

Proposed Conservation Overlay for Congress Park

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The historically significant housing stock of Congress Park is of exceptional integrity. It is one of the country's largest intact neighborhoods of historic Victorians, Denver Squares and Bungalows. Through its buildings and landscape, the history of Congress Park and its place in the city's growth can clearly shine through. The area of Congress Park involved in the overlay would be approximately 153 blocks that are zoned for residential use. The existing zone code will stay in place, the overlay is an additional targeted way to preserve what is special about our unique neighborhood.

A Conservation Overlay is not a Homeowner Association (HOA) nor a Landmark District and would not require the addition of a design review committee.

It would not stop the complete demolition of existing structures (scrape offs).

It would not stop the construction of a pop-top on an existing dwelling, that would be considered an addition and would be included.

It applies only to new construction, that would include additions to existing dwellings. It applies only to the primary dwelling.

It does not change the permitted use as defined by the Denver Zoning Code.

*As a side note – the overlay does not prevent or restrict the building of ADUs. However, neighbors would be advised to research the zoning code regarding lot size and other restrictions before proceeding in construction. This section of the code is changing.

A Conservation Overlay is a set of zoning rules which establish scale and mass while requiring specific architectural details that are common to the context of the neighborhood. Congress Park has a consistent pattern of front porches and brick buildings. The size and shape of the building envelope would reflect the scale of existing buildings in Congress Park, as well as encourage the preservation of existing homes. These goals are consistent with Blueprint Denver and the East Central Area Plan.

In Congress Park, 84% of lots are zoned residential. The East Central Area plan for our neighborhood encourages adaptive reuse for older buildings. Reusing existing buildings, rather than demolishing, can help keep rents lower than new buildings. It is also more sustainable for the environment and helps to retain the neighborhood's character, look and

feel. It is important to have a residential code that removes barriers to additions and renovations while creating incentives for preserving existing housing, including multi-unit homes that were once single family and now provide additional housing.

There are 2,960 single-unit and multi-unit residential buildings of varying forms and types included in the overlay. The overlay is divided into two separate sets of criteria reflecting two differently zoned areas. There are approximately 12 vacant lots.

Average lot sizes range from approximately 3200 square feet (sq.ft.) to 6250 (sq.ft.) there are a few double lots that may run as large as 10,000 (sq.ft.)

The following are the existing Zoning Code Contexts in Congress Park that are included in the proposed overlay with the exclusion of Historic buildings, districts and commercial U-MS areas.

Conservation Overlay for Congress Park

Overlay 1 – SU AND TU – 2,132 units (Single Unit and Two Unit)

U-SU-B: Urban single unit (4500 sq.ft. minimum lot size) 2.5 stories, height 30'

U-SU-B1: Urban single unit (4500 sq.ft. minimum lot size, 2.5 stories, 1=ADU allowed), height 30'

U-SU-C: Urban single unit (5500 sq.ft. minimum lot size), 2.5 stories, height 30'

U-SU-C1: Urban single unit (5500 sq.ft. minimum lot size, 2.5 stories, 1=ADU allowed), height 30'

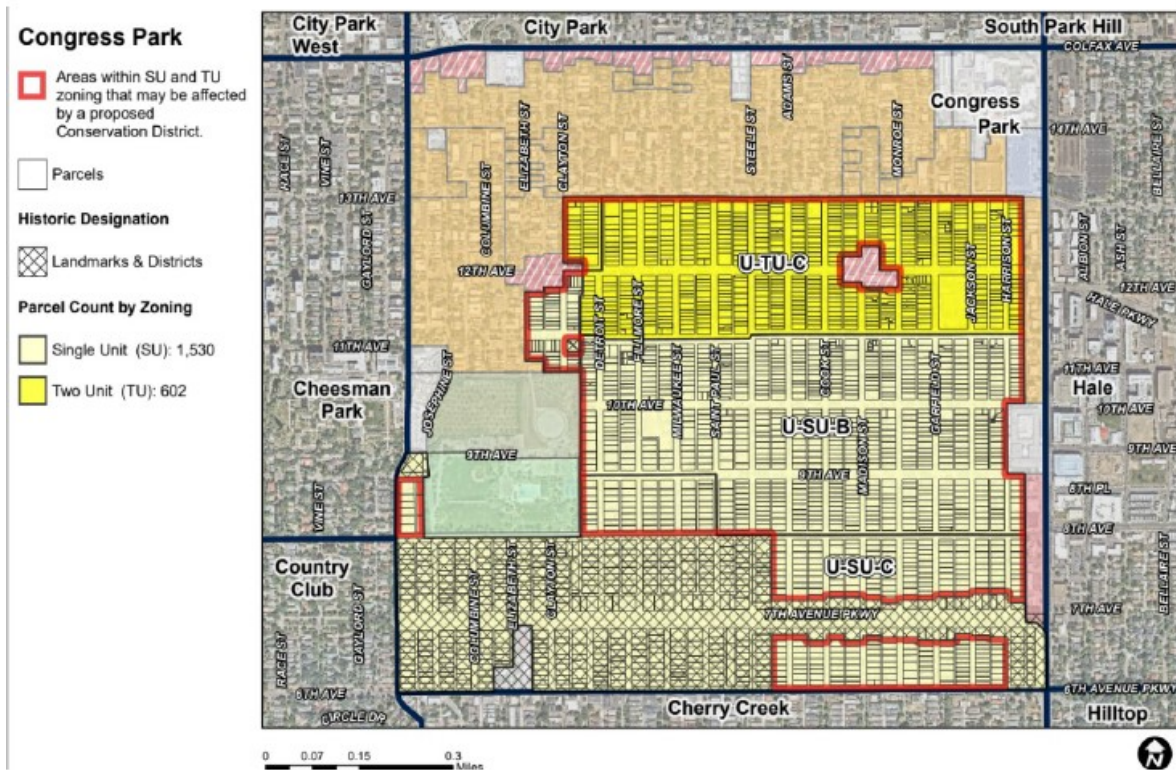
U-TU-C: (Duplex) Two unit – C (5500 sq.ft. minimum lot size), height 30'

Overlay 2 – 439 units

U-RH-2.5: Urban Row House, 2.5 stories maximum height, height 35'

U-RH-3A: Urban Row House – 3A stories maximum height, (A= Apartment building form allowed on certain corner lots.), height 35'

THE FOLLOWING MAP OUTLINES THE AREAS OF SINGLE UNIT AND TWO UNIT ZONING THAT WOULD BE AFFECTED BY OVERLAY 1



Scale and Massing

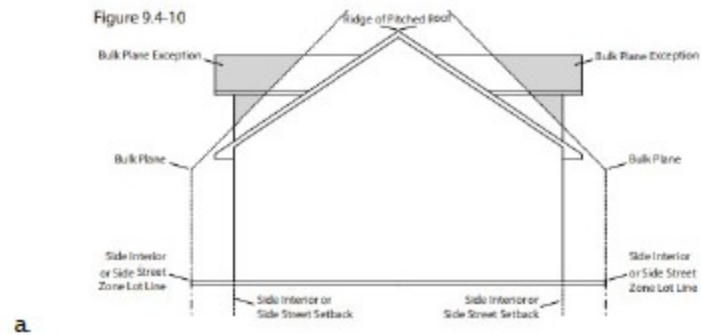
Currently a maximum building height on the front 65% of a lot is 30' and a vertical height at the side property line of the zone lot of 17' is allowed with no allowance for piercing the Bulk plane for pitched roofs. This would still be allowed.

New proposal Pitched Roofs: If a pitched roof is built at a height of 30', with a vertical height at the side property line of the zone lot of 15', there will be an exception to allow piercing the bulk plane with dormers in the front 65% of zone lot depth.

Low-Sloped Roofs: A low slope is defined as \leq to a 2:12 pitch. The proposal would lower the maximum height of the structure to 25' from the current 30'.

1.

a.



Front Porch requirement

Area (min): 48 square feet

Depth (min): 6 feet

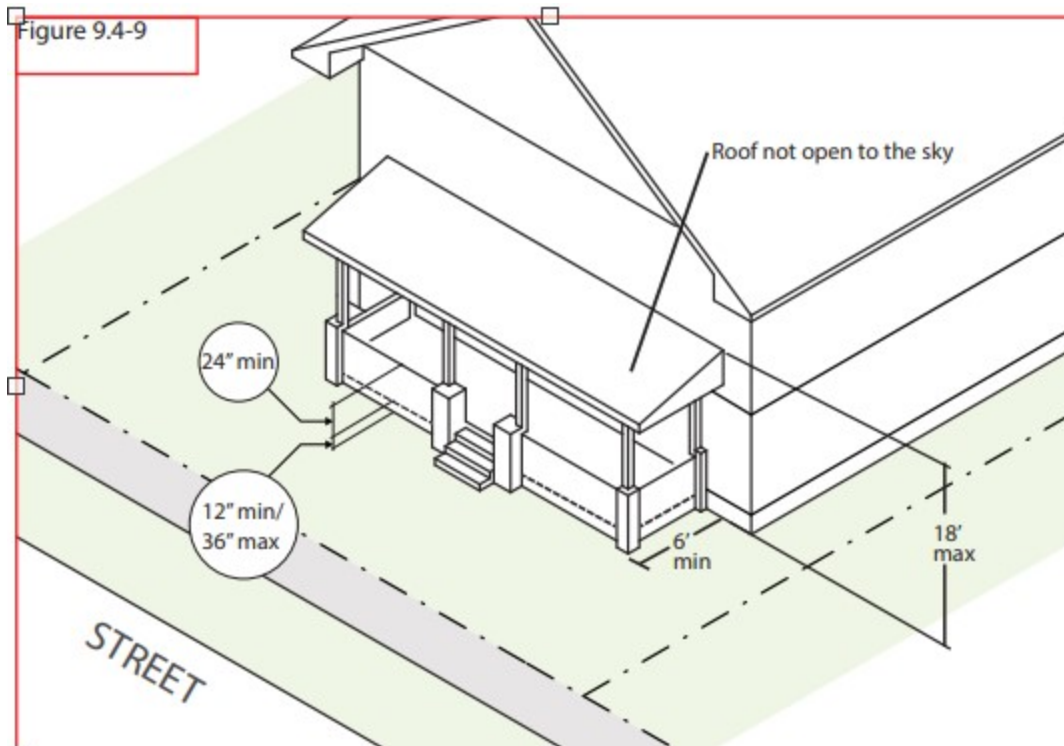
Height (max) 18 feet

Must be covered and unenclosed

Cannot be under a story

Elevation of the Upper Surface of the Floor at Street Level

First floor elevation must be no less than 12" above grade and no more than 36" above grade



Building Materials

New Brick cladding requirement, Minimum percentage of exterior walls

Primary Street Zone Lot Line facing Exterior walls: 60%

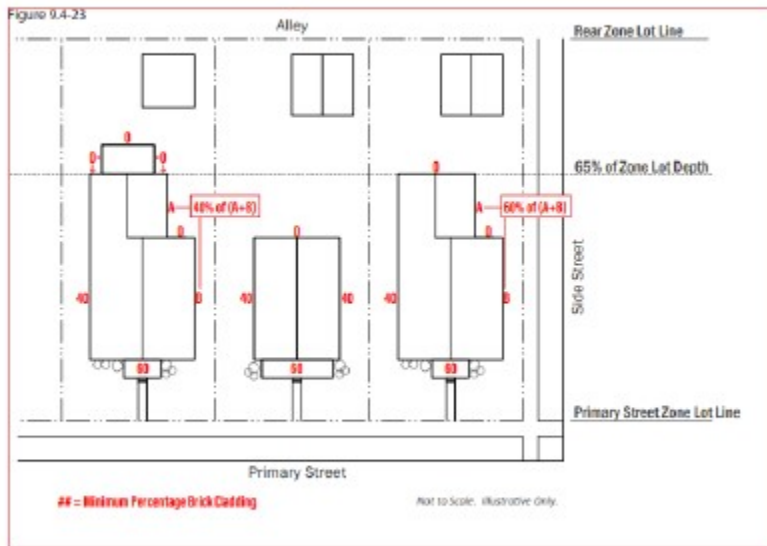
Side street Zone Lot Line facing Exterior Walls: 60%

Side interior Zone Lot Line facing Exterior Walls: 40%

Rear Zone Lot Line Facing exterior walls: Nor requirement

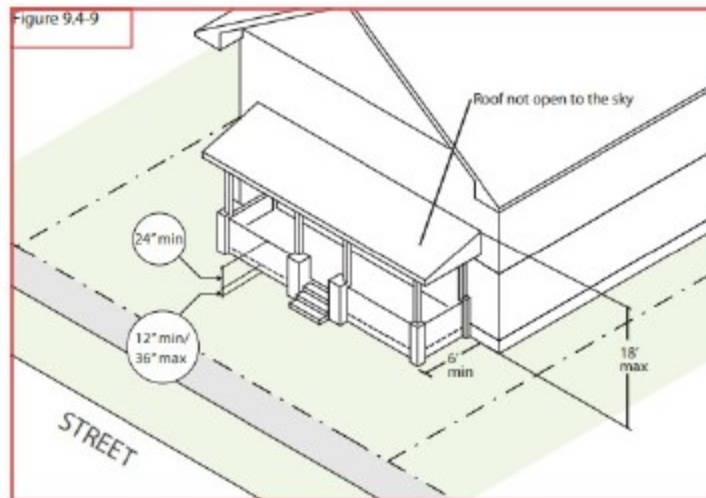
New development only

NOTE: Window / Door Openings excluded from calculation



OVERLAY 2: RH-2.5 AND RH-3 828 UNITS (Row House 2.5 stories and Row House 3 stories)

THE FOLLOWING IS A MAP OF THE TWO ROW HOUSE ZONED AREAS THAT WOULD BE AFFECTED BY OVERLAY 2



New Brick cladding requirement, Minimum percentage of exterior walls

Primary Street Zone Lot Line facing Exterior walls: 60%

Side street Zone Lot Line facing Exterior Walls: 60%

Side interior Zone Lot Line facing Exterior Walls: 40%

Rear Zone Lot Line Facing Exterior Walls: No requirement

NOTE: Door and Window Openings excluded from calculation

