



## Denver's Zoning Code Update CALL TO ACT

DMCAR/DMCAB is calling commercial brokers to act as Denver's Zoning Code Update approaches final public hearing. Take action three ways:

1. **Educate yourself on how the Code will change the local commercial industry.**
2. **Provide the Association examples of how the new Code will inhibit economic growth.**
3. **Volunteer to join us at the next (and final) public hearing by the City.**

For more information on how to take action or if you have any questions about the Zoning Code Update please contact Sean Maley, DMCAR/DMCAB Government Affairs Representative at (303) 570-3096 or at [smaley@crlassociates.com](mailto:smaley@crlassociates.com).

### How We Got Here

The mayoral-appointed Zoning Code Task Force has spent the past four-years working on a comprehensive update to Denver's 1956 Zoning Code. In short, the Zoning Code Update is seeking to do the following:

1. Create and adopt a *new form-based and context-sensitive zoning code*; and
2. *Legislatively rezone* the entire city

### Why We Need Commercial Broker Input!

- **New Zoning Requirements:** the new form-based zone districts contain a multitude of new zoning requirements, which are not prevalent in the existing zoning code (i.e. citing, access, transparency, landscaping, screening, entry/door requirements, etc.)
- **Compatibility:** many of the new zone districts and forms mapped along arterials and commercial corridors do not accommodate many commercial realities (i.e. convenience-friendly retail with access from street, consumer-friendly parking, drive-through uses, and buildings not sited on the street)
- **Lack of Commercial Zones:** the Commercial Corridor (C-C) zone district is not mapped in two-thirds of the City's contexts (Urban, General Urban and Urban Center contexts)
- **Non-Conformity:** while the new zoning overlay intends to eliminate many non-conforming uses, it may at the same time, create a large number of non-conforming structures, which needs to be monitored closely and mitigated
- **Economic Development:** all of the above may have significant impacts on economic development, depending on how viable commercial properties are for adaptive re-use, redevelopment, etc.

## Timeline for Code Adoption

In early December, Denver City Council, the Mayor's Office and the Zoning Code Task Force revised the timeline as follows:

January 4, 2010:	Targeted deadline for comments on Draft #3 of the code
January 18, 2010:	Posting of fourth and final draft of the new code
February 17, 2010:	Planning Board Public Hearing
March 10, 2010:	Blueprint Denver City Council Committee
March 16, 2010:	Mayor-Council Meeting
March 18, 2010:	CPD file bill for an ordinance (note: this is the <u>true</u> "finalization" date)
March 22, 2010:	City Council – First Reading/Publication
April 19, 2010:	City Council – Public Hearing/Final Consideration