



## Denver Zoning Code Text Amendment

### Mobile Homes Unit Replacement and DO-8 Design Overlay Update

#### PLANNING BOARD REVIEW DRAFT #1 - 12/28/2022

The Mobile Homes Unit Replacement and DO-8 Design Overlay Update Text Amendment combines two zoning updates. The first would update use limitations applicable to mobile home parks and the second would update the Active Centers and Corridors Design Overlay (DO-8) to allow consistent use of an existing upper-story setback alternative and ensure that street frontages are properly designated to promote street level activity.

#### Mobile Homes Unit Replacement

The Denver Zoning Code currently regulates mobile home parks as a nonconforming use, meaning they should be phased out over time and are not allowed to expand. Specifically, the zoning code prohibits the replacement of mobile home units built before 1976 with newer units certified by the U.S. Department of Housing and Urban Development, since allowing newer units would extend the lifespan of mobile home parks. However, this prohibition on newer units means that several older mobile homes have become unsafe and unlivable, displacing residents. In addition, when a mobile home park is listed for sale, potential buyers interested in continuing to operate the mobile home park have difficulty obtaining financing because of the zoning code's restriction on unit replacement. This is placing pressure on Denver's five existing mobile home parks, which are a source of unsubsidized, naturally occurring affordable housing for many households.

This text amendment proposes to expand the allowance for replacement of units and specifies that replacement units be a maximum of 1 story. This amendment also deletes references to building separation and a permanent foundation as separation will be specified by the current building code and the type of foundation will depend on a soil analysis.

Comments or questions may be submitted to Libby Kaiser, Senior City Planner ([Libby.Kaiser@denvergov.org](mailto:Libby.Kaiser@denvergov.org)).

#### DO-8 Design Overlay Update

Current zoning rules in the Suburban and Urban Center contexts allow buildings that are 5 stories or 70 ft. tall and larger to reduce their upper story setback to 15 ft. when the building is placed right at the front of the lot. The existing DO-8 overlay requires buildings to be placed at a minimum of 2 ft. from the front of the lot. The DO-8 overlay update would allow the 15 ft. upper story setback reduction to apply to these buildings. This amendment to the DO-8 overlay also authorizes the Zoning Administrator, rather than the applicant, to decide which street acts as a main street for a corner lot. This update will allow for building in accordance with adopted plan guidance. Councilmembers Torres and Clark have also requested a rezoning (map amendment) to apply the DO-8 to the Santa Fe Blvd. Corridor between 3rd Ave. and 13th Ave.

Questions may be submitted to Senior City Planner Libbie Adams ([Libbie.Adams@denvergov.org](mailto:Libbie.Adams@denvergov.org))

#### Redline Document Conventions

- Text in red underline is proposed new language.
- Text in ~~red strikethrough~~ is proposed deleted language.
- Text in blue is moved from another location while text in ~~blue strikethrough~~ was deleted from its original location.
- Only pages with changes relevant to this text amendment are included in the review file (with the exception of a few pages inserted for context). You may wish to look at other sections 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 draft. These will be corrected in the final, "clean" version of the text amendment that is filed for adoption by City Council.
- Additionally, please note that coordination will continue throughout the process to ensure constancy of approach and administration with other ongoing text amendments.

#### WRITTEN COMMENTS WILL BE PROVIDED TO THE PLANNING BOARD 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.

In addition to written comments, interested persons and organizations may express their concerns or support to Planning Board at the public hearing. For the latest information on how to participate, please visit: [denvergov.org/planningboard](http://denvergov.org/planningboard)

REQUIRED BUILD-TO ALTERNATIVES							
ZONE DISTRICT	PERMANENT OUTDOOR PATIO SEATING (MAX INCREASE IN BUILD-TO RANGE)	PRIVATE OPEN SPACE (MAX % OF BUILD-TO)	GARDEN WALL (MAX % OF BUILD-TO)	GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)	PERGOLA (MAX % OF BUILD-TO)	ARCADE (MAX % OF BUILD-TO)	COURTYARD (MAX % OF BUILD-TO)
S-MU S-CC S-MS	na	na	25%**	30%**	30%**	100%	na
S-MX	10’*	na	25%**	30%**	30%**	100%	na

\*Permitted increase in the maximum depth of the required build-to range.

\*\*If used in combination with each other, the garden wall, garden wall with covered seating for pedestrians and pergola alternatives may count toward no more than 30% of required build-to.

### 3.3.6.2 Primary Street Upper Story Setback

#### A. Intent

To provide flexibility while maintaining and promoting a pedestrian-scaled primary street.

#### B. Applicability

S-MX-8, S-MX-8A, S-MX-12, S-MX-12A

#### C. Alternative

When the building is placed at ~~0 feet on the Primary Street Zone Lot Line~~ the minimum Primary Street setback, then the Upper Story Setback above 5 stories or 70 feet may be reduced to 15 feet. This alternative only applies to portions of buildings placed at ~~0 feet on the Primary Street Zone Lot Line~~ the minimum Primary Street setback. Therefore, any portions of the building placed beyond ~~0 feet~~ the minimum Primary Street setback shall meet the Primary Street Upper Story Setback stated in the building form table.

### 3.3.6.3 Transparency Alternatives

#### A. Intent

To provide visual interest on building facades, to activate the public street and sidewalk, and enhance the visual quality of the built environment along Street Level facade areas where windows do not provide sufficient transparency.

#### B. Allowance

The following alternatives may be used singularly or in combination as alternatives to a required transparency standard and may count toward required transparency no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.6.3.A.5:

TRANSPARENCY ALTERNATIVES						
ZONE DISTRICT	ZONE LOT LINE DESIGNATION	DISPLAY CASES AND AUTOMATED TELLER MACHINES (MAX)	WALL DESIGN ELEMENTS (MAX)	PERMANENT OUTDOOR EATING / SERVING AREAS (MAX)	PERMANENT ART (MAX)	COMBINATION OF ALTERNATIVES (MAX)
S-MU	Primary Street	40%	50%	60%	40%	80%
	Side Street	40%	50%	80%	40%	80%

- a. An Arcade may contribute to the Street Level Active use requirement for a maximum of 6 feet of the required 15 foot depth.
- 6. The portion of the Street Level building frontage that meets the Street Level active use requirement shall contain at least one window or door that meets the minimum transparency requirement standards in Section 13.1.6.3.A.4.

## SECTION 7.3.6 DESIGN STANDARD ALTERNATIVES

### 7.3.6.1 Required Build-To Alternatives

#### A. Intent

To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades. Additionally, to allow relief for vehicle access when alley access is not feasible per Section 7.3.5.7 in the Town House building form.

#### B. Allowance

The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.8.E:

REQUIRED BUILD-TO ALTERNATIVES									
ZONE DISTRICT	BUILDING FORM	PERMANENT OUTDOOR PATIO SEATING (MAX INCREASE IN BUILD-TO RANGE)	PRIVATE OPEN SPACE (MAX % OF BUILD-TO)	GARDEN WALL (MAX % OF BUILD-TO)	GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)	PERGOLA (MAX % OF BUILD-TO)	ARCADE (MAX % OF BUILD-TO)	COURTYARD (MAX % OF BUILD-TO)	VEHICLE ACCESS (MAX FEET OF BUILD-TO)
C-RX C-MX C-MS	Town House	na	na	na	na	na	na	30%	12 feet
C-RX C-MX	All Others	na	na	25%***	30%***	30%***	100%	100%	na
C-MS	All Others	na	na	25%***	30%***	30%***	100%	na	na
C-CCN	All Others	5'*	100%**	25%***	30%***	30%***	100%	na	

\*Permitted increase in the maximum depth of the required build-to range.

\*\* If used in combination with each other, the permanent outdoor patio seating and private open space alternatives may count toward 100% of required build-to, provided the outdoor patio seating complies with the private open space rule of measurement in Article 13.

\*\*\*If used in combination with each other, the garden wall, garden wall with covered seating for pedestrians and pergola alternatives may count toward no more than 30% of required build-to.

### 7.3.6.2 Primary Street Upper Story Setback

#### A. Intent

To provide flexibility while maintaining and promoting a pedestrian-scaled main street.

#### B. Applicability

C-MS-8, C-MS-12

#### C. Alternative

When the building is placed at ~~0 feet on the Primary Street Zone Lot Line~~ the minimum Primary Street setback, then the Upper Story Setback above 5 stories or 70 feet may be reduced to 15 feet. This alternative only applies to portions of buildings placed at ~~0 feet on the Primary Street Zone Lot Line~~ the minimum Primary Street setback. Therefore, any portions of the building

placed beyond ~~0~~ feet the minimum Primary Street setback shall meet the Primary Street Upper Story Setback stated in the building form table.

**7.3.6.3 Transparency Alternatives**

**A. Intent**

To provide visual interest on building facades, to activate the public street and sidewalk, and enhance the visual quality of the built environment along Street Level facade areas where windows do not provide sufficient transparency.

**B. Allowance**

The following alternatives may be used singularly or in combination as alternatives to a required transparency standard and may count toward required transparency no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.6.3.A.5:

TRANSPARENCY ALTERNATIVES						
ZONE DISTRICT	ZONE LOT LINE DESIGNATION	DISPLAY CASES AND AUTOMATED TELLER MACHINES (MAX)	WALL DESIGN ELEMENTS (MAX)	PERMANENT OUTDOOR EATING / SERVING AREAS (MAX)	PERMANENT ART (MAX)	COMBINATION OF ALTERNATIVES (MAX)
C-RX	Primary Street	40%	50%	60%	40%	80%
	Side Street	40%	50%	80%	40%	80%
C-MX	Primary Street	40%	50%	60%	40%	80%
	Primary Street B	40%	100%, provided the wall design elements are applied to the entirety (100%) of the length of the Street Level wall.	60%	40%	80%*
	Side Street	40%	100%, provided the wall design elements are applied to the entirety (100%) of the length of the Street Level wall.	80%	40%	80%*
C-MS	Primary Street	40%	50%	60%	40%	50%
	Side Street	40%	50%	80%	40%	50%

\*Wall design elements that are applied to the entire length of the Street Level wall may count toward up to 100% of required side street transparency.

**7.3.6.4 Pedestrian Access (Entrance) Alternatives**

**A. Intent**

To provide a clear and obvious, publicly accessible route connecting the Primary Street to the primary uses within the building.

**B. Allowance**

In C-MX and C-RX zone districts, for all building forms except the Town House building form, one of the following may be used as an alternative to a required Entrance, provided that the alternative meets the design standards described in Section 13.1.6.3.B.4:

1. Courtyard or Plaza
2. Covered Walkway

#### 9.4.5.12 Active Centers and Corridors Design Overlay District (DO-8)

##### A. Creation

There is hereby created a design overlay district designated as the Active Centers and Corridors Design Overlay District (DO-8).

##### B. Intent

The intent of the DO-8 Overlay Zone District is to encourage neighborhood mixed-use areas that support nonresidential active uses at the Street Level, promote active pedestrian-oriented building frontages, and provide sufficient space for transitions between the public realm and private residential Dwellings.

##### C. Applicability

The provisions of this DO-8 Overlay Zone District shall apply only to those areas within Residential Mixed Use (RX), Mixed Use (MX), and Main Street (MS) zone districts that are designated with the DO-8 Overlay Zone District on the Official Zone Map.

##### D. Primary Building Form Standards Within Overlay District

###### 1. Intent for Overlay Building Form Standards

- a. To enable greater flexibility for outdoor eating and serving areas and similar exterior uses, increase space for pedestrians, buffer private residential Dwellings from the public realm, and minimize the visibility of Surface Parking areas through the application of new or modified Siting Standards.
- b. To ensure Street Level heights consistent with nonresidential active uses, encourage Street Level windows, and clearly distinguish entries into individual dwelling units with additional features through the application of new or modified Design Element Standards.
- c. To promote activation of the Street and sidewalk with nonresidential active uses at the Street Level of Structures with long street-facing frontages, and locate new Structures containing only Residential Uses on only narrow lots, in districts that allow 3 stories or more of Building Height through the application of new or modified Use Building Form Standards.

###### 2. Applicability

All Primary Structures in the DO-8 Overlay Zone District shall comply with the primary Building Form Standards stated in this Section 9.4.5.12.D.

###### 3. General Standards

Except as modified in this Section 9.4.5.12.D, the district-specific primary Building Form Standards set forth in the Underlying Zone District shall apply.

###### 4. Building Forms Allowed

The Shopfront and Town House primary building forms are the only building forms allowed for Primary Structures within the DO-8 Overlay Zone District.

###### 5. Overlay District-Specific Standards

The district-specific standards of the Underlying Zone District are modified as set forth in the following tables. Additional Building Form Standards that are not listed in the tables below, but which are found in the Underlying Zone District for the applicable building form, still apply.

<b>HEIGHT</b>	<b>DO-8 Overlay District</b>	
	<b>Shopfront Building Form</b>	<b>Town House Building Form</b>
See Underlying Zone District for All Applicable Height Standards		

<b>SITING</b>	<b>DO-8 Overlay District</b>	
	<b>Shopfront Building Form</b>	<b>Town House Building Form</b>
See Underlying Zone District for Additional Applicable Siting Standards Not Listed Below		

<b>ZONE LOT</b>		
Zone Lot Width (min)	na	38'
<b>REQUIRED BUILD-TO</b>		
Primary Street (min/max build-to range)	2'/10' Portion of Structure Subject to a Residential Setback: 7'/15'	See Underlying Zone District
<b>SETBACKS</b>		
Primary Street (min)	2'	See Underlying Zone District
<b>RESIDENTIAL SETBACKS</b>		
Primary and Side Street (min)	7'	na
<b>PARKING</b>		
Surface Parking between Building and Primary Street/Side Street	Not Allowed / Not Allowed	Not Allowed / Not Allowed

<b>DESIGN ELEMENTS</b>	<b>DO-8 Overlay District</b>	
	<b>Shopfront Building Form</b>	<b>Town House Building Form</b>
See Underlying Zone District for Additional Applicable Design Elements Standards Not Listed Below		

<b>BUILDING CONFIGURATION</b>		
Street Level Height (min)	14'	na
<b>STREET LEVEL ACTIVATION</b>		
Transparency Alternatives	See Section 9.4.5.12.F	See Section 9.4.5.12.F
Pedestrian Access	See Underlying Zone District	See Underlying Zone District
Additional Pedestrian Access, Primary and Side Street	Each Street Level Dwelling Unit shall have a Dwelling Unit Entrance with Entry Feature	na

<b>USES</b>	<b>DO-8 Overlay District</b>		
	<b>Shopfront and Town House Building Forms</b>		
See Underlying Zone District for Additional Applicable Uses Standards Not Listed Below			

<b>ACTIVE USES BY ZONE LOT WIDTH</b>	<b>37.5' or less</b>	<b>Greater than 37.5' and up to 50'</b>	<b>Greater than 50'</b>
Street Level Nonresidential Active Uses (min Primary Street % within Build-To min/max range and with Street Level Nonresidential Active Uses)	0% - See Section 9.4.5.12.E	50% - See Section 9.4.5.12.E	75% - See Section 9.4.5.12.E

**E. Supplemental Street Level Nonresidential Active Use Standards**

The following supplemental design standards for Street Level nonresidential active uses in the DO-8 Overlay District shall apply:

- 1. Intent**  
 To promote activity on the street and sidewalk and encourage a vibrant urban environment with ground floor uses accessible to the general public.

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**2. Applicability**

This Section 9.4.5.12.E applies to all Primary Structures in zone districts that allow a maximum Building Height of 3 stories or more that are located on a Zone Lot with a Zone Lot Width greater than 37.5 feet.

**3. Allowance**

- a. Street Level nonresidential active uses shall occupy Street Level floor area for a minimum depth of 15 feet except for the depth of recessed Pedestrian Access features required by the applicable building form table.
- b. Street Level nonresidential active uses include all permitted Primary Uses except the following:
  - i. Dwelling, Single Unit;
  - ii. Dwelling, Two Unit
  - iii. Dwelling, Multi-Unit;
  - iv. Dwelling, Live / Work;
  - v. Automobile Services, Light;
  - vi. Mini-storage Facility; or
  - vii. Wholesale Trade or Storage, Light.
- c. Street Level nonresidential active uses include all permitted Accessory Uses except the following:
  - i. Accessory Uses associated with Primary Uses prohibited by Section 9.4.5.12.E.3.b;
  - ii. Outdoor Storage, General;
  - iii. Outdoor Storage, Limited;
  - iv. Car Wash Bay Accessory to Automobile Services or Hotel Uses;
  - v. Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses; or
  - vi. Off-Street Parking Areas.
- d. The length of any Build-To alternatives shall not apply toward the required percentage of Street Level building frontage that must be occupied by Street Level nonresidential active uses.

**F. Street Level Transparency Alternatives and Exceptions for the DO-8 District**

The following design standard alternatives and exceptions for Street Level transparency in the DO-8 Overlay District shall apply:

**1. Intent**

To provide visual interest on building Facades and enhance the visual quality of the built environment along Street Level Facade areas where windows are not feasible.

**2. Allowance**

Permanent art shall be the only transparency alternative allowed in the DO-8 Overlay Zone District and may count toward no more than 30% of the required transparency on Primary Streets or Side Streets, provided the permanent art meets the requirements stated in Section 13.1.6.3.A.5, Transparency Alternative Requirements.

**G. Determination of Zone Lot Lines for Corner Zone Lots in the DO-8 District**

The following rule of measurement for determination of Zone Lot Lines for Corner Zone Lots in the DO-8 Overlay District shall apply:

**1. Intent**

To authorize the Zoning Administrator to designate Zone Lot Lines in accordance with plan guidance and existing conditions, if applicable, consistent with the overall intent of the DO-8 Overlay Zone District to promote active pedestrian-oriented building frontages.

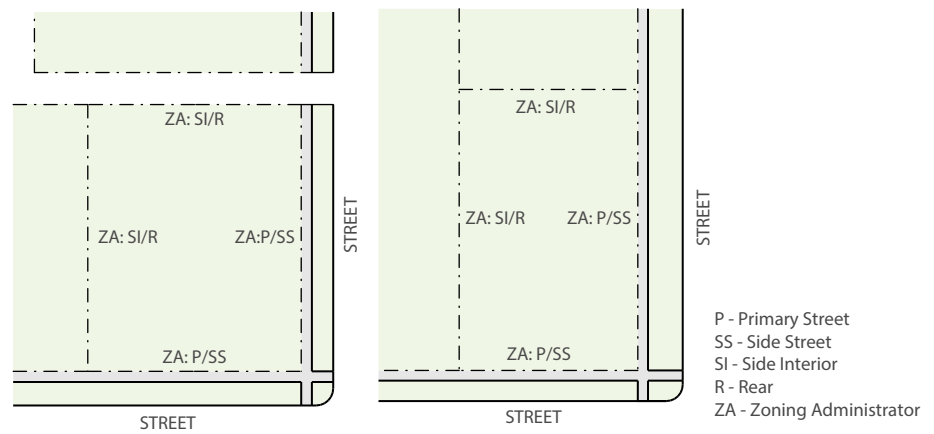
**2. Applicability**

This Section 9.4.5.12.G applies to all Zone Lots with the DO-8 designation.

**3. Rule of Measurement**

For Corner Zone Lots located in all underlying Zone Districts that are designated with the DO-8 Overlay Zone District, the Zoning Administrator shall use the criteria in Section 13.1.5.3.C to designate one or more Primary Street Zone Lot Lines, and shall designate remaining Zone Lot Lines as either Side Street, Side Interior, or Rear Zone Lot Line(s). See Figure 9.1-1.

Figure 9.1-1





**E. Concrete, Asphalt, and Rock Crushing Facility**

A facility in which the principal activity is performed in an open area where concrete, asphalt, rock, brick, cement, or other similar paving or building materials are crushed, ground, pulverized, bought, sold, exchanged, stored, mixed, packed, disassembled, or handled.

**F. Health Care Center**

A facility or institution providing health services.

**G. Noncommercial Concrete Batching Plant**

A facility that produces or processes concrete or asphalt only for use in a particular construction project and only for the duration of that project.

**H. Outdoor Retail Sales**

Retail sale of new or used goods, excluding motor vehicles and firearms, not operated in a Completely Enclosed Structure, and operated as an extension of a primary retail sales use on the same zone lot.

**I. Outdoor Retail Sales - Pedestrian / Transit Mall**

Outdoor retail sales, not operated in a Completely Enclosed Structure, and located within 125 feet of a pedestrian and/or transit mall (e.g. the downtown 16th Street pedestrian mall), including retail sales of articles such as books, artwork, craft work, food, flowers, clothing, newspapers and similar articles. Such retail sales are not required to be operated as an extension of a primary retail sales use on the same or different zone lot.

**J. Outdoor Sales, Seasonal**

The outdoor retail sales of trees, plants, fruits, vegetables, or other similar foods or prepared food products, including incidental sales of customary non-food items, not operated in a Completely Enclosed Structure, and not as an extension of a primary retail sales use on the same zone lot. Seasonal Outdoor Sales may be conducted by a single person or multiple persons on the same Zone Lot.

Seasonal outdoor sales include, but are not limited to, seasonal sales of Christmas trees, seasonal outdoor sales of plants, seasonal outdoor farmers markets, and other seasonal sales of foods, fruits, and vegetables, such as roasted chiles and corn.

**1. Sales of Christmas Trees and Related Holiday Items**

Retail sales of Christmas trees, wreaths, garlands, tree stands, tree care items, and other incidental and customary holiday items.

**2. Sale of Plants or Plant Sales Facilities**

Retail sales of horticultural items including, but not limited to bedding plants, plant containers, seeds, small trees and bushes, and accessories therefor; incidental sales of agricultural chemical and fertilizer products are permitted only if prepackaged.

**3. All Other Types of Temporary Outdoor Sales, Seasonal**

Retail sales of trees, plants, flowers, fruits, vegetables, or other similar foods or prepared food products, including incidental sales of customary non-food items. This use sub-type includes farmers markets, and sales of roasted chiles and corn.

**K. Retail Food Establishment, Mobile**

Readily movable motorized-wheeled vehicle designed and equipped to serve food or towed-wheeled vehicle designed and equipped to serve food. This definition shall not apply to uses which operate for less than 30 consecutive minutes at each separate location.

**L. Temporary Tiny Home Village**

Residential occupancy of multiple relocatable temporary buildings containing only sleeping units, combined with one or more separate buildings containing eating, bathing, toilet and gathering facilities for common use, all located on the same zone lot. Tenancy is typically 30 days or longer. This temporary use does not include ~~Trailer Camp or Court~~ Mobile Home Park as defined in the Zoning Code.

## DIVISION 12.7 NONCONFORMING USES

### SECTION 12.7.1 INTENT

The creation in this Division of the legal status of "nonconforming use" assures that land uses no longer permitted in a zone district are strictly limited in their right to continue, expand, or enlarge. Such nonconforming land uses are presumed to be incompatible with permitted uses in the zone district, typically because the nature or scale of the nonconforming use's operation create adverse impacts on surrounding properties or the character of the surrounding neighborhood context. Accordingly, the provisions in this Division 12.7 encourage nonconforming uses, over time, to terminate or relocate to a zone district where they are permitted.

### SECTION 12.7.2 APPLICABILITY

- 12.7.2.1 Division 12.7 applies to all nonconforming uses. For purposes of this Code, "nonconforming use" means any use which, at the time the use was first permitted or initiated, was lawfully operated, and has since that time been continuously lawfully operated, but which use is not a "conforming use" as defined in this Code and is not a "compliant use" as defined in this Code.
- 12.7.2.2 Nonconforming outdoor general advertising devices (billboards) and other nonconforming signs shall be subject to the nonconforming sign provisions in Division 12.9 of this Article instead of the nonconforming use standards stated in this Division 12.7.

### SECTION 12.7.3 LIMITED CONTINUANCE OF NONCONFORMING USES ALLOWED

#### 12.7.3.1 General Allowance and Limitation on Expansion

- A. ~~This Section 12.7.3.1 shall not apply to a Nonconforming Mobile Home Park. See Section 12.7.3.2.~~
- B. Provided it continues to comply with all provisions of this Section, any ~~nonconforming use-Nonconforming Use~~ may be continued in operation on the same ~~zone lot-Zone Lot~~ and on the same floor area in a ~~structure-Structure~~ that was occupied by the ~~nonconforming use-Nonconforming Use~~ on the date the use first became a ~~nonconforming use-Nonconforming Use~~.
- C. Except as authorized in Section 12.7.3.23 below, the ~~zone lot-Zone Lot~~ or the floor area in a ~~structure-Structure~~ devoted to the operation and maintenance of a ~~nonconforming use-Nonconforming Use~~ shall not be increased.
- D. The continuance authorized hereunder shall not be construed to permit an increase in the number of dwelling units, a reduction of the ratio of ~~zone lot-Zone Lot~~ area to the number of ~~dwelling units-Dwelling Units~~, or a change in any aspect or the character of the ~~nonconforming use-Nonconforming Use~~ that increases the amount, extent, or degree of nonconformity. This subsection shall not be construed to prohibit changes in the ~~nonconforming use-Nonconforming Use~~ that result in a decrease in the amount, extent or degree of nonconformity (e.g., a reduction in the floor area of the ~~nonconforming use-Nonconforming Use~~ that results in a decrease in the amount of parking required).
- E. ~~Limitations on Continuance of a Nonconforming Trailer Camp or Court (Mobile Home Park) Uses~~

#### 12.7.3.2 Continuance of a Nonconforming Mobile Home Park Use

- A. **Intent**  
The intent of Section 12.7.3.2 is to allow for limited replacement of an individual Mobile Home located in a nonconforming Mobile Home Park.

**B. Applicability**

Section 12.7.3.2 applies to nonconforming Mobile Home Parks.

**C. General Allowance and Limitation on Expansion**

Provided it continues to comply with all provisions of this Section 12.7.3.2, any nonconforming use Mobile Home Park may be continued in operation continue to operate on the same zone lot and on the same floor area in a structure that was occupied by the nonconforming use Nonconforming Use on the date the use first became a nonconforming use Nonconforming Use. Except as authorized in Section 12.7.3.2 below, the zone lot or the floor area in a structure devoted to the operation and maintenance of a nonconforming use shall not be increased.

**D. Prohibited Expansion**

A nonconforming ~~mobile home park~~ Mobile Home Park may continue subject to the provisions of this Section 12.7.3.2, except that any one of the following actions shall be considered a prohibited expansion of the ~~nonconforming use~~ Nonconforming Use and shall subject the use to the termination provisions in Section 12.7.7 below:

1. An increase in the Area of the Zone Lot zone lot or the floor area in a structure devoted to the operation and maintenance of a nonconforming use Mobile Home Park. shall not be increased.
2. An increase in the total number of individual Trailers or mobile homes Mobile Homes sited within the nonconforming camp, court or park Mobile Home Park.

**E. Zoning Permit Required for Mobile Home Replacement**

Replacement of an individual ~~Trailer or mobile home~~ Mobile Home may be allowed only if the Zoning Administrator first approves a zoning permit for the replacement structure subject to the following standards:

1. The replacement structure may be a Mobile Home constructed prior to the creation of the Manufactured Home Construction and Safety Standards or a manufactured home constructed under the Manufactured Home Construction and Safety Standards.
2. The replacement structure shall not exceed 1 story in height.
3. An increase in the total number of individual trailers or mobile homes sited within the nonconforming camp, court or park.
4. A reduction in an existing separation of less than 10 feet between individual trailers, mobile homes, or manufactured homes
5. Replacement of an individual trailer or mobile home with a manufactured home, regardless of size, if the manufactured home is constructed in compliance with U.S. Housing and Urban Development (HUD) standards and is labeled as HUD compliant. Replacement of an individual trailer or mobile home with a trailer or mobile home of substantially similar construction and size (not including HUD-labeled and HUD-compliant manufactured homes) may be permitted only if the Zoning Administrator first approves a zoning permit for the replacement trailer or mobile home;
6. Replacement of an individual trailer or mobile home with a trailer, mobile home, or other manufactured or modular home that is placed on a permanent foundation (the use of tie-downs or ground anchors only is not considered a "permanent foundation").

**Mixed Use Commercial Zone District:** All of the following zone districts:

1. All CC Zone Districts
2. All MX Zone Districts
3. All MS Zone Districts
4. All C-CCN Zone Districts
5. All Downtown Neighborhood Context Zone Districts
6. I-MX
7. All Campus Context Zone Districts
8. DIA
9. M-CC
10. M-MX
11. M-IMX
12. M-GMX

**Mobile Home:** A single-family dwelling that is built on a permanent chassis; is designed for long-term residential occupancy; contains complete electrical, plumbing, and sanitary facilities; is designed to be installed in a permanent or semipermanent manner with or without a permanent foundation; and is capable of being drawn over public highways as a unit or in sections by special permit.

**Mobile Home Park:** A parcel of land used for the continuous accommodation of five or more occupied mobile homes and operated for the pecuniary benefit of the owner of the parcel of land or the owner's agents, lessees, or assignees. "Mobile home park" does not include mobile home subdivisions or property zoned for manufactured home subdivisions. For purposes of this definition, the parcel of land comprising the mobile home park does not need to be contiguous, but must be in the same neighborhood as determined by the division. Formerly referred to as a Trailer Camp or Court in the Zoning Code.

**Mode (Of Transportation):** A particular form or method of travel, for example, walking, automobile, bicycling, public transit, bus or train.

**Motor Vehicle:** Any vehicle that is self-propelled and can be legally operated upon streets and highways. For purposes of this definition, the term motor vehicle shall also include vehicles or implements used in farming or construction.

**Motor Vehicle, Inoperable:** Any motor vehicle that meets at least one of the following criteria:

1. Vehicle is partially dismantled or wrecked; or
2. Vehicle cannot be self-propelled or move in the manner in which it originally was intended to move.

**Multi-modal:** The issues or activities that involve or affect more than one mode of transportation or a path that can be traversed through different forms of travel. Includes transportation connections, choices, cooperation and coordination of various modes. Also known as "intermodal."

~~**Trailer Camp or Court:** Any premises where one (1) or more trailer coaches are parked for living and sleeping purposes, or any premises used or set apart for the purpose of supplying to the public parking space for one (1) or more trailer coaches for living and sleeping purposes, and which include any buildings, structures, vehicles or enclosure used or intended for use as a part of the equipment of such trailer camp or court. Also commonly known as a mobile home park.~~

**Travel Demand Management (TDM):** A broad range of strategies intended to reduce peak period vehicle trips.

**Truck Tractor:** A vehicle equipped with a chassis or flat-bed mounted ball or fifth wheel for attaching a trailer, designed to be used for the highway towing trailers and not designed primarily for hauling cargo.