

**BY AUTHORITY**

ORDINANCE NO.  
SERIES OF 2023

COUNCIL BILL NO. CB23-0058  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance amending the Denver Zoning Code.**

**WHEREAS**, the City Council desires to amend the Denver Zoning Code (the “Code”) to update the DO-8 Active Centers and Corridors Design Overlay Zone District by regulating mixed use corridors and use limitations regarding replacement of existing mobile home units in nonconforming mobile home parks; and

**WHEREAS**, a map amendment to rezone certain property into the DO-8 Active Centers and Corridors Design Overlay Zone District 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 also desires to amend the Code to update regulations regarding how replacement of a mobile home effects termination of a nonconforming use; 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, and all amendments thereto, furthers the public health, safety and general welfare, and will result in regulations and restrictions that are uniform within the DO-8 design overlay zone district.

**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. 20230005 as filed with the Denver City Clerk on January 25, 2023, 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 the DO-8 Active Centers and Corridors Design Overlay Zone District to expand replacement of existing mobile homes in nonconforming mobile home parks.


**Section 2. Effective Date.** This ordinance shall be effective March 13, 2023.

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1 COMMITTEE APPROVAL DATE: January 24, 2023.

2 MAYOR-COUNCIL DATE: January 31, 2023.

3 PASSED BY THE COUNCIL \_\_\_\_\_ March 6, 2023

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

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

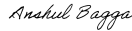
6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER  
9

10 NOTICE PUBLISHED IN THE DAILY JOURNAL \_\_\_\_\_ 2015; \_\_\_\_\_

11 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: February 2, 2023

12 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
13 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
14 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
15 3.2.6 of the Charter.

16  
17 Kerry Tipper, Denver City Attorney

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19 BY:  \_\_\_\_\_, Assistant City Attorney

Date: Feb 1, 2023