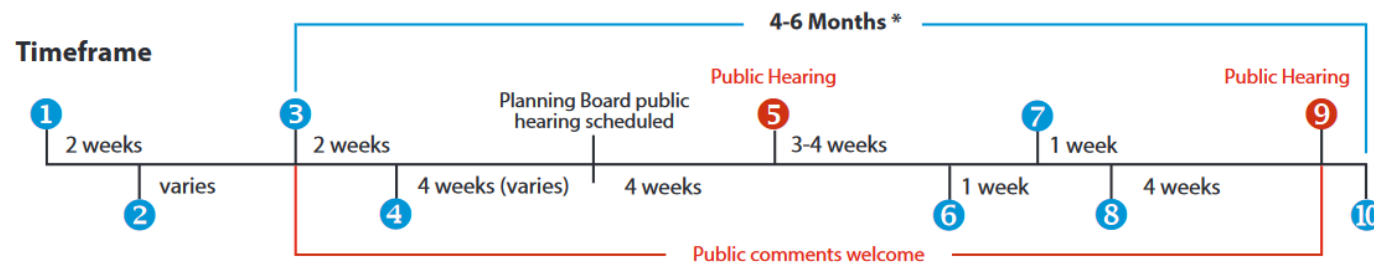
COMMUNITY PLANNING & DEVELOPMENT

REZONING GUIDE

Page 2 of 7

REZONING - Process

An overview of a typical rezoning process.



1. Pre-application Review
2. Public Outreach
3. Submission of Application
4. City Review
5. Planning Board Public Hearing
6. City Council's Land Use, Transportation and Infrastructure Committee Meeting
7. Mayor-Council Meeting
8. City Council First Reading
9. City Council Public Hearing
10. Next Steps (if approved goes into effect)



Public Outreach and Public Comment are an essential part of the process!

2. Public outreach

Rezoning applicants are encouraged to discuss potential plans with the relevant [registered neighborhood organizations](#) (RNOs), the City Council member that represents the district, the at-large City Council members, and any other interested parties.





IS THE REZONING
CONSISTENT
WITH COMPLETED PLANS?



DOES THE REZONING
FURTHER PUBLIC HEALTH,
SAFETY AND WELFARE?



ARE THERE
CIRCUMSTANCES THAT
JUSTIFY THE REZONING?



IS THE REZONING
CONSISTENT WITH THE
NEIGHBORHOOD
CONTEXT?



DOES THE REZONING
ALIGN WITH THE ZONE
DISTRICT'S PURPOSE AND
INTENT?



WOULD IT RESULT IN
CONSISTENT REGULATIONS
FOR EACH PROPERTY WITH
THE SAME ZONING
DESIGNATION CITYWIDE?

What is the City Looking for in a Rezoning?



Where can I find out about Rezoning?

Within 10 days of receiving a completed application, the City posts the application online on the Proposed Rezoning page and notifies property owners within 200 feet of the proposed rezoning and surrounding registered neighborhood organizations.

Community Planning and Development / Zoning / Proposed Rezoning

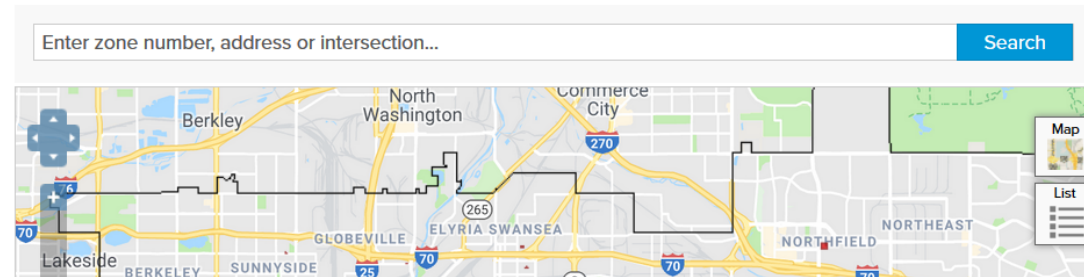
Proposed Rezoning

Rezoning is a public process, culminating in a decision by the Denver City Council, that changes the rules for land use and types of buildings permitted on a given property by changing its zone district. Because the process amends the city's official zoning map, a rezoning is also referred to as a "map amendment." Visit the [Rezoning - Map Amendments](#) page for an overview of the rezoning process.

Below are all current proposed rezonings on a map of the city and listed in alphabetical order by street name (directional prefixes not included). Use the map to search for rezonings, see column at right for direct links to specific listings or scroll down to browse. Details of amendments are subject to change. Until an amendment is adopted as an ordinance by Denver City Council, applications and staff reports are for informational purposes only and may be updated without notice. Amended versions will replace older versions on the website as they become available.

Proposed Zone Map Amendments (Rezoning)

Proposed Zone Maps Amendments in the City and County of Denver.



Current Rezoning at a Glance

Click on a link below to go to the full listing.

- [3429 W 3rd Ave: 2016I-00126](#)
- [1901 7th St: 2018I-000131](#)
- [2929 W 10th Ave: 2016I-00068](#)
- [805 W 38th Ave: 2018I-00075](#)
- [2535 E 40th Ave: 2018I-00072](#)
- [1845 W 46th Ave: 2018I-00082](#)
- [3411 Albion St: 2018I-00065](#)
- [4201 E Arkansas Ave: 2017I-00192](#)
- [2280 S Bannock St: 2018I-00105](#)
- [4650 & 4698 Central Park Blvd: 2018I-00087](#)
- [2101, 2119 & 2125 S Cherokee St: 2017I-00146](#)
- [3610 & 3612 Clay St: 2017I-00141](#)
- [7900 E Colfax Ave: 2018I-00091](#)
- [8315 E Colfax Ave & 1500 Valentia St: 2018I-00018](#)
- [10 S Colorado Blvd: 2017I-00149](#)
- [4201 Delaware St: 2018I-00077](#)
- [3600 block of Downing, bounded by Downing 37th Ave, Marion St, and 36th Ave, and including vacated portions of Lawrence St & including vacated portions of Lawrence St south of 36th Ave: 2018I-00127](#)



Community Planning and Development

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Landmark Preservation

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News

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Planning Board

The Denver Planning Board advises the mayor and Denver City Council on land use matters including planning and zoning. The 11-member board reviews and makes recommendations on rezoning requests, plans, certain district design standards and guidelines, view planes and other land use rules and regulations.

Meeting Information

- **Time and date:** 3 p.m., the first and third Wednesday of every month.
- **Location:** Parr-Widener Community Room (#389), City and County Building, 1437 Bannock St. Meetings are also broadcast live on Denver's Channel 8 and online at www.Denver8.TV.
- **Overflow seating:** If necessary, the Council Committee Room (#391) of the City and County Building, next door to Parr-Widener, will have a television broadcasting the meeting.
- **Accessibility:** If you need a sign language interpreter or CART Services, contact SignLanguageServices@denvergov.org at least

Stay Connected

[» Watch meetings live](#)[» Submit comments](#)[» Contact the board](#)

About the Board

The Denver Planning Board is established through the [Denver Revised Municipal Code](#),

Where do I submit comments?



Contact the Planning Board

Anyone may submit written comments and/or speak in person on any items that come before the [Denver Planning Board](#). These may include [proposed map amendments \(rezonings\)](#) or [text amendments](#) to the Denver Zoning Code, and [plans](#).

How to Submit Comments for a Public Hearing

- **Email comments to the case manager:** The name and email address of each case manager are listed under the specific case in the [proposed rezonings](#) page, the [text amendments](#) page, or the appropriate plan page (see [Plans in Progress](#)). Comments on rezonings may also be sent to rezoning@denvergov.org.
- **Send comments by mail to:**
ATTN: Case manager
Planning Services
Community Planning and Development
201 W. Colfax Avenue, Dept 205
Denver, CO 80202

In your message, please identify the rezoning case, text amendment or plan you are addressing.

Where do I submit comments?





The Limitations of Zoning

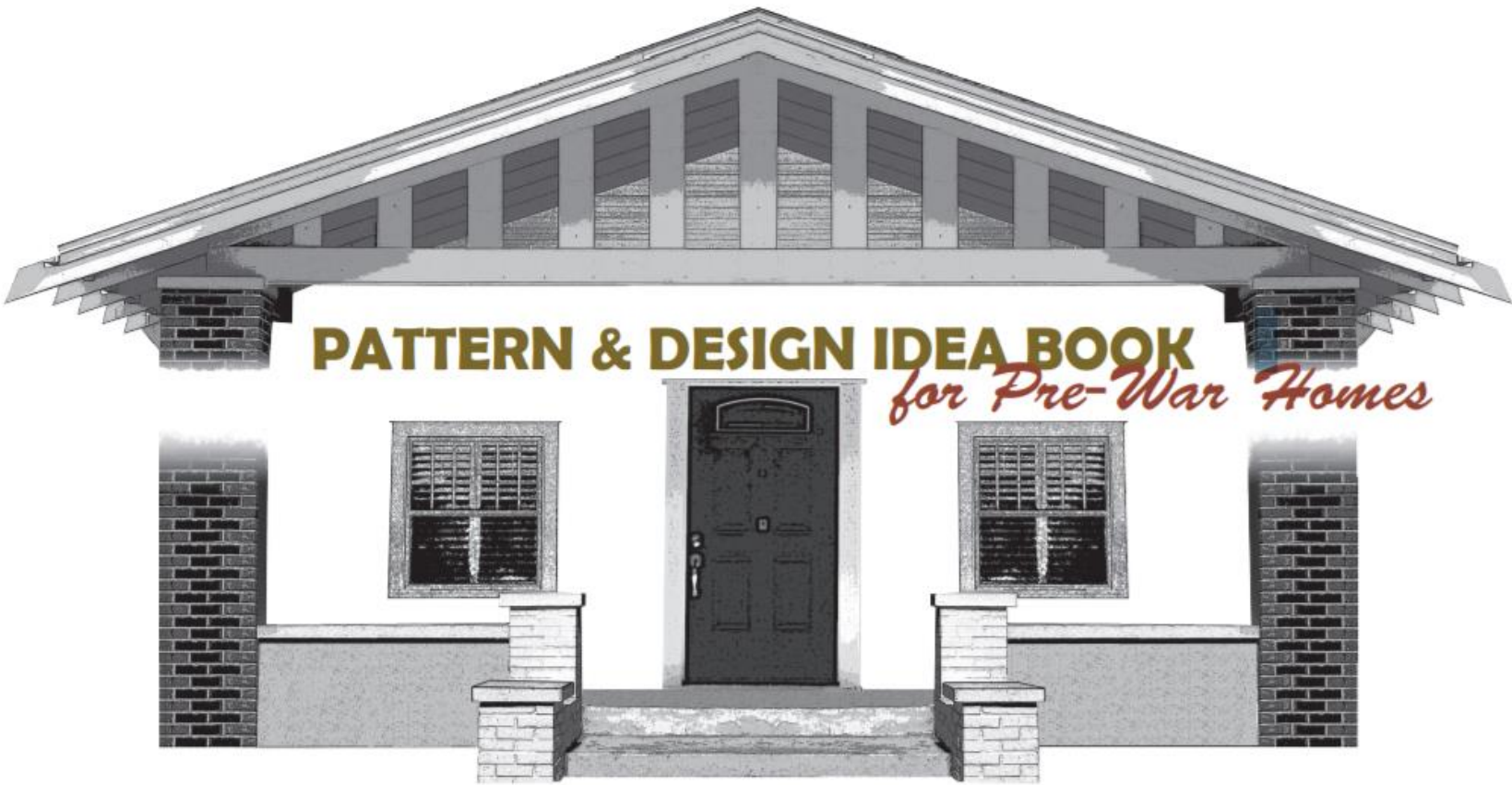


Other ways of making your voice heard



- Talk to your neighbors when you notice they are going to build. Have a civil conversation and encourage them to talk with the neighborhood and reach out to their neighbors to get input.
- Work to create and implement Design Standards and Guidelines, or a Pattern and Design Idea Book for the Neighborhood.
- Start working with the City to help them make good decisions by letting them know what we want (examples to follow).





FEATURING HOMES IN THE RENO PARK & STOCKE-WALTER SUBDIVISIONS OF ARVADA, COLORADO

Table of Contents

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Exterior Expansion.....

Bungalow

Interior Remodel.....
Exterior Expansion.....
“Pop Top” Addition.....

TIPS TO KEEP IN MIND.....
BIBLIOGRAPHY.....

Examples



Neighborhood Toolkits

The [Neighborhood Planning Initiative Strategic Plan](#) (PDF) sets out a framework to provide an area plan for every neighborhood in Denver in 10 to 14 years, with three areas of the city undergoing a planning process at a time. As the initiative makes its way through the city, neighborhoods that want to get a head start on the planning process can lay the groundwork by taking advantage of the resources below.

These toolkits provide ways to connect to existing city resources as well as self-guided activities, some of which are intended for groups or organizations. None of the activities are required for a successful planning process, and completing the activities won't mean your neighborhood will be scheduled for a plan sooner. The activities will help you begin to think about your neighborhood and its strengths and weaknesses and help you to identify and articulate your ideas and priorities before planning begins. Completing these activities will also provide insight into the area's opportunities and issues and what community members envision, all of which can inform a neighborhood plan.



Learn More

Existing Resources for your Neighborhood	+	Get Organized	+
Planning 101	+	Create a Photo Vision Book	+
Denver 311	+	Collect an Oral/Visual History	+
PocketGov	+	Host a Community Discussion	+

Take Action

Submit your Findings/Ideas

If you or your organization have completed any of the "Take Action" items and would like to submit your information to city planners ahead of the start of the planning process in your neighborhood, click on the link below to fill out the submission form.

» [Submission Form](#)

Examples



Denverright.

Your Voice. Our Future.



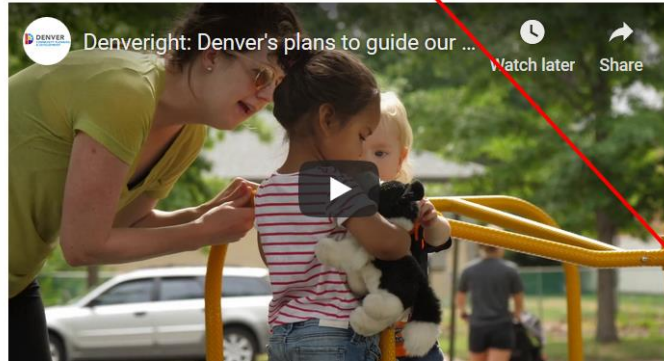
En Español

Comprehensive Plan

Land Use
& Transportation

Parks & Recreation

Denver Moves:
Transit, Pedestrians & Trails



The Future is Here.

Via the city's two-year Denverright outreach and planning effort, input from thousands of Denverites has resulted in plans for a more inclusive, connected and healthy city, for all of us who live here today, as well as our neighbors of tomorrow.

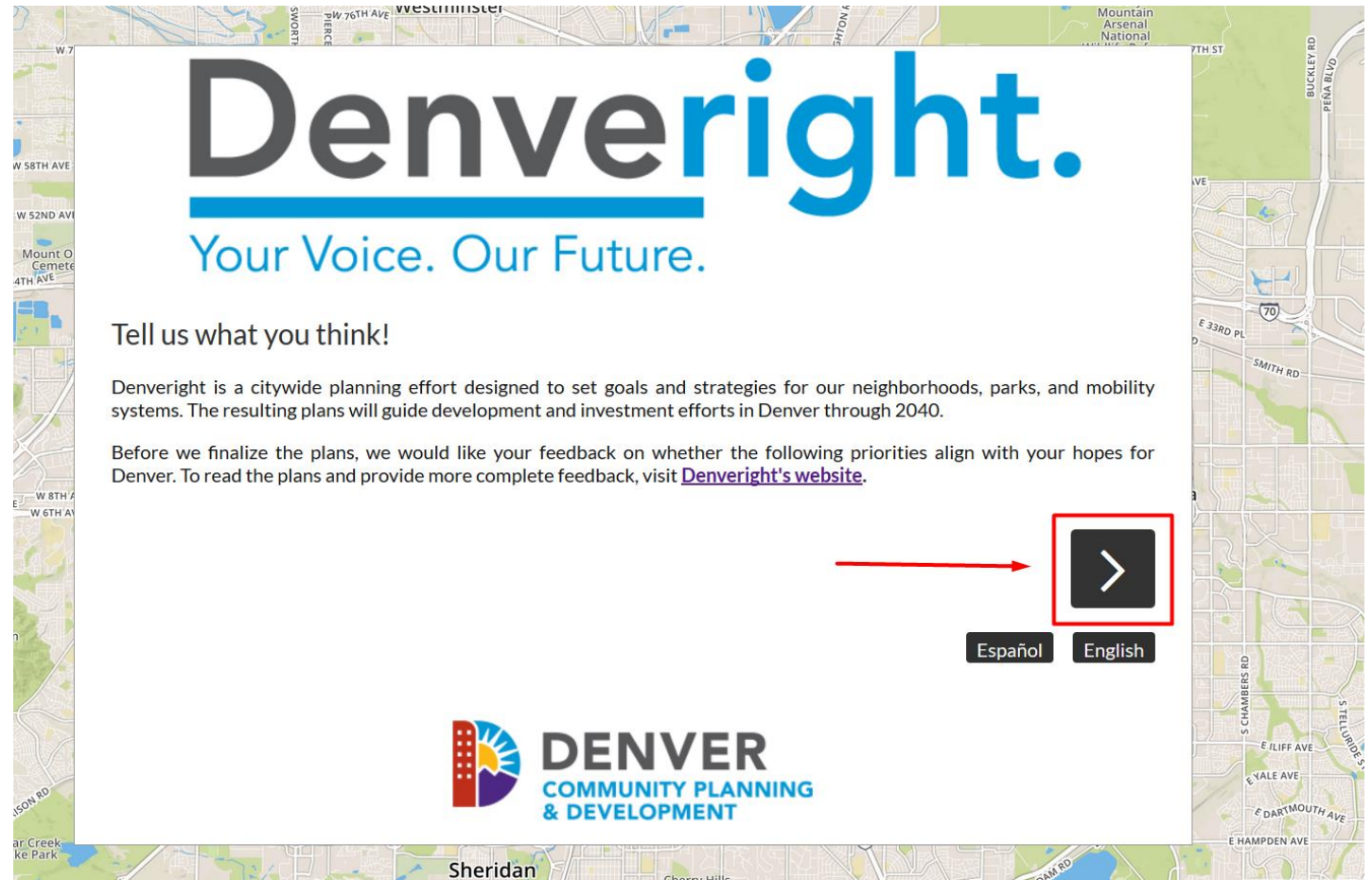
The plans will guide the city's growth, development, parks, mobility options and more over the next 20 years. The plan drafts are available for your review and feedback now.

[Take a 5-minute survey on key concepts](#)

Zoning is not
the only way
to make your
voice heard,
**especially
right now.**



Take the survey!

A banner for the Denverright survey. The background is a map of Denver. The text "Denverright." is in large blue font, with "Your Voice. Our Future." below it. A red arrow points to a black button with a white right arrow. Below the button are "Español" and "English" buttons. The Denver Community Planning & Development logo is at the bottom.



Denverright.

Your Voice. Our Future.


Tell us what you think!

Denverright is a citywide planning effort designed to set goals and strategies for our neighborhoods, parks, and mobility systems. The resulting plans will guide development and investment efforts in Denver through 2040.

Before we finalize the plans, we would like your feedback on whether the following priorities align with your hopes for Denver. To read the plans and provide more complete feedback, visit [Denverright's website](#).

[Español](#) [English](#)

 **DENVER**
COMMUNITY PLANNING
& DEVELOPMENT



The questions
you answer can
help shape
zoning and
planning for the
next 20 years



Neighborhoods Priorities

Please indicate whether you agree or disagree with the following statements:

The City of Denver should...

	Strongly agree	Somewhat agree	Neither agree nor disagree	Somewhat disagree
Create complete neighborhoods with equitable access to housing options, safe public transportation, parks and daily retail needs.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Introduce "missing middle" housing like townhomes and accessory dwelling units (ADUs), where appropriate.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Consider social and economic factors when planning so that solutions can be tailored to each neighborhood's specific needs.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



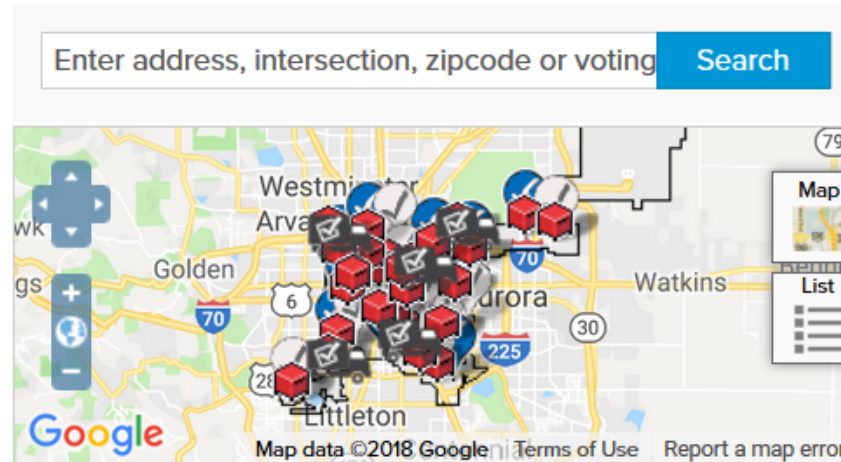
November 2018 General Election Information

[Version en español](#)

How to Vote

- **Get Ready To Vote** - [register to vote](#) & keep your [address up to date](#)
- **Research** - review both TABOR Notices/Bluebooks from the [City & County of Denver](#) as well as the [State of Colorado](#). For more information on candidates and issues you may also reference [Denver Decides](#).
- **Vote By Mail** - ballots began mailing to voters on October 15th, *or*
- **Vote In-Person** - voters may also choose to vote in-person at a Voter Service and Polling Center beginning October 15th

Where to Vote or Drop-Off Your Ballot



[Track your ballot](#)

Also, please remember to vote.



Denver Maps

[Home](#) / [Map](#) / [Where To Vote](#)

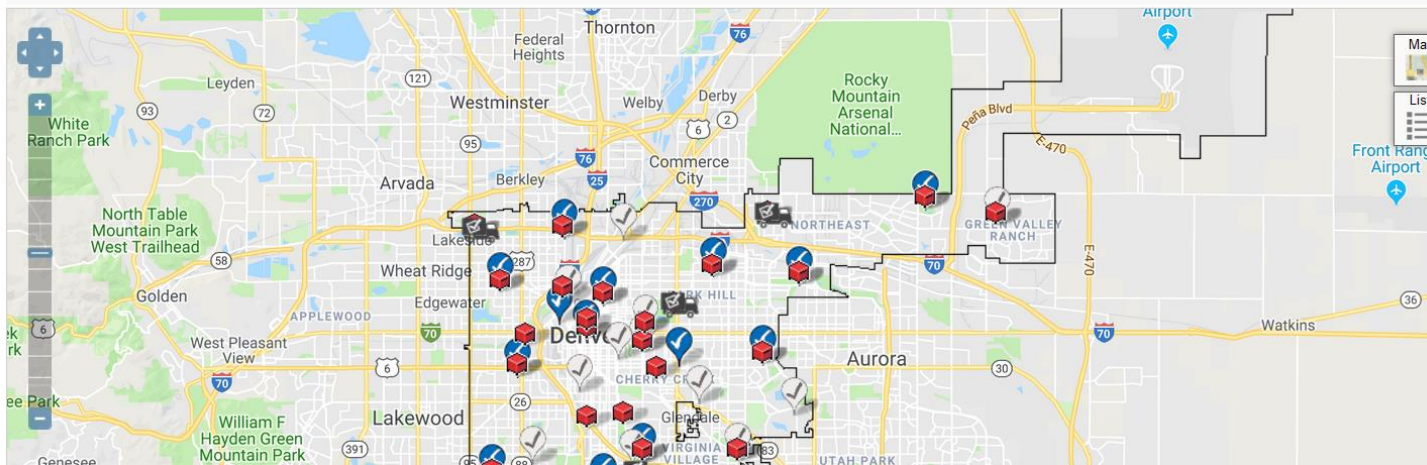
To download map data visit the
[Denver Open Data Catalog](#)

Where To Vote

This map assists voters in locating their nearest Vote Center (including Drive-Through locations), Mobile Vote Center locations, 24-Hour Ballot Drop-Off Boxes and a PDF of their Sample Ballot for the November 6, 2018 General Election. This map does not provide verification of voter registration and is not the official source for voter information. It is the responsibility of all voters to verify their voter registration record at [govotecolorado.com](#). Note: To view the correct Sample Ballot PDF, you MUST enter your residential address.

Enter address, intersection, zipcode or voting location name

Search



Ballots must be received by 7pm on November 6, 2018

*Mail in ballots due
before October 29.*





Thank you!

QUESTIONS?

