

1 BY AUTHORITY

2 ORDINANCE NO.  
3 SERIES OF 2010

COUNCIL BILL NO. CB10-0606  
COMMITTEE OF REFERENCE:  
4 BLUEPRINT

5 **A BILL**

6 **For an ordinance relating to the Denver Zoning Code, correcting various errata.**

7  
8 **WHEREAS**, the City Council has determined on the basis of evidence and testimony presented  
9 at the public hearing that the amendment set forth herein is in conformance with the Denver  
10 Comprehensive Plan 2000, is justified by errors in the original filing, and is reasonably necessary  
11 to the promotion of the public health, safety and general welfare.

12 **NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**  
13 **DENVER:**

14 **Section 1.** The Denver Zoning Code is hereby amended by:

15 (a) Deleting the existing Section 1.3.3.2.B.1 and enacting and adopting new Section  
16 1.3.3.2.B.1;

17 (b) Deleting the existing Division 2.5 (Establishment of Zone Districts) and enacting and  
18 adopting a new Division 2.5;

19 (c) Deleting the existing page 3-3 (Contents) and enacting and adopting a new Contents  
20 page 3-3;

21 (d) Deleting the existing Section 3.2.1 (Districts Established) and enacting and adopting a  
22 new Section 3.2.1;

23 (e) Deleting the existing Section 3.2.3 (Commercial Corridor Districts) and enacting and  
24 adopting a new Section 3.2.3;

25 (f) Deleting the existing building form summary table in Section 3.3.3.1 and enacting and  
26 adopting a new building form summary table for Section 3.3.3.1;

27 (g) Deleting the existing District Specific Standards for Town House in the chart in Section  
28 3.3.3.2.D and enacting and adopting a new chart for District Specific Standards for Town  
29 House in Section 3.3.3.2.D;

30 (h) Deleting the existing District Specific Standards for Apartment (2 of 2) in the chart in  
31 Section 3.3.3.2.G and enacting and adopting a new chart for District Specific Standards for  
32 Apartment (2 of 2) in Section 3.3.3.2.G;

- 1 (i) Deleting the existing District Specific Standards for Drive Thru Services in the chart in  
2 Section 3.3.3.2.H and enacting and adopting a new chart for District Specific Standards for  
3 Drive Thru Services in Section 3.3.3.2.H;
- 4 (j) Deleting the existing District Specific Standards for Drive Thru Restaurant (1 of 2) in the  
5 chart in Section 3.3.3.2.I and enacting and adopting a new chart for District Specific  
6 Standards for Drive Thru Restaurant (1 of 2) in Section 3.3.3.2.I;
- 7 (k) Deleting the existing District Specific Standards for Drive Thru Restaurant (2 of 2) in the  
8 chart in Section 3.3.3.2.J and enacting and adopting a new chart for District Specific  
9 Standards for Drive Thru Restaurant (2 of 2) in Section 3.3.3.2.J;
- 10 (l) Deleting the existing District Specific Standards for General in the chart in Section  
11 3.3.3.2.K and enacting and adopting a new chart for District Specific Standards for General in  
12 Section 3.3.3.2.K;
- 13 (m) Deleting the illustration in the existing Additional Standards for Detached Structures  
14 Accessory to Single Unit Dwellings for Detached Accessory Dwelling Units in Section  
15 3.3.4.5.C and enacting and adopting a new illustration for Additional Standards for Detached  
16 Structures Accessory to Single Unit Dwellings for Detached Accessory Dwelling Units in  
17 Section 3.3.4.5.C;
- 18 (n) Deleting the existing page 4-3 (Contents) and enacting and adopting a new Contents  
19 page 4-3;
- 20 (o) Deleting the existing Section 4.2.1 (Districts Established) and enacting and adopting a  
21 new Section 4.2.1;
- 22 (p) Deleting the existing Section 4.2.3 (Commercial Corridor Districts) and enacting and  
23 adopting a new Section 4.2.3;
- 24 (q) Deleting the existing building form summary table in Section 4.3.3.1 and enacting and  
25 adopting a new building form summary table for Section 4.3.3.1;
- 26 (r) Deleting the existing District Specific Standards for Town House in the chart in Section  
27 4.3.3.2.E and enacting and adopting a new chart for District Specific Standards for Town  
28 House in Section 4.3.3.2.E;
- 29 (s) Deleting the existing District Specific Standards for Courtyard Apartment in the chart in  
30 Section 4.3.3.2.H and enacting and adopting a new chart for District Specific Standards for  
31 Courtyard Apartment in Section 4.3.3.2.H;

- 1 (t) Deleting the existing District Specific Standards for Apartment (2 of 2) in the chart in  
2 Section 4.3.3.2.J and enacting and adopting a new chart for District Specific Standards for  
3 Apartment (2 of 2) in Section 4.3.3.2.J;
- 4 (u) Deleting the existing District Specific Standards for Drive Thru Services in the chart in  
5 Section 4.3.3.2.K and enacting and adopting a new chart for District Specific Standards for  
6 Drive Thru Services in Section 4.3.3.2.K;
- 7 (v) Deleting the existing District Specific Standards for Drive Thru Restaurant (1 of 2) in the  
8 chart in Section 4.3.3.2.L and enacting and adopting a new chart for District Specific  
9 Standards for Drive Thru Restaurant (1 of 2) in Section 4.3.3.2.L;
- 10 (w) Deleting the existing District Specific Standards for Drive Thru Restaurant (2 of 2) in the  
11 chart in Section 4.3.3.2.M and enacting and adopting a new chart for District Specific  
12 Standards for Drive Thru Restaurant (2 of 2) in Section 4.3.3.2.M;
- 13 (x) Deleting the existing District Specific Standards for General (1 of 2) in the chart in Section  
14 4.3.3.2.N and enacting and adopting a new chart for District Specific Standards for General  
15 (1 of 2) in Section 4.3.3.2.N;
- 16 (y) Deleting the illustration in the existing Additional Standards for Detached Structures  
17 Accessory to Single Unit Dwellings for Detached Accessory Dwelling Units in Section  
18 4.3.4.5.C and enacting and adopting a new illustration for Additional Standards for Detached  
19 Structures Accessory to Single Unit Dwellings for Detached Accessory Dwelling Units in  
20 Section 4.3.4.5.C;
- 21 (z) Deleting the illustration in the existing Additional Standards for Detached Structures  
22 Accessory to Single Unit Dwellings for Detached Accessory Dwelling Units in Section  
23 5.3.4.5.C and enacting and adopting a new illustration for Additional Standards for Detached  
24 Structures Accessory to Single Unit Dwellings for Detached Accessory Dwelling Units in  
25 Section 5.3.4.5.C;
- 26 (aa) Deleting the illustration in the existing Additional Standards for Detached Structures  
27 Accessory to Single Unit Dwellings for Detached Accessory Dwelling Units in Section  
28 6.3.4.5.C and enacting and adopting a new illustration for Additional Standards for Detached  
29 Structures Accessory to Single Unit Dwellings for Detached Accessory Dwelling Units in  
30 Section 6.3.4.5.C;
- 31 (bb) Deleting the existing Additional Standards for Detached Structures Accessory to Single  
32 Unit Dwellings for Detached Utility Building in the chart in Section 6.3.4.5.E and enacting and

- adopting a new chart for Additional Standards for Detached Structures Accessory to Single Unit Dwellings for Detached Utility Building in Section 6.3.4.5.E;
- (cc) Deleting Section 8.9.6 and enacting and adopting a new Section 8.9.6;
- (dd) Deleting Section 9.4.4.4 and enacting and adopting a new Section 9.4.4.4;
- (ee) Deleting Section 9.6.1.2.C and enacting and adopting a new Section 9.6.1.2.C;
- (ff) Making formatting changes to pages: 9-52 through 9-54; 9-67 and 9-68; 9-83 and 9-84; 9-95 and 9-96; and 9-109 and 9-110;
- (gg) Deleting the table in Section 10.10.9.1 (General) and enacting and adopting a new table for Section 10.10.9.1 (General).

All of the above changes as filed with the Denver City Clerk on \_\_\_\_\_, 2010 at City Clerk Filing No. 10-512-C.

COMMITTEE APPROVAL DATE: July 28, 2010.

MAYOR-COUNCIL DATE: August 3, 2010.

PASSED BY THE COUNCIL \_\_\_\_\_ 2010

\_\_\_\_\_ - PRESIDENT

APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_ 2010

ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
EX-OFFICIO CLERK OF THE  
CITY AND COUNTY OF DENVER

NOTICE PUBLISHED IN THE DAILY JOURNAL \_\_\_\_\_ 2010 \_\_\_\_\_ 2010

PREPARED BY: Kerry A. Buckey, Assistant City Attorney 8/4/2010

Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.

David R. Fine, City Attorney

BY: \_\_\_\_\_, \_\_\_\_\_ City Attorney Date: \_\_\_\_\_