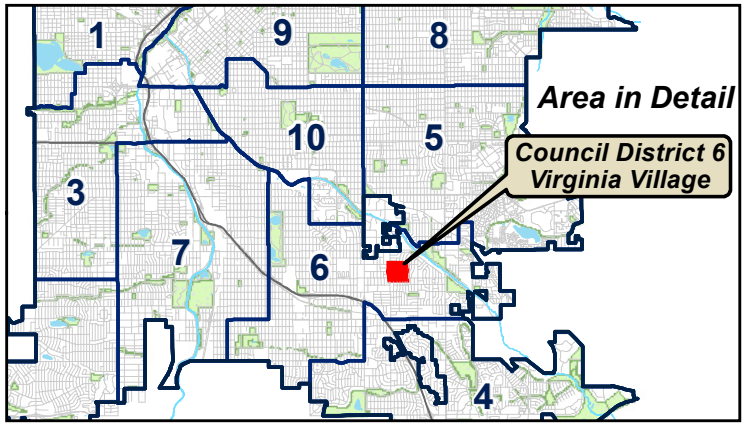
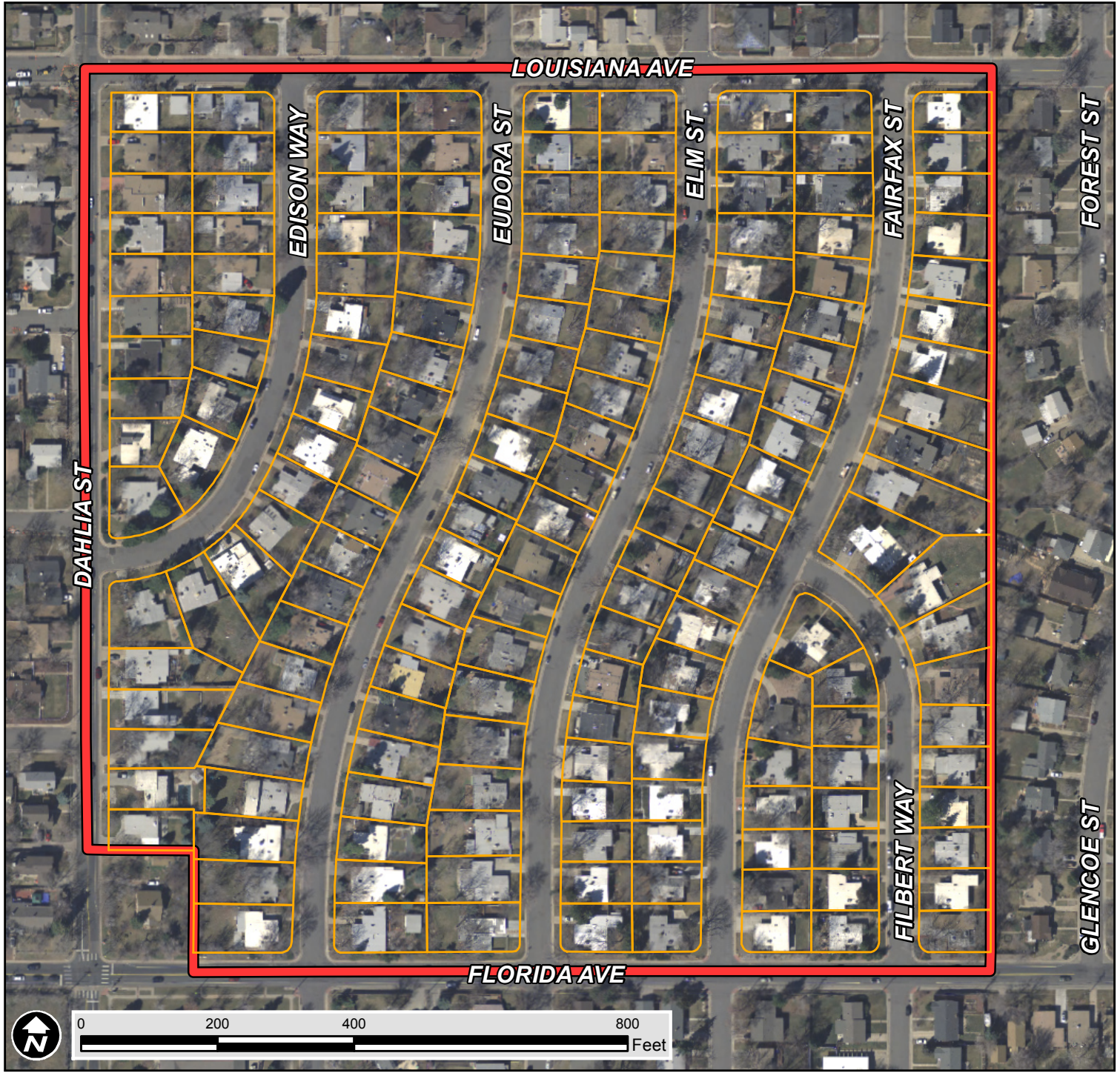


Proposed Conservation Overlay District CO-5



Area of Proposed Overlay

A part of the Southwest One-quarter of the Northeast One-quarter of Section 19, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Christian Noe Subdivision
ALL OF BLOCKS 1 through 6 and all Subdivisions and Resubdivisions thereof

KRISANA PARK

Map Date: 7/20/2016
Community Planning and Development
Application #16i-00081

3. All Other Design Standards

All other development and design standards applicable to new development in the underlying Zone District may be modified.

9.4.3.4 Conservation Overlay Districts Established

The following conservation overlay Zone Districts are established:

| CONSERVATION OVERLAY DISTRICT NAME | ZONING MAP DESIGNATOR |
|---|-----------------------|
| Hilltop Heritage Conservation Overlay District | CO-1 |
| Curtis Park Conservation Overlay District | CO-2 |
| Scottish Village Conservation Overlay District | CO-3 |
| Potter Highlands Conservation Overlay District | CO-4 |
| <u>Krisana Park Conservation Overlay District</u> | <u>CO-5</u> |

9.4.3.5 Effect of Approval

A. Zoning Map Designator

Each Conservation Overlay District shall be shown on the official map by an “CO-#” designator and an appropriate number placed after the underlying Zone District designation.

B. Limitation on Permit Issuance

No zoning permit for development or for a use within a Conservation Overlay District shall be issued by Community Planning and Development unless the development or use meets the standards set forth in the adopted Conservation Overlay District.

9.4.3.6 Hilltop Heritage Conservation Overlay District (CO-1)

A. Creation

There is hereby created a conservation overlay Zone District designated as Hilltop Heritage Conservation Overlay District CO-1.

B. Limitation on the Establishment of Zone Lots in the Overlay District

Any zone lots in this overlay Zone District that existed on July 21, 2000, may be amended or subdivided only if each of the zone lots that are created or result therefrom is not less than 75 feet wide at any street (Side Street or Primary Street) setback line for structures and are not less than 9,300 square feet in lot size.

C. Exceptions Inapplicable

The exceptions from zone lot width and area requirements for zone lots in Section 1.2.3.3, Flag Zone Lots, shall not apply in this overlay Zone District, provided however, zone lots containing at least 27,900 square feet existing on March 7, 2000, may be amended into zone lots in compliance with the zone lot width reduction for flag lots contained in Section 1.2.3.3, Flag Zone Lots, if the resultant zone lots contain at least 9,300 square feet.

9.4.3.7 Curtis Park Conservation Overlay District (CO-2)

A. Creation

There is hereby created a Conservation Overlay District designated as the Curtis Park Conservation Overlay District.

B. Intent

Accommodate detached accessory structures in a manner that respects the character of the Curtis Park neighborhood.

C. Applicability

This Curtis Park Conservation Overlay District shall apply only to zone lots zoned to an -RH Zone District.

2. Zone Lot Standards

a. Zone Lot Size

The minimum zone lot size shall be 5,500 square feet.

b. Zone Lot Width

The minimum zone lot width shall be 50 feet.

F. Accessory Building Form Standards Applicable to Detached Accessory Dwelling Unit Building Form Only

1. Side Interior Setbacks

a. The minimum side interior setback shall be 0 (zero) feet.

b. Side interior setbacks less than 5 feet may be subject to more restrictive building and fire code review.

9.4.3.10 Krisana Park Conservation Overlay (CO-5)

A. Creation

There is hereby created a Conservation Overlay District designated as the Krisana Park Conservation Overlay District.

B. Intent

The intent of the Krisana Park Conservation Overlay District is to apply additional building form standards that are consistent with the established character of the Krisana Park neighborhood, while allowing some flexibility consistent with the overall character. The established character of the neighborhood includes single-story or split-level single family houses with low-pitched roof-line profiles and a strong horizontal emphasis, without rooftop decks. Additions are intended to be compatible in scale and proportion with original buildings.



C. Applicability

This Krisana Park Conservation Overlay District shall apply only to those areas designated as CO-5 on the Official Zone Map.

D. Rule of Measurement for Two Base Planes

1. Front Base Plane

The Front Base Plane shall be the base for measuring height in the front 50% of the Zone Lot Depth.

2. Rear Base Plane

The Rear Base Plane shall be the base for measuring height in the rear 50% of the Zone Lot Depth.

E. Primary Building Form Standards Applicable to Suburban House Building Form

1. Height in Stories

The maximum height in stories shall be 1.5 stories.

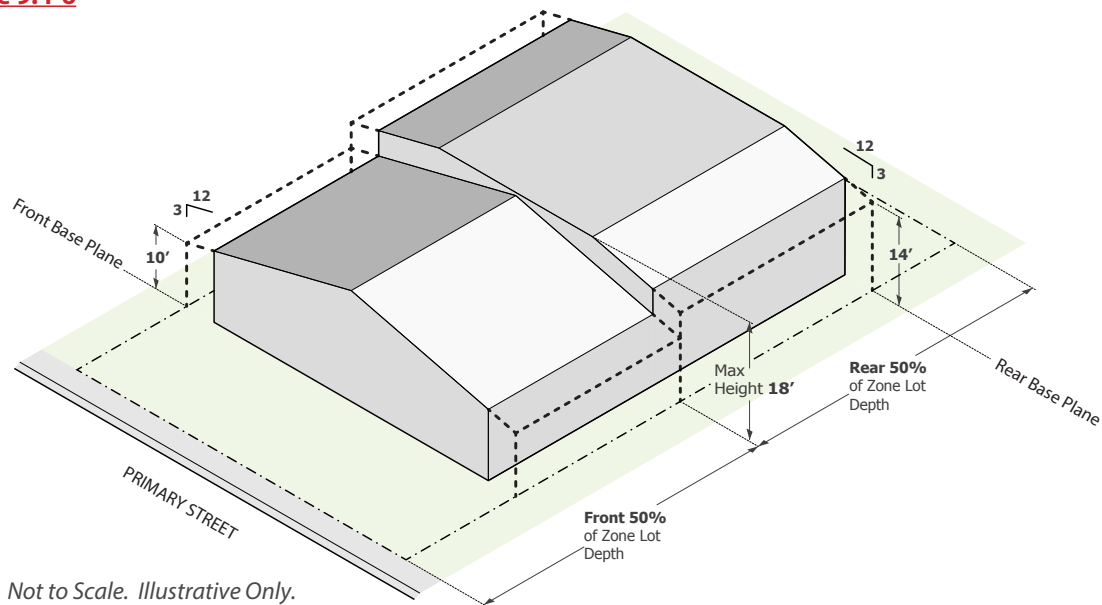
2. Height in Feet

- a. The maximum height in feet shall be 18 feet. See Figures 9.4-6 and 9.4-7.
- b. There shall be no permitted height increase for lot width over 50’.

3. Bulk Plane

- a. In the front 50% of the zone lot depth:
 - i. The Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Lines shall be 10 feet.
 - ii. The Bulk Plane Slope from Side Interior and Side Street Zone Lot Lines shall be 14 degrees 2 minutes 10 seconds (a pitch of 3:12, or three feet additional vertical rise for each twelve additional feet of horizontal run). See Figures 9.4-6 and 9.4-7.
- b. In the rear 50% of the zone lot depth:
 - i. The Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Lines shall be 14 feet.
 - ii. The Bulk Plane Slope from Side Interior and Side Street Zone Lot Lines shall be 14 degrees 2 minutes 10 seconds (a pitch of 3:12, or three feet additional vertical rise for each twelve additional feet of horizontal run). See Figures 9.4-6 and 9.4-7.

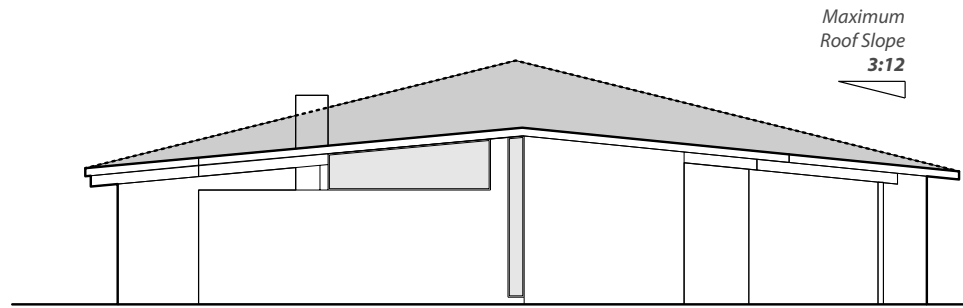
Figure 9.4-6



4. Roof Pitch

No Roof shall have a sloping plane greater than 3:12. See Figure 9.4-7.

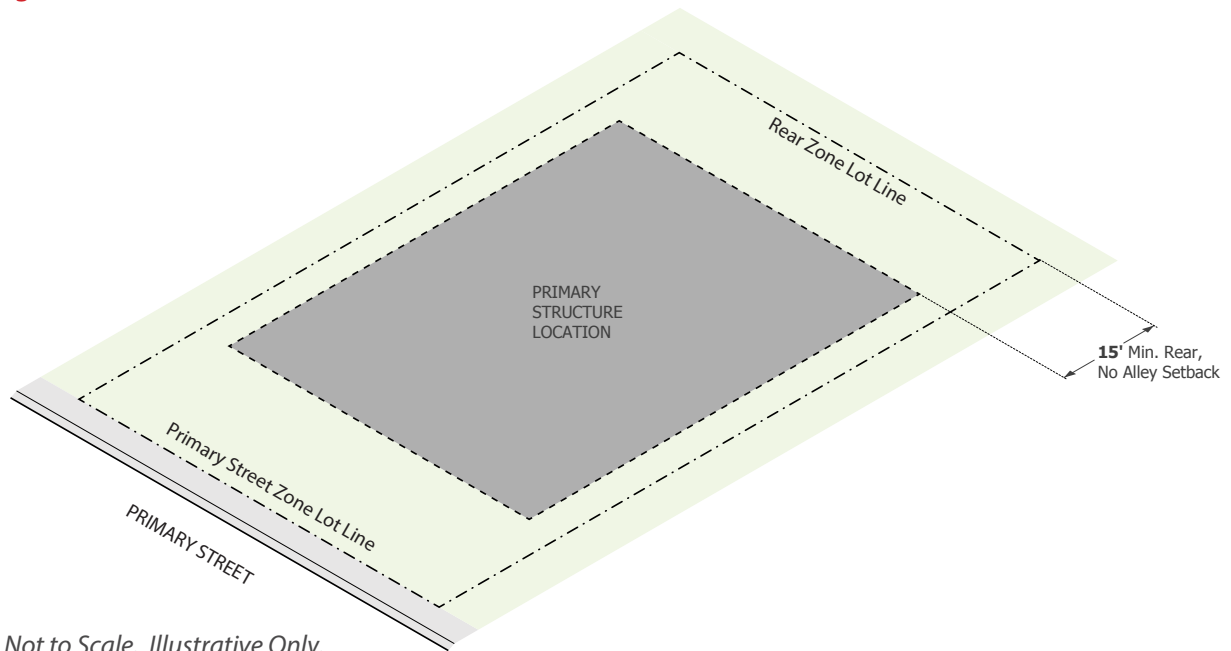
Figure 9.4-7



Not to Scale. Illustrative Only.

- 5. Setback, Rear, No Alley**
The minimum Setback, Rear, no alley, shall be 15 feet. See Figure 9.4-8.

Figure 9.4-8



Not to Scale. Illustrative Only.

- 6. Rooftop and/or Second Story Decks**
Rooftop and/or Second Story Decks are prohibited on the entirety of the zone lot.