

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2021

COUNCIL BILL NO. CB21-0158
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance amending the Denver Zoning Code relating to overlay districts.

WHEREAS, the City Council desires to amend the Denver Zoning Code to implement the land use recommendation relating to the creation of the Bungalow Conservation Overlay (CO-6), and to clarify certain standards contained in the Potter Highlands Conservation Overlay (CO-4); and

WHEREAS, a map amendment to rezone certain property into the Bungalow Conservation Overlay (CO-6) is being processed contemporaneously herewith and will have a public hearing at City Council on the same night as the public hearing on this Ordinance; and

WHEREAS, the City Council has determined on the basis of evidence and testimony presented at the public hearing that amending the Denver Zoning Code as set forth herein is consistent with the City’s adopted plans, furthers the public health, safety and general welfare, will result in regulations and restrictions that are uniform within the applicable zone districts, and that the CO-6 and CO-4 districts contain distinctive building features.

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

Section 1. The changes to the Denver Zoning Code as set forth in Clerk File No. 20210015 as filed with the Denver City Clerk on February 22, 2021, and available in the office and on the web page of City Council are hereby adopted and made an official part of the Denver Zoning Code. The changes amend certain provisions of the Denver Zoning Code to establish a new conservation overlay zone district referred to as Bungalow Conservation Overlay (CO-6) in furtherance of implementation of Comprehensive Plan 2040 and Blueprint Denver 2019; and clarify application of standards to rooftops, second story decks, and dormers in the Potter Highlands Conservation Overlay (CO-6).

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

1 COMMITTEE APPROVAL DATE: February 16, 2021
2 MAYOR-COUNCIL DATE: February 23, 2021 by consent
3 PASSED BY THE COUNCIL: _____
4 _____ - PRESIDENT
5 APPROVED: _____ - MAYOR _____
6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____; _____
10 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: February 25, 2021
11 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
12 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
14 § 3.2.6 of the Charter.
15 Kristin M. Bronson, Denver City Attorney
16 BY: _____, Assistant City Attorney DATE: _____