



**NOTE: For projects using the current (8/11/2025 or later) Denver Zoning code this policy has been superseded by adoption of the Modernizing Parking Requirements text amendment on August 4, 2025.**

To: All CPD Zoning Administration Staff and ZNIS Zoning Inspections  
Staff From: Matthew Cohrs, Interim Zoning Administrator  
Issuance Date: June 23, 2025  
Last Revision Date: August 14, 2025  
**Effective Date: June 30, 2025**

## **Zoning Administrative Policy #2025-2: Zoning Review of Parking Requirements After June 30, 2025**

### **Background**

On May 10, 2024, the State of Colorado Governor signed into law [House Bill 24-1304](#). The limitations on parking requirements in this law will become effective on June 30, 2025. On August 11, 2025 a Denver Zoning Code text amendment removing parking requirements became effective. This policy affects plans and permits currently under zoning review but not yet approved where an applicant has chosen to use a previous version of the Denver Zoning Code that includes minimum vehicle parking requirements.

### Key Criteria of HB 24-1304

HB 24-1304 creates new CRS, Section 29-36-103, which requires municipalities to stop enforcing minimum parking requirements for (1) multifamily residential development and (2) adaptive reuse of existing buildings with at least 50 percent residential use, if the development is located within a quarter-mile of most transit stations and stops. Please reference [this map](#) to determine if a property is located or partially located within the applicable transit areas (if partially located, the state law will still apply to the property). HB 24-1304 also enacts an allowance and process for a municipality to require minimum parking for certain residential projects based upon special findings (proposed new CRS, Section 29-36-104); however, Denver will not be implementing this optional provision in HB 24-1304.

### City and County of Denver Modernizing Parking Requirements Text Amendment

To comply with the new state requirement, in December 2024, Mayor Johnston announced that the City and County of Denver would undertake a zoning code update to “Modernize Parking Requirements” by eliminating minimum parking standards citywide. The details for this proposed Text Amendment can be found at the following link:

[MPR\\_Text\\_Amendment\\_Markup\\_08-11-2025](#)

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On May 20, 2025, the Land Use, Transportation and Infrastructure City Council Committee approved allowing the text amendment to be heard by the full City Council. At a public adoption hearing on August 4, 2025, the City Council adopted the ordinance with an effective of August 11, 2025.

This policy addresses the impact of HB 24-1304 on projects where an applicant has chosen to use a previous version of the Denver Zoning Code that includes minimum vehicle parking requirements.

### **Active Applications with Parking Requirements Not Approved Before June 30, 2025**

On and after June 30, 2025, all applications for concept plan reviews, zone lot amendments, and zoning permits that are active but not yet finally approved, and where an applicant has chosen to use a previous version of the Denver Zoning Code that includes minimum vehicle parking requirements, will be reviewed against HB 24-1304 for compliance with minimum parking requirements.

*Under this policy, all zoning review staff in CPD will follow the detailed review steps outlined in Appendix A to comply with HB 24-1304.*

### **Actions to Implement this Policy**

CPD zoning managers and supervisors shall immediately take the following actions to implement this policy:

1. This **policy shall be distributed** to all CPD zoning managers and supervisors, who shall inform their respective staff/teams of its contents and shall monitor staff's compliance with the terms of this policy while it remains active. This policy will be **posted on the CPD zoning code webpage** ([www.denvergov.org/zoning](http://www.denvergov.org/zoning)) in "Zoning Code Polices, Interpretations, and Clarifications" under the archive section that applies to earlier versions of the Denver Zoning Code.
2. Each zoning practice area supervisor/manager shall **use the standard plan review comment found in Appendix B to this policy that alerts customers** about which vehicle parking standards are applicable to their project under this policy. This standard plan review comment will be added to the first zoning review comment response/letter completed after this policy's issuance.

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## APPENDIX A: Plan Review Steps for Zoning Administrative Policy #2025-2

### A. Objective

Staff will review all applicable zoning applications for qualifying development for compliance with HB 24-1304's exemption from minimum vehicle parking requirements while this policy is in effect. This Appendix A states the policy's applicability within the City of Denver and then summarizes the review steps required to ensure compliance with HB 24-1304.

### B. HB 24-1304 General Requirements

[Colorado House Bill 24-1304](#), effective June 30, 2025, requires municipalities to stop enforcing minimum vehicle parking requirements for multifamily residential development and for adaptive reuse of buildings that will have at least 50 percent residential use, if the development is located within a quarter mile of most transit stations and stops in Denver (referred to as "applicable transit service areas" in HB 24-1304).

### C. Applicability of HB 24-1304 in Denver

1. Zoning Applications Subject to Policy: All applications for concept plan reviews, zone lot amendments, and zoning permits that are active but **not** finally approved on or before June 29, 2025, and all such applications received on or after June 30, 2025, where an applicant has chosen to use a previous version of the Denver Zoning Code that includes minimum vehicle parking requirements, are subject to Policy 2025-2 and this Appendix A.
2. Types of Development Subject to Policy: The following types of development are subject to this policy:
  - a. **Multifamily residential use**, defined to mean the following under Denver's zoning codes:
    - i. Under the Denver Zoning Code, the following specific use types: Two-unit dwelling and multi-unit dwelling uses.
    - ii. Under the Former Chapter 59, the following specific use types: Multiple unit dwelling and cluster multiple unit dwelling uses.
    - iii. Multifamily residential, as defined herein and subject to this policy, may be contained within a building that also includes other zoning uses. For example, in a mixed-use building, upper stories containing multi-family residential use would be exempt from Denver's minimum vehicle parking standards under HB 24-1304, while the commercial uses on the ground floor in the same

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building would not be exempt under HB 24-1304 (would have to provide minimum parking as required by code).

**b. Adaptive reuse of an existing building:**

- i. For 100% residential use; or
  - ii. Adaptive reuse of an existing building for mixed-use purposes that includes 50% or more of the building's gross floor area (GFA) for residential use. For this type of development, all zoning uses in the adaptive reuse of an existing building for mixed-use purposes will be exempt from compliance with Denver's minimum vehicle parking standards (including non-residential uses).
  - iii. For purposes of this policy, the term GFA shall mean as defined in Division 13.3 of the Denver Zoning Code.
  - iv. For purposes of this policy, the term "residential use" as used in HB 24-1304 means:
    - a) All use categories and specific use types classified under the general "Residential Use Classification" in Article 11 of the Denver Zoning Code (including all uses in the household living, residential care, and congregate living categories); and
    - b) Uses classified under Former Chapter 59 as either "single-unit dwelling," "multi-unit dwelling," "residence for older adults," "residential, institutional/special," "cluster multiple-unit dwelling," "residential care (large or small)," "assisted living facility," "nursing home, hospice," or "rooming and/or boarding house."
3. Location in Denver Transit Service Area: This policy applies only to qualifying development and uses on land that is also located within, or partially located within a quarter mile of transit service areas. The locations subject to this policy are shown on this map: [Denver Transit Service Area Map](#).

**D. Plan Review Steps for Complying with HB 24-1304**

1. For all applicable zoning applications, staff shall determine applicability of HB 24-1304 under this policy and, if subject to this policy, whether the application complies with HB 24-1304.
2. To determine applicability of HB 24-1304, the reviewer will:
  - a. Confirm that the application type and proposed development is subject to this policy as stated in Part C of this Appendix A; and

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- b. Confirm that the land proposed for development is located at least partially within a mapped Denver Transit Service Area: [Denver Transit Service Area Map](#).
3. If the application meets both the criteria described in step 2, then no minimum vehicle parking requirements shall apply to the qualifying development or land use.
  - a. For active applications reviewed on or after June 30, 2025, and as applicable, the reviewer will remove all past references to previously applicable minimum vehicle parking requirements from consideration of zoning code compliance for the project.
  - b. As applicable, the reviewer will notify the applicant regarding the change in the parking requirements relating to HB 24-1304 by including a standard plan review comment (see Appendix B to this policy), as well as any additional details regarding the bill's impacts on the application, in the next review notice sent to the applicant.
    - i. If a project is ready for approval on or after June 30, 2025, with no other violations or comments except as related to HB 24-1304, the reviewer may approve the application without issuing the standard plan review comment, but shall include the text of the standard plan review comment (see Appendix B below) in the Accela zoning record (concept, ZLAM, or ZONE) as a new comment using the Accela's record's comment tab.

## **APPENDIX B: STANDARD PLAN REVIEW COMMENT**

[Colorado House Bill 24-1304](#) (“HB 24-1304”), effective June 30, 2025, requires Denver to stop enforcing minimum vehicular parking requirements for multifamily residential development or adaptive reuse of buildings with at least 50 percent residential use, if the development is located within a quarter-mile of most transit stations and stops in Denver. Your application meets these criteria and qualifies for application of HB 24-1304’s no-minimum vehicle parking amount standard. Therefore, the minimum vehicle parking requirements previously applicable to your zoning application will no longer apply; instead, your application will be reviewed against the HB 24-1304’s no-minimum vehicle parking standard. You may continue to provide vehicle parking spaces for your project or revise your project and proceed with no vehicle parking spaces. The Parking and Loading design standards in Division 10.4 of the Denver Zoning Code shall apply when vehicle parking and loading spaces are proposed. All projects must also comply with minimum bicycle parking requirements and ADA requirements per the Denver Zoning Code and other applicable laws. If you have any questions about HB 24-1304 or how it affects your project, please contact your plan reviewer.

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