



## Denver Zoning Code Text Amendment Temporary Managed Community

### PUBLIC REVIEW DRAFT - 3/6/2023

In 2020, in response to the COVID-19 pandemic, the Zoning Administrator issued an Unlisted Temporary Use Determination to allow a non-profit organization or government entity to operate secured campsites comprised of multiple temporary structures, or multiple spaces for parked motor vehicles, providing temporary sleeping accommodations. This use determination expires at the end of 2023, and City Councilmembers Robin Kniech and Chris Hinds have sponsored a text amendment to codify Temporary Managed Community uses.

This document is a draft of the proposed text amendment. It modifies existing regulations pertaining to Temporary Tiny Home Villages based on lessons learned from temporary managed campsites over the past 3 years. The proposed regulations were informed by Council Sponsors, campsite operators, and staff from Community Planning and Development and the Department of Housing Stability. Consistent with recent text amendments to the Denver Zoning Code, this ordinance will also include a bridge amendment to Former Chapter 59 in D.R.M.C. Section 59-2(c).

The deadline for comments is Tuesday, April 4, 2023.

#### Markup Document Conventions

- Text in red underline is proposed new language.
- Text in ~~red strikethrough~~ is proposed deleted language.
- Text in blue is existing language moved to another location.
- Text in ~~blue strikethrough~~ is existing language 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.

Visit [www.denvergov.org/textamendments](http://www.denvergov.org/textamendments) to learn more about this proposed text amendment. Please send any questions or comments to Libby Kaiser at [Libby.Kaiser@denvergov.org](mailto:Libby.Kaiser@denvergov.org).

#### **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).

KEY: \* = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review  
ZPCIM = Subject to Zoning Permit Review with Community Information Meeting ZPIN = Subject to Zoning Permit Review with Informational Notice  
ZPSE = Subject to Zoning Permit with Special Exception Review When no ZP, ZPCIM, ZPIN, ZPSE listed = No Zoning Permit required

| USE CATEGORY | SPECIFIC USE TYPE<br>• Vehicle Parking Reqmt: # spaces per unit of measurement<br>• Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility) |                    |   |              |  |                    |                  |                    |  |                  |  | APPLICABLE USE LIMITATIONS |
|--------------|--|--------------------|---|--------------|--|--------------------|------------------|--------------------|--|------------------|--|----------------------------|
|              |  | S-SU-Fx<br>S-SU-lx | S-SU-A<br>S-SU-D<br>S-SU-F<br>S-SU-F1<br>S-SU-I | S-RH-<br>2.5 | S-MU-3<br>S-MU-5<br>S-MU-8<br>S-MU-12<br>S-MU-20 | S CC-3x<br>S CC-5x | S CC-3<br>S CC-5 | S-MX-2x<br>S-MX-2A | S-MX-3<br>S-MX-3A<br>S-MX-5<br>S-MX-5A<br>S-MX-8<br>S-MX-8A<br>S-MX-12<br>S-MX-12A | S-MS-3<br>S-MS-5 |  |                            |

TEMPORARY USE CLASSIFICATION

| Temporary Uses<br><br>(Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations) | L - Applicable to all Zone Districts |         |         |         |         |   |         |           |           |         |         |           |
|---|--------------------------------------|---------|---------|---------|---------|---|---------|-----------|-----------|---------|---------|-----------|
|   | Unlisted Temporary Uses              | NP      | NP      | NP      | L-ZP    | NP  | NP      | NP        | NP        | NP      | NP      | NP        |
| Ambulance Service - Temporary   |                                      | NP      | NP      | NP      | L-ZP    | Not Applicable - See Permitted Primary Uses |         |           |           |         |         | §11.11.1  |
| Amusement / Entertainment - Temporary*  |                                      | NP      | NP      | NP      | NP      | NP  | NP      | NP        | NP        | NP      | NP      | §11.11.2  |
| Bazaar, Carnival, Circus or Special Event*  |                                      | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP  | L-ZP    | L-ZP      | L-ZP      | L-ZP    | L-ZP    | §11.11.4  |
| Building or yard for construction materials*  |                                      | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP  | L-ZP    | L-ZP      | L-ZP      | L-ZP    | L-ZP    | §11.11.5  |
| Concrete, Asphalt, and Rock Crushing Facility*  |                                      | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP  | L-ZP    | L-ZP      | L-ZP      | L-ZP    | L-ZP    | §11.11.6  |
| Fence for Demolition or Construction Work   |                                      | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP  | L-ZP    | L-ZP      | L-ZP      | L-ZP    | L-ZP    | §11.11.7  |
| Health Care Center  |                                      | L-ZP    | L-ZP    | L-ZP    | L-ZP    | P-ZP  | P-ZP    | P-ZP      | P-ZP      | P-ZP    | P-ZP    | §11.11.8  |
| Noncommercial Concrete Batching Plant*  |                                      | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP  | L-ZP    | L-ZP      | L-ZP      | L-ZP    | L-ZP    | §11.11.9  |
| Outdoor Retail Sales - Pedestrian / Transit Mall*   |                                      | NP      | NP      | NP      | NP      | NP  | NP      | NP        | NP        | NP      | NP      |           |
| Outdoor Retail Sales*   |                                      | NP      | NP      | NP      | NP      | L-ZP  | L-ZP    | L-ZP      | L-ZP      | L-ZP    | NP      | §11.11.11 |
| Outdoor Sales, Seasonal*  |                                      | NP      | NP      | NP      | NP      | L-ZP  | L-ZP    | L-ZP/ZPIN | L-ZP/ZPIN | L-ZP    | L-ZP    | §11.11.12 |
| Parking Lot Designated for a Special Event*   |                                      | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP  | L-ZP    | L-ZP      | L-ZP      | L-ZP    | L-ZP    | §11.11.13 |
| Retail Food Establishment, Mobile*  |                                      | NP      | NP      | NP      | NP      | L-ZP  | L-ZP    | NP        | L-ZP      | L-ZP    | NP      | §11.11.14 |
| Temporary Construction Office   |                                      | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP  | L-ZP    | L-ZP      | L-ZP      | L-ZP    | L-ZP    | §11.11.15 |
| Temporary Office - Real Estate Sales  |                                      | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP  | L-ZP    | L-ZP      | L-ZP      | L-ZP    | L-ZP    | §11.11.16 |
| <del>Temporary Tiny Home Village</del><br><del>Temporary Managed Community*</del>   |                                      | L-ZPCIM | L-ZPCIM | L-ZPCIM | L-ZPCIM | L-ZPCIM                                     | L-ZPCIM | L-ZPCIM   | L-ZPCIM   | L-ZPCIM | L-ZPCIM | §11.11.17 |
| Tent for Religious Services   |                                      | NP      | NP      | NP      | NP      | NP  | NP      | NP        | NP        | NP      | NP      |           |

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| USE CATEGORY   | SPECIFIC USE TYPE<br>• Vehicle Parking Reqmt: # spaces per unit of measurement<br>• Bicycle Parking Reqmt: # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility) | APPLICABLE USE LIMITATIONS   |                  |                      |                  |   |                    |                             |                   |                  |             |                      |
|--|---|--|------------------|----------------------|------------------|---|--------------------|-----------------------------|-------------------|------------------|-------------|----------------------|
|  |   | E-SU-A<br>E-SU-B<br>E-SU-B1<br>E-SU-D<br>E-SU-D1<br>E-SU-Dx<br>E-SU-D1x<br>E-SU-G<br>E-SU-G1 | E-TU-B<br>E-TU-C | E-RH-2.5<br>E-MU-2.5 | E-RX-3<br>E-RX-5 | E-CC-3x<br>E-CC-3                           | E-MX-2x<br>E-MS-2x | E-MX-2A<br>E-MX-2<br>E-MS-2 | E-MX-3A<br>E-MX-3 | E-MS-3<br>E-MS-5 |             |                      |
| Accessory to Primary Nonresidential Uses<br><br>(Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation) | Occasional Sales, Services Accessory to Places of Religious Assembly*   | L  | L                | L                    | L                | L   | L                  | L                           | L                 | L                | L           | \$11.7;<br>§11.10.13 |
|  | Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use*   | NP   | NP               | NP                   | L-ZP/ZPSE        | L-ZP/ZPSE                                   | L-ZP/ZPSE          | L-ZP/ZPSE                   | L-ZP/ZPSE         | L-ZP/ZPSE        | L-ZP/ZPSE   | \$11.7;<br>§11.10.14 |
|  | Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*  | NP   | NP               | NP                   | L-ZPIN/ZPSE      | L-ZPIN/ZPSE                                 | L-ZPIN/ZPSE        | NP                          | NP                | L-ZPIN/ZPSE      | L-ZPIN/ZPSE | \$11.7;<br>§11.10.15 |
|  | Outdoor Retail Sale and Display*  | NP   | NP               | NP                   | L-ZP/ZPSE        | L-ZP/ZPSE                                   | L-ZP/ZPSE          | NP                          | L-ZP/ZPSE         | L-ZP/ZPSE        | L-ZP/ZPSE   | \$11.7;<br>§11.10.16 |
|  | Outdoor Storage, General*   | NP   | NP               | NP                   | NP               | NP  | NP                 | NP                          | NP                | NP               | NP          |                      |
|  | Outdoor Storage, Limited*   | NP   | NP               | NP                   | L-ZP             | L-ZP  | L-ZP               | NP                          | NP                | L-ZP             | L-ZP        | \$11.7;<br>§11.10.18 |
|  | Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use   | NP   | NP               | NP                   | L                | L   | L                  | L                           | L                 | L                | L           | \$11.7;<br>§11.10.19 |
| <b>TEMPORARY USE CLASSIFICATION</b>  |   |  |                  |                      |                  |   |                    |                             |                   |                  |             |                      |
| Temporary Uses (Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations)                                 | Unlisted Temporary Uses   | L - Applicable to all Zone Districts   |                  |                      |                  |   |                    |                             |                   |                  |             | \$ 11.11.1           |
|  | Ambulance Service - Temporary   | NP   | NP               | NP                   | L-ZP             | Not Applicable - See Permitted Primary Uses |                    |                             |                   |                  |             | \$ 11.11.2           |
|  | Amusement / Entertainment - Temporary*  | NP   | NP               | NP                   | NP               | NP  | NP                 | NP                          | NP                | NP               | NP          |                      |
|  | Bazaar, Carnival, Circus or Special Event*  | L-ZP   | L-ZP             | L-ZP                 | L-ZP             | L-ZP  | L-ZP               | L-ZP                        | L-ZP              | L-ZP             | L-ZP        | \$ 11.11.4           |
|  | Building or yard for construction materials*  | L-ZP   | L-ZP             | L-ZP                 | L-ZP             | L-ZP  | L-ZP               | L-ZP                        | L-ZP              | L-ZP             | L-ZP        | \$ 11.11.5           |
|  | Concrete, Asphalt, and Rock Crushing Facility*  | L-ZP   | L-ZP             | L-ZP                 | L-ZP             | L-ZP  | L-ZP               | L-ZP                        | L-ZP              | L-ZP             | L-ZP        | \$ 11.11.6           |
|  | Fence for Demolition or Construction Work   | L-ZP   | L-ZP             | L-ZP                 | L-ZP             | L-ZP  | L-ZP               | L-ZP                        | L-ZP              | L-ZP             | L-ZP        | \$ 11.11.7           |
|  | Health Care Center  | L-ZP   | L-ZP             | L-ZP                 | L-ZP             | P-ZP  | P-ZP               | P-ZP                        | P-ZP              | P-ZP             | P-ZP        | \$ 11.11.8           |
|  | Noncommercial Concrete Batching Plant*  | L-ZP   | L-ZP             | L-ZP                 | L-ZP             | L-ZP  | L-ZP               | L-ZP                        | L-ZP              | L-ZP             | L-ZP        | \$ 11.11.9           |
|  | Outdoor Retail Sales - Pedestrian / Transit Mall*   | NP   | NP               | NP                   | NP               | NP  | NP                 | NP                          | NP                | NP               | NP          |                      |
|  | Outdoor Retail Sales*   | NP   | NP               | NP                   | L-ZP             | L-ZP  | L-ZP               | L-ZP                        | L-ZP              | L-ZP             | NP          | \$ 11.11.11          |
|  | Outdoor Sales, Seasonal*  | NP   | NP               | NP                   | L-ZPIN           | L-ZP  | L-ZP               | L-ZP/ZPIN                   | L-ZP/ZPIN         | L-ZP             | L-ZP        | \$ 11.11.12          |
|  | Parking Lot Designated for a Special Event*   | L-ZP   | L-ZP             | L-ZP                 | L-ZP             | L-ZP  | L-ZP               | L-ZP                        | L-ZP              | L-ZP             | L-ZP        | \$ 11.11.13          |
|  | Retail Food Establishment, Mobile*  | NP   | NP               | NP                   | L-ZP             | L-ZP  | L-ZP               | NP                          | L-ZP              | L-ZP             | NP          | \$ 11.11.14          |
|  | Temporary Construction Office   | L-ZP   | L-ZP             | L-ZP                 | L-ZP             | L-ZP  | L-ZP               | L-ZP                        | L-ZP              | L-ZP             | L-ZP        | \$ 11.11.15          |
| Temporary Office - Real Estate Sales   | L-ZP  | L-ZP   | L-ZP             | L-ZP                 | L-ZP             | L-ZP  | L-ZP               | L-ZP                        | L-ZP              | L-ZP             | \$ 11.11.16 |                      |
| <u>Temporary Tiny Home Village</u><br><u>Temporary Managed Community</u> *   | L-ZPCIM   | L-ZPCIM  | L-ZPCIM          | L-ZPCIM              | L-ZPCIM          | L-ZPCIM                                     | L-ZPCIM            | L-ZPCIM                     | L-ZPCIM           | L-ZPCIM          | L-ZPCIM     | \$ 11.11.17          |
| Tent for Religious Services  | NP  | NP   | NP               | NP                   | NP               | NP  | NP                 | NP                          | NP                | NP               | NP          |                      |

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| USE CATEGORY  | SPECIFIC USE TYPE<br>• Vehicle Parking Reqmt: # spaces per unit of measurement<br>• Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility) | U-SU-A<br>U-SU-A1<br>U-SU-A2<br>U-SU-B<br>U-SU-B1<br>U-SU-B2<br>U-SU-C<br>U-SU-C1<br>U-SU-C2<br>U-SU-E<br>U-SU-E1<br>U-SU-H<br>U-SU-H1<br>U-TU-B<br>U-TU-B2<br>U-TU-C<br>U-RH-2.5<br>U-RH-3A<br>U-RX-3<br>U-RX-5<br>U-MX-2x<br>U-MS-2x<br>U-MX-2<br>U-MS-2<br>U-MX-3<br>U-MS-3<br>U-MS-5 |         |         |             |   |           |             |             |                       | APPLICABLE USE LIMITATIONS |
|---|--|--|---------|---------|-------------|---|-----------|-------------|-------------|-----------------------|----------------------------|
|   |  |  |         |         |             |   |           |             |             |                       |                            |
| Accessory to Primary Nonresidential Uses  | Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*   | NP   | NP      | NP      | L-ZPIN/ZPSE | NP  | NP        | L-ZPIN/ZPSE | L-ZPIN/ZPSE | \$11.7;<br>\$11.10.15 |                            |
| (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)  | Outdoor Retail Sale and Display*   | NP   | NP      | NP      | L-ZP/ZPSE   | NP  | L-ZP/ZPSE | L-ZP/ZPSE   | L-ZP/ZPSE   | \$11.7;<br>\$11.10.16 |                            |
|   | Outdoor Storage, General*  | NP   | NP      | NP      | NP          | NP  | NP        | NP          | NP          |                       |                            |
|   | Outdoor Storage, Limited*  | NP   | NP      | NP      | NP          | L   | L         | L           | L           | \$11.7;<br>\$11.10.18 |                            |
|   | Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use  | NP   | NP      | NP      | L           | L   | L         | L           | L           | \$11.7;<br>\$11.10.19 |                            |
| <b>TEMPORARY USE CLASSIFICATION</b>   |  |  |         |         |             |   |           |             |             |                       |                            |
| (Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations) | Unlisted Temporary Uses  | L - Applicable to all Zone Districts   |         |         |             |   |           |             |             | \$11.11.1             |                            |
|   | Ambulance Service - Temporary  | NP   | NP      | NP      | L-ZP        | Not Applicable - See Permitted Primary Uses |           |             |             | \$11.11.2             |                            |
|   | Amusement / Entertainment - Temporary*   | NP   | NP      | NP      | NP          | NP  | NP        | NP          | NP          |                       |                            |
|   | Bazaar, Carnival, Circus or Special Event*   | L-ZP   | L-ZP    | L-ZP    | L-ZP        | L-ZP  | L-ZP      | L-ZP        | L-ZP        | \$11.11.4             |                            |
|   | Building or yard for construction materials*   | L-ZP   | L-ZP    | L-ZP    | L-ZP        | L-ZP  | L-ZP      | L-ZP        | L-ZP        | \$11.11.5             |                            |
|   | Concrete, Asphalt, and Rock Crushing Facility*   | L-ZP   | L-ZP    | L-ZP    | L-ZP        | L-ZP  | L-ZP      | L-ZP        | L-ZP        | \$11.11.6             |                            |
|   | Fence for Demolition or Construction Work  | L-ZP   | L-ZP    | L-ZP    | L-ZP        | L-ZP  | L-ZP      | L-ZP        | L-ZP        | \$11.11.7             |                            |
|   | Health Care Center   | L-ZP   | L-ZP    | L-ZP    | L-ZP        | P-ZP  | P-ZP      | P-ZP        | P-ZP        | \$11.11.8             |                            |
|   | Noncommercial Concrete Batching Plant*   | L-ZP   | L-ZP    | L-ZP    | L-ZP        | L-ZP  | L-ZP      | L-ZP        | L-ZP        | \$11.11.9             |                            |
|   | Outdoor Retail Sales - Pedestrian / Transit Mall*  | NP   | NP      | NP      | NP          | NP  | NP        | NP          | NP          |                       |                            |
|   | Outdoor Retail Sales*  | NP   | NP      | NP      | L-ZP        | L-ZP  | L-ZP      | L-ZP        | NP          | \$11.11.11            |                            |
|   | Outdoor Sales, Seasonal*   | NP   | NP      | NP      | L-ZPIN      | L-ZP/ZPIN                                   | L-ZP/ZPIN | L-ZP        | L-ZP        | \$11.11.12            |                            |
|   | Parking Lot Designated for a Special Event*  | L-ZP   | L-ZP    | L-ZP    | L-ZP        | L-ZP  | L-ZP      | L-ZP        | L-ZP        | \$11.11.13            |                            |
|   | Retail Food Establishment, Mobile*   | NP   | NP      | NP      | NP          | NP  | NP        | NP          | NP          |                       |                            |
|   | Temporary Construction Office  | L-ZP   | L-ZP    | L-ZP    | L-ZP        | L-ZP  | L-ZP      | L-ZP        | L-ZP        | \$11.11.15            |                            |
|   | Temporary Office - Real Estate Sales   | L-ZP   | L-ZP    | L-ZP    | L-ZP        | L-ZP  | L-ZP      | L-ZP        | L-ZP        | \$11.11.16            |                            |
|   | <a href="#">Temporary Tiny Home Villages</a><br><a href="#">Temporary Managed Community</a> *  | L-ZPCIM  | L-ZPCIM | L-ZPCIM | L-ZPCIM     | L-ZPCIM                                     | L-ZPCIM   | L-ZPCIM     | L-ZPCIM     | \$11.11.17            |                            |
| Tent for Religious Services   | NP   | NP   | NP      | NP      | NP          | NP  | NP        | NP          |             |                       |                            |

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| USE CATEGORY | SPECIFIC USE TYPE   | APPLICABLE USE LIMITATIONS |        |        |        |         |        |        |        |        |        |        |        |
|--------------|---|----------------------------|--------|--------|--------|---------|--------|--------|--------|--------|--------|--------|--------|
|              | <ul style="list-style-type: none"> <li>• Vehicle Parking Reqmt: # spaces per unit of measurement</li> <li>• Bicycle Parking Reqmt: # spaces per unit of measurement (% Required Spaces in Enclosed Facility / % Required Spaces in Fixed Facility)</li> </ul> |                            |        |        |        |         |        |        |        |        |        |        |        |
|              |   | G-RH-3                     | G-MU-3 | G-MU-5 | G-MU-8 | G-MU-12 | G-RO-3 | G-RO-5 | G-RX-3 | G-RX-5 | G-MX-3 | G-MS-3 | G-MS-5 |

**TEMPORARY USE CLASSIFICATION**

| USE CATEGORY  | SPECIFIC USE TYPE   | L- Applicable to all Zone Districts |         |         |         |         |         |   | APPLICABLE USE LIMITATIONS |
|---|---|-------------------------------------|---------|---------|---------|---------|---------|---|----------------------------|
|   |   | NP                                  | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP    | Not Applicable - See Permitted Primary Uses |                            |
| Temporary Uses<br><br>(Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations) | Unlisted Temporary Uses   | L- Applicable to all Zone Districts |         |         |         |         |         |   | § 11.11.1                  |
|   | Ambulance Service - Temporary   | NP                                  | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP    | Not Applicable - See Permitted Primary Uses | § 11.11.2                  |
|   | Amusement / Entertainment - Temporary*  | NP                                  | NP      | NP      | NP      | NP      | NP      | NP  |                            |
|   | Bazaar, Carnival, Circus or Special Event*  | L-ZP                                | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP  | § 11.11.4                  |
|   | Building or yard for construction materials*                                      | L-ZP                                | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP  | § 11.11.5                  |
|   | Concrete, Asphalt, and Rock Crushing Facility*                                    | L-ZP                                | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP  | § 11.11.6                  |
|   | Fence for Demolition or Construction Work   | L-ZP                                | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP  | § 11.11.7                  |
|   | Health Care Center  | L-ZP                                | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP    | P-ZP  | § 11.11.8                  |
|   | Noncommercial Concrete Batching Plant*  | L-ZP                                | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP  | § 11.11.9                  |
|   | Outdoor Retail Sales - Pedestrian / Transit Mall*                                 | NP                                  | NP      | NP      | NP      | NP      | NP      | NP  |                            |
|   | Outdoor Retail Sales*   | NP                                  | NP      | NP      | NP      | NP      | L-ZP    | L-ZP  | § 11.11.11                 |
|   | Outdoor Sales, Seasonal*  | NP                                  | NP      | NP      | NP      | NP      | L-ZPIN  | L-ZP  | § 11.11.12                 |
|   | Parking Lot Designated for a Special Event*                                       | L-ZP                                | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP  | § 11.11.13                 |
|   | Retail Food Establishment, Mobile*  | NP                                  | NP      | NP      | NP      | NP      | L-ZP    | L-ZP  | § 11.11.14                 |
|   | Temporary Construction Office   | L-ZP                                | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP  | § 11.11.15                 |
|   | Temporary Office - Real Estate Sales  | L-ZP                                | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP    | L-ZP  | § 11.11.16                 |
|   | <del>Temporary Tiny Home Village</del><br><del>Temporary Managed Community*</del> | L-ZPCIM                             | L-ZPCIM | L-ZPCIM | L-ZPCIM | L-ZPCIM | L-ZPCIM | L-ZPCIM                                     | § 11.11.17                 |
| Tent for Religious Services   | NP  | NP                                  | NP      | NP      | NP      | NP      | NP      |   |                            |

KEY: \* = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review  
 ZPCIM = Subject to Zoning Permit Review with Community Information Meeting ZPIN = Subject to Zoning Permit Review with Informational Notice  
 ZPSE = Subject to Zoning Permit with Special Exception Review When no ZP, ZPIN, ZPCIM, ZPSE listed = No Zoning Permit required

| USE CATEGORY  | SPECIFIC USE TYPE<br>• Vehicle Parking Reqmt: # spaces per unit of measurement<br>• Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility) | APPLICABLE ZONING DISTRICTS          |   |                             |   | APPLICABLE USE LIMITATIONS |
|---|--|--------------------------------------|---|-----------------------------|---|----------------------------|
|   |  | C-RX-5<br>C-RX-8<br>C-RX-12          | C-MX-3<br>C-MX-5<br>C-MX-8<br>C-MX-12<br>C-MX-16<br>C-MX-20 | C-MS-5<br>C-MS-8<br>C-MS-12 | C-CCN-3<br>C-CCN-4<br>C-CCN-5<br>C-CCN-7<br>C-CCN-8<br>C-CCN-12 |                            |
| <b>TEMPORARY USE CLASSIFICATION</b>   |  |                                      |   |                             |   |                            |
| Temporary Uses<br><br>(Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations) | Unlisted Temporary Uses  | L - Applicable to all Zone Districts |   |                             |   | §11.11.1                   |
|   | Ambulance Service - Temporary  | L-ZP                                 | Not Applicable - See Permitted Primary Uses                 |                             |   | §11.11.2                   |
|   | Amusement / Entertainment - Temporary*   | NP                                   | NP  | NP                          | NP  |                            |
|   | Bazaar, Carnival, Circus or Special Event*   | L-ZP                                 | L-ZP  | L-ZP                        | L-ZP  | §11.11.4                   |
|   | Building or yard for construction materials*   | L-ZP                                 | L-ZP  | L-ZP                        | L-ZP  | §11.11.5                   |
|   | Concrete, Asphalt, and Rock Crushing Facility*   | L-ZP                                 | L-ZP  | L-ZP                        | L-ZP  | §11.11.6                   |
|   | Fence for Demolition or Construction Work  | L-ZP                                 | L-ZP  | L-ZP                        | L-ZP  | §11.11.7                   |
|   | Health Care Center   | L-ZP                                 | P-ZP  | P-ZP                        | P-ZP  | §11.11.8                   |
|   | Noncommercial Concrete Batching Plant*   | L-ZP                                 | L-ZP  | L-ZP                        | L-ZP  | §11.11.9                   |
|   | Outdoor Retail Sales - Pedestrian / Transit Mall*  | NP                                   | NP  | NP                          | NP  |                            |
|   | Outdoor Retail Sales*  | L-ZP                                 | L-ZP  | NP                          | L-ZP  | §11.11.11                  |
|   | Outdoor Sales, Seasonal*   | L-ZPIN                               | L-ZP  | L-ZP                        | L-ZP  | §11.11.12                  |
|   | Parking Lot Designated for a Special Event*  | L-ZP                                 | L-ZP  | L-ZP                        | L-ZP  | §11.11.13                  |
|   | Retail Food Establishment, Mobile*   | NP                                   | L-ZP  | NP                          | L-ZP  | §11.11.14                  |
|   | Temporary Construction Office  | L-ZP                                 | L-ZP  | L-ZP                        | NP  | §11.11.15                  |
|   | Temporary Office - Real Estate Sales   | L-ZP                                 | L-ZP  | L-ZP                        | NP  | §11.11.16                  |
| <u>Temporary Tiny Home Villages</u><br><u>Temporary Managed Community*</u>  | L-ZPCIM  | L-ZPCIM                              | L-ZPCIM   | L-ZPCIM                     | §11.11.17   |                            |
| Tent for Religious Services   | NP   | NP                                   | NP  | NP                          |   |                            |













KEY: \*= Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use  
 ZP = Zoning Permit Review ZPCIM = Subject to Zoning Permit Review with Community Information Meeting  
 ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review  
 When no ZP, ZPCIM, ZPIN, ZPSE listed = No Zoning Permit required

| USE CATEGORY  | SPECIFIC USE TYPE<br>• Vehicle Parking Reqmt: #<br>spaces per unit of measurement<br>• Bicycle Parking Reqmt : #<br>spaces per unit of measurement<br>(% Required Spaces in Enclosed<br>Facility /% Required Spaces in<br>Fixed Facility) |                                      |                             |  |         |   | APPLICABLE USE<br>LIMITATIONS |
|---|---|--------------------------------------|-----------------------------|--|---------|---|-------------------------------|
|   |   | M-RH-3                               | M-RX-3<br>M-RX-5<br>M-RX-5A | M CC-5   | M-MX-5  | M-IMX-5<br>M-IMX-8<br>M-IMX-12<br>M GMX |                               |
| <b>TEMPORARY USE CLASSIFICATION</b>   |   |                                      |                             |  |         |   |                               |
| Temporary Uses<br><br>(Parking is Not Required<br>for Temporary Uses Un-<br>less Specifically Stated<br>in this Table or in an Ap-<br>plicable Use Limitations) | Unlisted Temporary Uses   | L - Applicable in all Zone Districts |                             |  |         |   | \$11.11.1                     |
|   | Ambulance Service - Temporary   | NP                                   | L-ZP                        | Not Applicable - See Permitted Primary<br>Uses |         |   | \$11.11.2                     |
|   | Amusement / Entertainment - Tempo-<br>rary*   | NP                                   | NP                          | NP   | NP      | L-ZP                                    | \$11.11.3                     |
|   | Bazaar, Carnival, Circus or Special<br>Event*   | L-ZP                                 | L-ZP                        | L-ZP   | L-ZP    | L-ZP                                    | \$11.11.4                     |
|   | Building or yard for construction<br>materials*   | L-ZP                                 | L-ZP                        | L-ZP   | L-ZP    | L-ZP                                    | \$11.11.5                     |
|   | Concrete, Asphalt, and Rock Crushing<br>Facility*   | L-ZP                                 | L-ZP                        | L-ZP   | L-ZP    | L-ZP                                    | \$11.11.6                     |
|   | Fence for Demolition or Construction<br>Work  | L-ZP                                 | L-ZP                        | L-ZP   | L-ZP    | L-ZP                                    | \$11.11.7                     |
|   | Health Care Center  | L-ZP                                 | L-ZP                        | P-ZP   | P-ZP    | P-ZP                                    | \$11.11.8                     |
|   | Noncommercial Concrete Batching<br>Plant*   | L-ZP                                 | L-ZP                        | L-ZP   | L-ZP    | L-ZP                                    | \$11.11.9                     |
|   | Outdoor Retail Sales - Pedestrian /<br>Transit Mall*  | NP                                   | NP                          | NP   | NP      | L-ZP                                    | \$11.11.10                    |
|   | Outdoor Retail Sales*   | NP                                   | L-ZP                        | L-ZP   | L-ZP    | L-ZP                                    | \$11.11.11                    |
|   | Outdoor Sales, Seasonal*  | NP                                   | L-ZPIN                      | L-ZP   | L-ZP    | L-ZP                                    | \$11.11.12                    |
|   | Parking Lot Designated for a Special<br>Event*  | L-ZP                                 | L-ZP                        | L-ZP   | L-ZP    | L-ZP                                    | \$11.11.13                    |
|   | Retail Food Establishment, Mobile*  | NP                                   | L-ZP                        | L-ZP   | L-ZP    | L-ZP                                    | \$11.11.14                    |
|   | Temporary Construction Office   | L-ZP                                 | L-ZP                        | L-ZP   | L-ZP    | L-ZP                                    | \$11.11.15                    |
|   | Temporary Office - Real Estate Sales  | L-ZP                                 | L-ZP                        | L-ZP   | L-ZP    | L-ZP                                    | \$11.11.16                    |
|   | Temporary <b>Tiny Home Village<br/>Managed Community*</b>   | L-ZPCIM                              | L-ZPCIM                     | L-ZPCIM  | L-ZPCIM | L-ZPCIM                                 | \$11.11.17                    |
|   | Tent for Religious Services   | NP                                   | NP                          | NP   | NP      | L-ZP                                    | \$11.11.18                    |

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with applicable Side Interior and Side Street setback requirements for primary structures, and screened from the street and adjacent properties by a solid, sight-obscuring fence or wall as high as the maximum height permitted in the zone district. Such vehicles may be parked only for storage purposes and shall not be used for temporary or permanent residential occupancy.

4. The owner of a school, religious assembly or pre-school may apply for a temporary permit to park one or more buses or vans on the property containing the subject use. Such vehicle must be used primarily to transport religious assembly members and/or school and pre-school children or students. The Zoning Administrator shall utilize the procedures according to Section 12.4.2, Zoning Permit Review with Informational Notice, in processing such a request and shall approve or deny applications for such permits on the basis of the following criteria:
  - a. The number of buses or vans involved is justified by the method of operation and the size of the Religious Assembly, school or preschool.
  - b. The proposed Off-Street Parking Area is located away from abutting residential structures and will have a minimal impact on the character of surrounding residential properties.
  - c. If the Off-Street Parking Area is located adjacent to residential structures, adequate screening and landscaping will be installed to reduce or eliminate the visual impact of the bus on adjoining residents.

In approving a permit the Zoning Administrator may attach conditions for the protection of adjoining owners and residents.

**C. Exemption Allowed**

Vehicles used as sleeping accommodations as part of an established Temporary Managed Community shall be exempt from the provisions of this Section 10.9.3.6. for the duration of the Temporary Managed Community use.

**10.9.3.7 Non-Resident Off-Street Garage Parking for Dwelling Units**

Motor vehicles accessory to a Dwelling Unit may be parked or stored in accessory attached or detached garages on Zone Lots not occupied by the owner of such motor vehicle if the subject garage (see Figure 10.9-1):

- A. Is located on a Zone Lot on the same Block as the subject vehicle owner resides; or
- B. Is located on a Zone Lot on an immediately adjacent Block from where the subject vehicle owner resides. For the purposes of this provision, named or numbered streets do not destroy adjacency; and
- C. Is not to be used for repair of vehicles by the non-resident owner of the vehicle.

This provision shall not be applied to meet any minimum parking requirements of this Code or result in any violations to Sec. 10.9.3.1 (Number of Motor Vehicles Accessory to a Dwelling Unit) on any Zone Lot, or otherwise impact the adequate provision of off-street parking for any Primary Use.

3. Flooding
4. Pandemic
5. Large-scale attack
6. Hazardous materials incidents
7. Fire
8. Business closures that affect the continued provision of housing

### **11.2.12.2 Emergency Suspension of Zoning Code Standards and Procedures**

#### **A. Applicability**

During emergencies that threaten public health or life, the Zoning Administrator may suspend certain requirements of the Zoning Code applicable to Residential Care uses serving people who are at risk of homelessness or are experiencing homelessness.

#### **B. Qualifying Emergencies**

Qualifying emergencies include any one of the following scenarios:

1. A local disaster or emergency declared by the Mayor, City Council or a public health order issued by the Executive Director of the Denver Department of Public Health and Environment;
2. A shortage of capacity for guests when temperatures are projected to be below 32 degrees Fahrenheit or exceed 90 degrees Fahrenheit for an extended period of time; or
3. Other situations that clearly threaten public health or life that are described in a written request to the Zoning Administrator made by the manager or executive director of a City department or agency, or their designee.

#### **C. Applicable Zoning Code Standards and Procedures**

The following use limitations, definitions and other requirements may be suspended during an emergency according to this Section 11.2.12.2, Emergency Suspension of Zoning Code Standards and Procedures:

1. Maximum permitted number of guests in a Residential Care use that serves people who are at risk of homelessness or are experiencing homelessness.
2. Spacing and density limitations for Residential Care Uses opened specifically in response to the emergency (such as a temporary shelter).
3. The 10-day or 10 overnight stay limit for short-term expansion of an existing Residential Care use according to Section 11.2.12.1.A above.
4. The 120-day period after a short-term expansion of an existing Residential Care use, during which that use typically may not request an additional expansion according to Section 11.2.12.1.B above.
5. The requirement for a zoning use permit for a temporary shelter in a structure owned by a non-profit organization, ~~or~~ government entity, or quasi-governmental entity.

#### **D. Duration of Suspension of Zoning Code Standards and Procedures**

Suspension of limitations according to this Section 11.2.12.2, Emergency Suspension of Zoning Code Standards and Procedures shall last for the duration of the emergency, as determined by the Zoning Administrator in consultation with the requesting City department or agency. The Zoning Administrator shall keep a record of emergency suspension of Zoning Code requirements granted under this section.

- N. Operators shall not cause any liquid wastes used in the operation, with the exception of clean ice melt, to be discharged from the retail food establishment, mobile.
- O. Operations shall be located at least 50 feet from any Residential Zone District.
- P. Operations are prohibited on undeveloped zone lots and zone lots with unoccupied structures or unpaved surfaces.

## SECTION 11.11.15 TEMPORARY CONSTRUCTION OFFICE

### 11.11.15.1 All Zone Districts

In all zone districts, where permitted with limitations, temporary construction offices needed for a specific construction project are permitted provided each permit shall be valid for a period of not more than 12 calendar months and shall not be renewed for more than three successive periods at the same location; however, site cleanup shall be completed within 30 days after completion of the project, regardless of the length of the permit.

## SECTION 11.11.16 TEMPORARY OFFICE - REAL ESTATE SALES

### 11.11.16.1 All Residential and Mixed Use Commercial Zone Districts

In all Residential Zone Districts and Mixed Use Commercial Zone Districts, where permitted with limitations, temporary offices, for the sale or rental of dwelling units within one (1) specific project under construction, rehabilitation or recently completed, and both incidental and necessary for the sale or rental of real property in the zone district are permitted subject to compliance with the following standards:

- A. Such permit shall be valid for a period of not more than 6 calendar months and shall not be renewed for more than four successive periods for the same project.
- B. Each permit shall specify the location of the temporary office and the area, within the same zone district, of the permitted operation, no part of which area shall be a distance of more than 2 miles from the temporary office.

## SECTION 11.11.17 TEMPORARY ~~MANAGED COMMUNITY~~ TINY HOME VILLAGE

### 11.11.17.1 Intent and Purpose

The intent of this temporary use is to grant flexibility from building form and site design requirements for providers of temporary housing for people who are experiencing homelessness or are at risk of becoming homeless, or housing in case of emergency.

### 11.11.17.2 SU, TU, RH Zone Districts

In all SU, TU, RH Zone Districts, where permitted with limitations, a Temporary Managed Community Tiny Home Village is permitted only:

- A. ~~in~~ In combination with and on the same Zone Lot as a primary Civic, Public or Institutional Primary Use; ~~;~~ or
- B. On a vacant Zone Lot with a minimum Zone Lot size of 5,000 SF located on a Corner Zone Lot where at least one of the intersecting streets is a collector or arterial street, according to the functional street classifications adopted by the Department of Transportation and Infrastructure (“DOTI”).and shall be limited to a maximum of 30 sleeping units.

### 11.11.17.3 All Zone Districts

In all Zone Districts, where permitted with limitations, Temporary Managed Community Tiny Home Village uses are permitted subject to compliance with the following standards:

### A. Duration of Zoning Permit

1. Permits for Temporary ~~Managed Community Tiny Home Village~~ uses shall be valid for a period ~~of~~ not more than 4 years. The ~~4-year~~ permit validity period shall begin ~~and be counted~~ from the issue date of the Temporary ~~Managed Community's Tiny Home Village's~~ approved Temporary Certificate of Occupancy or Certificate of Occupancy. ~~In instances where a Certificate of Occupancy is not required, the permit validity period shall begin from the approval date of the zoning use permit. When the permit validity period expires, or when a Temporary Managed Community vacates a site, all structures shall be removed from the site.~~
2. After a Temporary ~~Managed Community Tiny Home Village~~ vacates a site, no additional zoning permits or renewals for ~~a~~ Temporary ~~Managed Community Tiny Home Village~~ may be issued at the subject site ~~until an additional 4 years has passed from the vacation date. until, at a minimum, the same length of time that the site was occupied by the Temporary Managed Community has elapsed. The applicant shall bear the burden of proof for verifying the length of time that has elapsed since a Temporary Managed Community occupied the site.~~

~~**For example:** If a Temporary Managed Community occupied a site for 1 year and subsequently vacated the site, then another zoning permit for a Temporary Managed Community use shall not be issued for 1 year.~~

### B. Owner and Operational Requirements

1. The applicant shall be the Zone Lot owner(s) or have written approval of the owner(s) of the subject Zone Lot.
2. ~~The operator of a Temporary Managed Community shall be a non-profit organization, a government entity, or a quasi-governmental entity.~~
3. ~~An operational plan shall be submitted with the application for a zoning permit. The Manager shall establish minimum requirements for the operational plan.~~

### C. Permit Requirements

1. A Pre-Application meeting is required according to Section 12.3.2.
2. A Community Information Meeting is required according to Section 12.3.4.6. before submitting the zoning application.
3. Upon application for a zoning permit, the applicant shall provide:
  - a. The following information about the Community Information Meeting:
    - i. Documentation of outreach efforts as required by Section 12.3.4.6.;
    - ii. A written record of the meeting; and
    - iii. A summary of any follow-up plans with the community.
  - b. A site plan demonstrating compliance with siting and design standards of Section 11.11.17.3.D.
  - c. Documentation of Owner and Operational Requirements set forth in Section 11.11.17.3.B.
4. Zoning permits to establish or renew a Temporary ~~Managed Community Tiny Home Village~~ use shall run with the land for the duration of the permit.
5. A new operator of an established Temporary ~~Managed Community Tiny Home Village~~ use shall:



- a. Provide evidence to the Manager that the operator meets all requirements of Section 11.11.17.3.B; and
- b. Hold a Community Information Meeting according to Section 12.3.4.6.

#### D. Site Design Requirements

The following building form standards ~~shall~~ apply to all ~~temporary~~ structures, ~~tents and vehicles~~ associated with the Temporary ~~Managed Community Tiny Home Village~~ use:

1. A zoning permit for a Temporary ~~Managed Community Tiny Home Village~~ allows construction or relocation of temporary structures on the ~~Zone Lot zone lot~~. The use may be located wholly or partially within an existing permanent structure, but ~~new permanent structures are not permitted to establish this use~~ ~~the use shall not be established in a new permanent structure~~.
2. Side Interior, Side Street and Rear setbacks from ~~Zone Lot zone lot~~ lines (min) shall be 5 feet.
3. ~~Primary Street setbacks (min) shall be 0 feet.~~
4. ~~Primary Street setbacks in SU, TU and RH Zone Districts (min) shall be 20 feet.~~
5. ~~Primary Street setbacks in all other applicable zone districts shall be the least setback required for any primary building form permitted on the subject zone lot, not including any permitted setback encroachments. For example, if the zone district for the subject site is U-MX-3, the minimum Primary Street setback shall be 0 feet, according to the General and Shopfront building form standards.~~
6. Required minimum setbacks shall be open and unobstructed. Setback encroachments are permitted only where allowed for “All Building Forms” in the applicable zone districts.
7. ~~All structures intended for common use by the Temporary Tiny Home Village residents and located within 25 feet of a Primary Street zone lot line shall have an Entrance with Entry Feature facing the Primary Street, unless the common use structure contains only toilet or bathing facilities.~~

#### E. Residential Outdoor Storage

Residential Outdoor Storage is permitted with the Temporary ~~Managed Community Tiny Home Village~~ use. See definition of Outdoor Storage, Residential in Section 11.12.7.5. Any Residential Outdoor Storage shall comply with the following standards:

1. The storage of junk, waste, discarded, or salvaged materials, or items customarily associated with indoor use (e.g., upholstered furniture or indoor appliances), is prohibited.
2. Automobile parts and tools, equipment, and supplies used for automobile repair shall not be stored outdoors.
3. Heavy tools, equipment, and supplies typically used for commercial construction, such as backhoes, excavators, and stock piles of brick, gravel, or lumber, shall not be stored outdoors, except when used in connection with on-site construction and only for the duration of the on-site construction.
4. No outdoor storage shall occur in required minimum zoning setback.
5. For storage of vehicles, see Division 10.9, Parking, Keeping and Storage of Vehicles.

#### F. Fences and Walls

Fences and Walls shall be governed by applicable standards in the subject site Zone District and Article 10, with the following exception:

1. The maximum height when forward of any Primary Street facing Temporary Structure shall be ~~4~~ 6 feet.
2. ~~Where additional privacy or security is required, the Zoning Administrator may permit construction of a fence with a maximum height of 6 feet. Any 4-foot linear section of such over-height fence or wall shall be no more than 75 percent solid over its entire area.~~
3. All fences or walls taller than 4 feet shall require a zoning permit, and shall expire on the same date as ~~the permit for the date~~ the related Temporary Managed Community vacates a site Tiny Home Village.

#### G. Accessory Uses

Accessory Uses are prohibited, except that an individual sleeping unit accommodation in a Temporary Managed Community Tiny Home Village may be treated as a dwelling unit for the allowance of the following Accessory Uses:

1. Garden, according to Section 11.8.4.
2. Keeping of Household Animals, according to Section 11.8.5.1.A.
3. Fresh Produce and Cottage Food Sales according to Section 11.9.4.5.
4. ~~Rental of sleeping unit. For every 10 sleeping units, the Temporary Tiny Home Village operator may rent 1 sleeping unit to an employee or volunteer who works directly with residents of the Temporary Tiny Home Village. Rentals may be for any length of stay.~~

#### H. Use Permit Application and Review

Following the required ~~C~~community ~~I~~information ~~M~~meeting and submittal of a complete zoning permit application, the Zoning Administrator shall review the application according to the procedures in Section 12.4.1., Zoning Permit Review. In making a final decision, the Zoning Administrator may consider the following:

1. ~~r~~ Relevant stakeholder comments and applicant commitments documented during the Ccommunity Iinformation Mmeeting; and
2. Whether the proposal will substantially and permanently injure the appropriate use of adjacent conforming properties. The Zoning Administrator may attach reasonable conditions to the permit taking into consideration all proposals for mitigation of possible adverse impacts.

#### I. Emergency Suspension of Zoning Code Standards and Procedures

##### 1. Applicability

During emergencies that threaten public health or life, the Zoning Administrator may suspend certain requirements of the Zoning Code applicable to Temporary Managed Community uses serving people who are at risk of homelessness or are experiencing homelessness, or in case of an emergency.

##### 2. Qualifying Emergencies

Qualifying emergencies include any one of the following scenarios:

- a. A state or local disaster emergency declared by the Mayor, City Council or a public health order issued by the Executive Director of the Denver Department of Public Health and Environment; or
- b. Other situations that clearly threaten public health or life that are described in a written request to the Zoning Administrator made by the manager or executive director of a City department or agency, or their designee.

3. **Applicable Zoning Code Standards and Procedures**  
All use limitations, definitions and other requirements may be suspended during an emergency according to this Section 11.11.17.3.I, Emergency Suspension of Zoning Code Standards and Procedures.
4. **Duration of Suspension of Zoning Code Standards and Procedures**  
Suspension of limitations according to this Section 11.11.17.3.I, Emergency Suspension of Zoning Code Standards and Procedures shall last for the duration of the emergency, as determined by the Zoning Administrator in consultation with other applicable City departments and agencies. The Zoning Administrator shall keep a record of emergency suspension of Zoning Code requirements granted under this section.

## **SECTION 11.11.18 TENT FOR RELIGIOUS SERVICES**

### **11.11.18.1 All Industrial Zone Districts; CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R Zone Districts**

In all Industrial Zone Districts and the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts, where permitted with limitations, tents for religious services shall comply with the following limitations:

- A. Must be 500 feet from a Residential Zone District.
- B. Applications shall be reviewed by the Denver Fire Department.
- C. Each such permit shall be valid for a period of one month and may be renewed.

**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 Managed Community Tiny Home Village**

Residential occupancy of multiple relocatable temporary ~~structures buildings containing only sleeping units, or multiple spaces for parked motor vehicles providing sleeping accommodations, which may be~~ combined with one or more separate ~~buildings structures~~ containing ~~housekeeping accommodations and/or work spaces for operational staff eating, bathing, toilet and gathering facilities for common use~~, all located on the same ~~zone lot~~ Zone Lot. Tenancy is

typically 30 days or longer. Non-profit organizations or government entities provide or arrange for operational management, access to supportive services, on-site staffing, routine maintenance, or housekeeping accommodations including but not limited to facilities for secure shelter, guest check-in, food distribution or preparation, toilets, washrooms, showers, personal storage opportunities, and communal gathering, which may be provided on the same Zone Lot or in mobile units parked on the right-of-way. If the housekeeping accommodations are contained in structures, such structures may be temporary structures. For purposes of this use definition, temporary structures may include, but are not limited to, tents or umbrella structures, as “tents” and “umbrella structures” are defined in the Denver Building Code. No tent or other temporary structure intended or used for sleeping accommodations contains a completely independent dwelling unit. Temporary structures may also include trailers for use by operational staff. This temporary use does not include ~~Trailer Camp or Court~~ Mobile Home Park as defined in the Zoning Code.

## DIVISION 12.3 REQUIREMENTS COMMON TO ALL ZONING PROCEDURES

Division 12.3 states those procedural steps or requirements that are generally common to all zoning procedures stated in this Article, unless otherwise stated in this Code. Division 12.4 states the procedural steps and requirements specific to each type of zoning application procedure, which will include references to the common requirements stated in this Division 12.3 as applicable.

### SECTION 12.3.1 GENERAL

The following review procedures are common to all zoning procedures, unless otherwise stated in this Code, and shall apply to applications submitted under this Code. Additional details may be included in the specific procedures included in Division 12.4 of this Article.

### SECTION 12.3.2 PRE-APPLICATION MEETING/ CONCEPT PLAN REVIEW

#### 12.3.2.1 Optional

Except as stated in Section 12.3.2.2 below, an applicant may schedule a pre-application meeting or concept plan review with the Manager to discuss the procedures, standards and regulations required for approval in accordance with this Code.

#### 12.3.2.2 Mandatory

Before submitting an application for the following, an applicant shall schedule a pre-application meeting or concept plan review with the Manager to discuss the procedures, standards, and regulations required for approval in accordance with this Code.

- A. Zoning Permit Review for Temporary Managed Community, except that the Zoning Administrator may waive the requirement for a mandatory pre-application meeting upon request of the applicant if the applicant has previously operated a permitted Temporary Managed Community and demonstrated an understanding of the procedures, standards, and regulations required for approval, or in case of emergency according to Section 11.11.17.3.I, Emergency Suspension of Zoning Code Standards and Procedures.
- B. Zoning Permit with Informational Notice
- C. Site Development Plan
- D. Zoning Permit with Special Exception Review
- E. Official Map Amendment (Rezoning)
- F. Text Amendment
- G. Large Development Review (LDR)
- H. Infrastructure Master Plan (IMP)

#### 12.3.2.3 Effect of the Pre-Application Meeting or Concept Plan Review

Except as otherwise expressly stated in this Code or in any rules or regulations for administering this Article 12, Manager and other staff opinions or comments made during a pre-application meeting or concept plan review are informational only and do not represent a commitment on behalf of the City regarding a final decision on the development proposal. However, at the pre-application meeting, the Manager may waive application submittal requirements or request that additional information be submitted.

#### 12.3.2.4 Timely Application Submittal Required

Except as otherwise expressly stated in this Code or in any supplementary rules or regulations for administering this Article 12, if an application is not submitted within 180 days after a mandatory

**B. Posted Notice of Receipt of Application**

When required by Section 12.2.9, Summary Table of Authority and Notice, posted notice of receipt of an application shall be provided in compliance with the following standards:

1. No later than 10 days after receipt of a complete application, the applicant shall post the subject property in a conspicuous location for 10 days with a sign or sign template provided by Community Planning and Development. The start of the 10-day period shall be the first day of the posting of the sign.
2. Such sign shall describe the proposal, give directions for submitting comments to Community Planning and Development within 30 days from the beginning of the posting period, and state that any final decision to approve the application shall be posted at the same location for 15 days as soon as it is effective.
3. Posted notices shall be removed by the applicant from the subject property by no later than 15 days after the end of the posting period. Failure to do so shall constitute a violation of this Code.

**C. Posted Notice of Final Administrative Action**

When required by Section 12.2.9, Summary Table of Authority and Notice, posted notice of final administrative action on an application shall be provided in compliance with the following standards:

1. Within 7 days after reaching a final decision to approve an application subject to informational notice, Community Planning and Development shall cause the applicant to post the property with a copy of the approving decision for a period of 15 days.
2. The applicant shall post the property in a conspicuous location with a sign or sign template provided by Community Planning and Development.
3. The effective date of the final administrative action and the start of the 15-day period during which appeals may be made to the Board of Adjustment shall be the first day of the posting of the sign. Such sign shall describe how an appeal from the final administrative decision may be filed and state that any appeal must be filed within 15 days, and shall provide contact information for obtaining the standards and criteria that will govern the appeal.

**12.3.4.6 Community Information Meeting**

**A. Timing of Community Information Meeting**

When required prior to submitting an application, the applicant shall schedule a community information meeting (in-person or remotely) and provide public notice of the community information meeting according to the following standards.

**1. Large Development Review**

The applicant shall schedule a community information meeting following the DRC's preliminary determination of the LDR scope according to Section 12.4.12.6, and prior to application for Large Development Review according to Section 12.4.12.8.

**2. Residential Care**

The applicant shall schedule a community information meeting prior to application for a zoning permit.

**3. Temporary Tiny Home Village Temporary Managed Community**

The applicant shall schedule a community information meeting following a pre-application meeting ~~(see according to Section 11.11.17.3.C.1)~~ unless the pre-application meeting requirement is waived according to Section 12.3.2.2.A and prior to application for a zoning permit.