



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 Restriction

| USE CATEGORY | SPECIFIC USE TYPE | CMP-H CMP-H2 | CMP-E1 CMP-E12 | CMP-ENT | CMP-NWC | APPLICABLE USE LIMITATIONS |
|---|---|-----------------|-------------------|---------|---------|----------------------------|
| Basic Utilities | Utility Repair Shop* -Vehicle: 1/ 2,000 s.f. GFA -Bicycle: No requirement | L-ZP16 | L-ZP16 | L-ZP16 | | § 11.2.1 |
| | Utility Storage Shop* -Vehicle: 1/ 1,000 s.f. GFA -Bicycle: No requirement | L-ZP | L-ZP | L-ZP | | § 11.2.2 |
| Community/ Public Services | Community Center -No Parking Requirements | L-ZP | L-ZP | P-ZP | | § 11.2.3 |
| | Day Care Center -Vehicle: 1/ 1,000 s.f. GFA -Bicycle: 1/ 10,000 s.f. GFA (80/20) | P-ZP | P-ZP | P-ZP | | |
| Community/ Public Services | Food Processing Center -Food Facility, Single-Facility | NP | NP | NP | | |
| | Public Safety Facility -Vehicle: 1/ 1,000 s.f. GFA -Bicycle: 1/ 10,000 s.f. GFA (80/20) | P-ZP | P-ZP | P-ZP | | |
| Community/ Public Services | Hospital -Commercial Institution | NP | NP | NP | | |
| | Library -Vehicle: 1/ 1,000 s.f. GFA -Bicycle: 1/ 10,000 s.f. GFA (80/20) | NP | P-ZP | P-ZP | | |
| Cultural/Special Purpose/ Public Parks & Open Space | Museum -Vehicle: 1/ 1,000 s.f. GFA -Bicycle: 1/ 10,000 s.f. GFA (80/20) | NP | P-ZP | P-ZP | | |
| | City Park -Open Space - Recreation* -No Parking Requirements | NP | NP | NP | | |
| Education | Class Room - Conventional -No Parking Requirements | P-ZP | P-ZP | P-ZP | | |
| | University or Secondary School -Vehicle: 1/ 1,000 s.f. GFA -Bicycle: High School: 1/ 1,000 s.f. GFA (80/20) -Bicycle: All Others: 1/ 10,000 s.f. GFA (80/20) | P-ZP | P-ZP | NP | | |
| Public and Religious Assembly | University or College -Vehicle: 1/ 1,000 s.f. GFA -Bicycle: 1/ 10,000 s.f. GFA (80/20) | P-ZP | P-ZP | NP | | |
| | Residential Professional School -Vehicle: 1/ 1,000 s.f. GFA -Bicycle: 1/ 10,000 s.f. GFA (80/20) | P-ZP | P-ZP | NP | | |
| Public and Religious Assembly | All Types -No Parking Requirements | P-ZP | P-ZP | P-ZP | | |

9.2-32 | DENVER ZONING CODE
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Use table example

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

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| 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 | |
| CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION | | | | | | |
| 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> | |
| COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION | | | | | | |
| 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 Assembly | All Types •No Parking Requirements | P-ZP | P-ZP | P-ZP | <u>P-ZP</u> | |
| COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION | | | | | | |
| 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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|---|---|--------|-----------------------|------|-------------|----------|
| Arts, Recreation & Entertainment | Arts, Recreation and Entertainment Services, Indoor • Vehicle - Artist Studio: 0.3/1000 ft ² 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) | | | | | | |
| 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> | |

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|--------------------------------|--|--------------------|-----------------------|--------------------|----------------------------|---|
| 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> | | |

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|--|--|------|------|------|-----------|--|
| 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 |