



# Proposed Denver Zoning Code Text & Map Amendment

National Western Center  
Zoning Text and Map Amendment  
NWCAC Zoning Work Group – 3/19/15

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## NWCAC Meetings

- **March 5** – Initial zoning discussion
- **March 12** – Schedule, proposed map, components of a zone district
- **March 19** – Uses continued – use table; parking req. by use; use limitations
- **March 25** – Full CAC meeting – summary of zoning discussion to date, present redlines
- **March 30** – public release of draft redlines
- **April 9** – Building form; signage; landscaping
- **April 16** – Building form; signage; landscaping

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## NWC Entitlement Process from Planning to Building



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## Purpose of Text & Map Amendment

- No existing zone district in the Denver Zoning Code will implement the vision of the National Western Center Master Plan. Therefore a text and map amendment is necessary.

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- Map Phase one:
  - Rezone areas in Blue (owned by NWSS or CCD)
- Map later phases:
  - Properties, once acquired, within the NWC primary study area



Area proposed for Re-Zone to CMP-NWC

April 2014  
Map Date 3/12/2015

## Proposed Text Amendment

- Components of a Zone District
  - Context
  - Zone District Standards
    - Building Form Standards
    - Exceptions
  - Uses and required Minimum Parking

- Denver Zoning Code Division 9.2, Campus Context
  - Exiting Campus districts in the Denver Zoning Code
    - CMP-H (Campus – Healthcare)
    - CMP-EI (Campus – Education and Institution)
    - CMP-ENT (Campus – Entertainment)

- Zone District: Campus – National Western Center (CMP-NWC)
  - Only applicable to the NWC as identified in the primary study area of the Master Plan. There is only one NWC.

# Proposed Text Amendment

- Allowed uses will include agricultural activities, cultural, research and educational uses, entertainment, civic, public and institutional uses, recreational, residential and commercial uses

Article 9. Special Conditions and Exceptions  
Division 9.2. Landmark Control

KEY: \* = Not Permitted Use Without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning District Specific ZP2 = Subject to Zoning Permit Review with Substantial Review ZP2L = Subject to Zoning Permit with Special Exception Review When not ZP, ZP2L, ZP2E listed in this Zoning Permit required

USE CATEGORY	SPECIFIC USE TYPE	CMP-H CMP-H2	CMP-E1 CMP-E12	CMP-ENT	CMP-NWC	APPLICABLE USE LIMITATIONS
<b>RESIDENTIAL PRIMARY USE CLASSIFICATION</b>						
Household Living	Dwelling, Single Unit -No Parking Requirements	NP	P-ZP	NP	<u>P-ZP</u>	
	Dwelling, Two Unit -Vehicle: 0.75/unit -Bicycle: No requirement	NP	P-ZP	NP	<u>P-ZP</u>	
	Dwelling, Multi-Unit -Vehicle: 0.75/unit -Bicycle: 1/2 units (80/20)	P-ZPIN	E1: P-ZP E12: P-ZPIN	P-ZP	<u>P-ZP</u>	
	Dwelling, Live /Work -Vehicle: 0.75/unit -Bicycle: 1/2 units (80/20)	NP	NP	NP	<u>L-ZP</u>	11.2.3
Group Living	Assisted Living Facility -Vehicle: 0.75/unit -Bicycle: No requirement	P-ZP	P-ZP	NP	<u>P-ZP</u>	
	Community Corrections Facility	NP	NP	NP	<u>NP</u>	
	Nursing Home, Hospice -Vehicle: 0.75/unit -Bicycle: No requirement	P-ZP	P-ZPIN	NP	<u>P-ZP</u>	
	Residence for Older Adults -Vehicle: 0.75/unit -Bicycle: No requirement	P-ZP	P-ZP	NP	<u>P-ZP</u>	
	Residential Care Use, Small or Large -Vehicle: .25/unit -Bicycle: No requirement	L-ZPIN	L-ZPIN	L-ZPIN	<u>L-ZPIN</u>	§ 11.2.6
	Rooming and Boarding House -Vehicle: 2.5/ 1,000 s.f. GFA -Bicycle: No requirement	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	
	Shelter for the Homeless -No Parking Requirements	NP	L-ZP	NP	<u>NP</u>	§ 11.2.7
Student Housing -Vehicle: 1.25/unit -Bicycle: 1 / 5 units (100/0)	P-ZPIN	P-ZPIN	P-ZP	<u>P-ZP</u>		

9.2-32 | DENVER ZONING CODE  
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Use table example

# DRAFT text Subject to change

USE CATEGORY	SPECIFIC USE TYPE -Vehicle Parking Requirement -# of spaces per unit of measurement -Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	CMP-H	CMP-E1	CMP-ENT	CMP-NWC	APPLICABLE USE LIMITATIONS
		CMP-H2	CMP-E12			
<b>RESIDENTIAL PRIMARY USE CLASSIFICATION</b>						
Household Living	Dwelling, Single Unit -No Parking Requirements	NP	P-ZP	NP	<u>P-ZP</u>	
	Dwelling, Two Unit -Vehicle: 0.75/unit -Bicycle: No requirement	NP	P-ZP	NP	<u>P-ZP</u>	
	Dwelling, Multi-Unit -Vehicle: 0.75/unit -Bicycle: 1/2 units (80/20)	P-ZPIN	E1: P-ZP E12: P-ZPIN	P-ZP	<u>P-ZP</u>	
	Dwelling, Live /Work -Vehicle: 0.75/unit -Bicycle: 1/2 units (80/20)	NP	NP	NP	<u>L-ZP</u>	11.2.3
Group Living	Assisted Living Facility -Vehicle: 0.75/unit -Bicycle: No requirement	P-ZP	P-ZP	NP	<u>P-ZP</u>	
	Community Corrections Facility	NP	NP	NP	<u>NP</u>	
	Nursing Home, Hospice -Vehicle: 0.75/unit -Bicycle: No requirement	P-ZP	P-ZPIN	NP	<u>P-ZP</u>	
	Residence for Older Adults -Vehicle: 0.75/unit -Bicycle: No requirement	P-ZP	P-ZP	NP	<u>P-ZP</u>	
	Residential Care Use, Small or Large -Vehicle: .25/unit -Bicycle: No requirement	L-ZPIN	L-ZPIN	L-ZPIN	<u>L-ZPIN</u>	§ 11.2.6
	Rooming and Boarding House -Vehicle: 2.5/ 1,000 s.f. GFA -Bicycle: No requirement	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	
	Shelter for the Homeless -No Parking Requirements	NP	L-ZP	NP	<u>NP</u>	§ 11.2.7
Student Housing -Vehicle: 1.25/unit -Bicycle: 1 / 5 units (100/0)	P-ZPIN	P-ZPIN	P-ZP	<u>P-ZP</u>		

USE CATEGORY	SPECIFIC USE TYPE •Vehicle Parking Requirement -# of spaces per unit of measurement •Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	APPLICABLE USE LIMITATIONS				
		CMP-H CMP-H2	CMP-EI CMP-EI2	CMP-ENT	CMP-NWC	
<b>CIVIC, PUBLIC &amp; INSTITUTIONAL PRIMARY USE CLASSIFICATION</b>						
Basic Utilities	Utility, Major Impact* •Vehicle: .5/ 1,000 s.f. GFA •Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	<u>L-ZPSE</u>	§ 11.3.1
	Utility, Minor Impact* •Vehicle: .5/ 1,000 s.f. GFA •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§ 11.3.2
Community/ Public Services	Community Center •No Parking requirements	L-ZP	L-ZP	P-ZP	<u>P-ZP</u>	§ 11.3.3
	Day Care Center •Vehicle: 1/ 1,000 s.f. GFA •Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	
	Postal Facility, Neighborhood •Vehicle: 1.25/ 1,000 s.f. GFA •Bicycle: 1/7,500 s.f. GFA (20/80)	NP	NP	NP	<u>P-ZP</u>	
	Postal Processing Center	NP	NP	NP	<u>NP</u>	
	Public Safety Facility •Vehicle: 1/ 1,000 s.f. GFA •Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	
	Hospital	P-ZP	NP	NP	<u>NP</u>	
	Correctional Institution	NP	NP	NP	<u>NP</u>	

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Cultural/Special Purpose/ Public Parks & Open Space	Cemetery*	NP	NP	NP	<u>NP</u>	
	Library •Vehicle: 1/ 1,000 s.f. GFA •Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	P-ZP	P-ZP	<u>P-ZP</u>	
	Museum •Vehicle: 1/ 1,000 s.f. GFA •Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	P-ZP	P-ZP	<u>P-ZP</u>	
	City Park*	NP	NP	NP	<u>NP</u>	
	Open Space - Recreation* •No Parking Requirements	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	
	Open Space - Conservation* •No Parking Requirements	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	
Education	Elementary or Secondary School •Vehicle: 1/1,000 s.f. GFA •Bicycle - High School: 1/ 5,000 s.f. GFA (0/100) •Bicycle-All Others: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	NP	<u>P-ZP</u>	
	University or College •Vehicle: 1/ 1,000 s.f. GFA •Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	NP	<u>P-ZP</u>	
	Vocational or Professional School •Vehicle: 1/ 1,000 s.f. GFA •Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	NP	<u>P-ZP</u>	
Public and Religious As- sembly	All Types •No Parking Requirements	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	
<b>COMMERCIAL SALES, SERVICES, &amp; REPAIR PRIMARY USE CLASSIFICATION</b>						
Adult Business	All Types	NP	NP	NP	<u>NP</u>	See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.

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Cultural/Special Purpose/ Public Parks & Open Space	Cemetery*	NP	NP	NP	<u>NP</u>	
	Library •Vehicle: 1/ 1,000 s.f. GFA •Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	P-ZP	P-ZP	<u>P-ZP</u>	
	Museum •Vehicle: 1/ 1,000 s.f. GFA •Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	P-ZP	P-ZP	<u>P-ZP</u>	
	City Park*	NP	NP	NP	<u>NP</u>	
	Open Space - Recreation* •No Parking Requirements	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	
	Open Space - Conservation* •No Parking Requirements	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	
Education	Elementary or Secondary School •Vehicle: 1/1,000 s.f. GFA •Bicycle - High School: 1/ 5,000 s.f. GFA (0/100) •Bicycle-All Others: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	NP	<u>P-ZP</u>	
	University or College •Vehicle: 1/ 1,000 s.f. GFA •Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	NP	<u>P-ZP</u>	
	Vocational or Professional School •Vehicle: 1/ 1,000 s.f. GFA •Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	NP	<u>P-ZP</u>	
Public and Religious As- sembly	All Types •No Parking Requirements	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	
<b>COMMERCIAL SALES, SERVICES, &amp; REPAIR PRIMARY USE CLASSIFICATION</b>						
Adult Business	All Types	NP	NP	NP	<u>NP</u>	See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.

Arts, Recreation & Entertainment	Arts, Recreation and Entertainment Services, Indoor • Vehicle - Artist Studio: 0.3/1000 ft <sup>2</sup> GFA • Vehicle - All Others: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	NP	P-ZP	P-ZP	<u>P-ZP</u>	
	Arts, Recreation and Entertainment Services, Outdoor* • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	NP	NP	L-ZP	<u>L-ZP</u>	§ 11.4.2
	Sports and/or Entertainment Arena or Stadium* • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	NP	NP	P-ZP	<u>P-ZP</u>	
Nonresidential Uses in Existing Business Structures In Residential Zones (All Uses Shall Be Parked According to the Parking Requirement Stated in this Use Table for the Specific Nonresidential Use)		Not Applicable				
Parking of Vehicles	Parking, Garage •No Parking Requirements	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	
	Parking, Surface* •No Parking Requirements	L-ZP	L-ZP	P-ZP	<u>P-ZP</u>	§ 11.4.5
Eating & Drinking Establishments	All Types •Vehicle: 2.5/ 1,000 s.f. GFA •Bicycle: 1/1,500 s.f. GFA (0/100)	NP	NP	P-ZP	<u>P-ZP</u>	
Lodging Accommodations	Bed and Breakfast Lodging •Vehicle: 0.875/guest room or unit •Bicycle: 1/5 guest room or unit (100/0)	P-ZP	E1: P-ZP E12: NP	P-ZP	<u>P-ZP</u>	
	Lodging Accommodations, All Others •Vehicle: 0.5/ guest room or unit •Bicycle: 1/5 guest rooms or units (100/0)	P-ZPIN	E1: P-ZPIN E12: NP	P-ZP	<u>P-ZP</u>	
Office	Dental / Medical Office or Clinic •Vehicle: 2.5/ 1,000 s.f. GFA •Bicycle: 1/7,500 s.f. GFA (60/40)	L-ZP	L-ZP/P-ZPIN	NP	<u>L-ZP</u>	§11.4.7
	Office, All Others •Vehicle: 2.5/ 1,000 s.f. GFA •Bicycle: 1/7,500 s.f. GFA (60/40)	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	

Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Animal Sales and Services, Household Pets Only •Vehicle: 1.25/ 1,000 s.f. GFA •Bicycle: 1/ 7,500 s.f. GFA (20/80)	NP	NP	NP	<u>P-ZP</u>	
	Animal Sales and Services, All Others •Vehicle: 1.25/ 1,000 s.f. GFA •Bicycle: 1/ 7,500 s.f. GFA (20/80)	NP	NP	NP	<u>L-ZP</u>	§ 9.1.5.7
	Body Art Establishment •Vehicle: 1.25/ 1,000 s.f. GFA •Bicycle: 1/ 7,500 s.f. GFA (20/80)	NP	NP	NP	<u>L-ZP</u>	§ 11.4.10
	Food Sales or Market* •Vehicle: 1.25/ 1,000 s.f. GFA •Bicycle: 1/ 7,500 s.f. GFA (20/80)	NP	NP	NP	<u>P-ZP</u>	
	Liquor Store, Including Drugstores Licensed to Sell Liquor •Vehicle: 1.25/ 1,000 s.f. GFA •Bicycle: 1/ 7,500 s.f. GFA (20/80)	NP	NP	NP	<u>L-ZP</u>	§ 11.4.12
	Pawn Shop	NP	NP	NP	<u>NP</u>	
	Retail Sales, Service & Repair -- Outdoor* •Vehicle: 1.25/ 1,000 s.f. GFA •Bicycle: 1/ 7,500 s.f. GFA (20/80)	NP	NP	NP	<u>L-ZP</u>	§ 11.4.14
	Retail Sales, Service & Repair - Firearms Sales •Vehicle: 1.25/ 1,000 s.f. GFA •Bicycle: 1/ 7,500 s.f. GFA (20/80)	NP	NP	NP	<u>P-ZP</u>	
Retail Sales, Service & Repair, All Others •Vehicle: 1.25/ 1,000 s.f. GFA •Bicycle: 1/ 7,500 s.f. GFA (20/80)	PIN	NP	P-ZP	<u>P-ZP</u>		
Vehicle / Equipment Sales, Rentals, Service & Repair	Automobile Emissions Inspection Facility	NP	NP	NP	<u>NP</u>	
	Automobile Services, Light	NP	NP	NP	<u>NP</u>	
	Automobile Services, Heavy	NP	NP	NP	<u>NP</u>	
	Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer*	NP	NP	NP	<u>NP</u>	
	Heavy Vehicle/ Equipment Sales, Rentals & Service*	NP	NP	NP	<u>NP</u>	

Communications and Information	Antennas Not Attached to a Tower* •No Parking Requirements	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§ 11.5.2
	Communication Services •Vehicle: .5/ 1,000 s.f. GFA •Bicycle: No requirement	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	§ 11.5.1 (this limitation was listed but no district is listed with an "L")
	Telecommunications Towers* •No Parking Requirements	L-ZP/ZPIN/ ZPSE	L-ZP/ZPIN/ ZPSE	L-ZP/ZPIN/ ZPSE	<u>L-ZP/ZPIN/ ZPSE</u>	§ 11.5.2
	Telecommunications Tower - Alternative Structure •No Parking Requirements	L-ZP/ZPIN	L-ZP/ZPIN	L-ZP/ZPIN	<u>L-ZP/ZPIN</u>	§ 11.5.2
	Telecommunication Facilities -- All Others* •No Parking Requirements	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§ 11.5.2
Industrial Services	Contractors, Special Trade - General	NP	NP	NP	<u>NP</u>	
	Contractors, Special Trade - Heavy/ Contractor Yard*	NP	NP	NP	<u>NP</u>	
	Food Preparation and Sales, Commercial •Vehicle: .5/ 1,000 s.f. GFA •Bicycle: No requirement	NP	NP	NP	<u>P-ZP</u>	
	Laboratory, Research, Development and Technological Services •Vehicle: .5/ 1,000 s.f. GFA •Bicycle: No requirement	P-ZPIN	EI: P-ZPIN EI2: NP	L-ZP	<u>P-ZP</u>	§ 11.5.4
Service/Repair, Commercial	NP	NP	NP	<u>NP</u>		



Manufacturing and Production	Manufacturing, Fabrication & Assembly -- Custom •Vehicle: .5/ 1,000 s.f. GFA •Bicycle: No requirement	NP	NP	NP	L-ZP	§ 11.5.6
	Manufacturing, Fabrication & Assembly -- General •Vehicle: .5/ 1,000 s.f. GFA •Bicycle: No requirement	NP	NP	NP	L-ZP/ZPSE	§ 11.5.7
	Manufacturing, Fabrication & Assembly -- Heavy	NP	NP	NP	NP	
Mining & Extraction and Energy Producing Systems	Oil, Gas -- Production, Drilling*	NP	NP	NP	NP	
	Sand or Gravel Quarry* Wind Energy Conversion Systems* •No Parking Requirements	NP	NP	NP	NP	
Transportation Facilities	Airport*	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.5.89 - reference is wrong
	Helipad, Helistop, Heliport* •No Parking Requirements	NP	NP	NP	NP	§ 11.5.10 CMP-HJH: See Sec. 9.2.3.2 for Process
	Railroad Facilities* •Vehicle: .3/ 1,000 s.f. GFA •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	§ 9.1.5.12
	Railway Right-of-Way* •No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	
	Terminal, Station or Service Facility for Passenger Transit System	NP	NP	NP	P-ZP	
	Terminal, Freight, Air Courier Services	NP	NP	NP	NP	
Waste Related Services	Automobile Parts Recycling Business Junkyard*	NP	NP	NP	NP	
	Recycling Center •Vehicle: .3/ 1,000 s.f. GFA •Bicycle: No requirement	NP	NP	NP	L-ZP	§ 9.1.5.16
	Recycling Collection Station •Vehicle: .3/ 1,000 s.f. GFA •Bicycle: No requirement	NP	NP	NP	P-ZP	
	Recycling Plant, Scrap Processor	NP	NP	NP	NP	
	Solid Waste Facility	NP	NP	NP	NP	
Wholesale, Storage, Warehouse & Distribution	Automobile Towing Service Storage Yard*	NP	NP	NP	NP	
	Mini-storage Facility	NP	NP	NP	NP	
	Vehicle Storage, Commercial*	NP	NP	NP	NP	
	Wholesale Trade or Storage, General Wholesale Trade or Storage, Light •Vehicle: .3/ 1,000 s.f. GFA •Bicycle: No requirement	NP	NP	NP	L-ZP	§ 11.5.14

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AGRICULTURE PRIMARY USE CLASSIFICATION						
Agriculture	Aquaculture* •Vehicle: .5/ 1,000 s.f. GFA •Bicycle: No requirement	NP	NP	NP	L-ZP	§ 11.6.1
	Garden, Urban* •Vehicle: .5 / 1,000 s.f. GFA •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.6.2
	Husbandry, Animal* •Vehicle: .5/ 1,000 s.f. GFA •Bicycle: No requirement	NP	NP	NP	L-ZP	§ 9.1.5.20
	Husbandry, Plant*	NP	NP	NP	NP	
	Plant Nursery •Vehicle: .5 / 1,000 s.f. GFA •Bicycle: No requirement	NP	NP	L-ZP	L-ZP	§ 11.6.3