

**Amendment to CB17-0161 concerning  
amending the Denver Zoning Code  
pertaining to small lot parking exemptions**

Councilmember Clark

March 20, 2017

**Councilmembers,**

I move to amend **CB17-0161**, as follows:

On page 2, line 17 insert the phrase **“including any modifications, alterations, and expansions”** after the word **“building”**;

On page 2, strike the existing language on lines 18-22 and replace with the following: **“Any building located on a Small Zone Lot that is voluntarily demolished shall not be considered an existing building. ‘Voluntary demolished’ shall have the same meaning as the term ‘Demolition, Voluntary’ defined in Article 13.”**;

On page 2, line 23, add the words **“New Buildings on”** before the words **“Small Zone Lots Located within Proximity to Transit Service”**;

On page 2, line 28, replace the word **“shall”** with **“may”**;

On page 3, line 2, add the words **“New Buildings on”** before the words **“All Other Small Zone Lots”**;

On page 3, line 5, replace the word **“shall”** with **“may”**; and

On page 6, after line 8, add the following:

**“Section 5. Section 12.4.2.2 of the Denver Zoning Code dealing with the applicability of Zoning Permit Review with Informational Notice is amended by the addition of a new subsection D that reads as follows:**

**“D. Construction of any new building on a Small Zone Lot that includes a request for a parking exemption in accordance with Section 10.4.5.1.A.”**”.

**PURPOSE OF AMENDMENT**

Requires a Zoning Permit with Informational Notice for all new buildings on Pre-Existing Small Zone Lots that request to use the small lot parking exemption; Enables all expansions to existing buildings to receive the full parking exemption; and clarifies at what point an “existing building” is considered a “new building” for the purposes of applying the small lot parking exemption (i.e., “Voluntary Demolition”).