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TO: Registered Neighborhood Organizations
FROM: Land Use, Transportation & Infrastructure Committee
DATE: January 12, 2012

SUBJECT: Zoning Code Text Amendment No. 10 – Mitigate effects of certain governmental actions on zone lots/uses

The City Council's Land Use, Transportation & Infrastructure Committee will meet at 10:30 on Jan. 24 in Room 391 of the City & County Building. Part of the agenda will be consideration of a proposed amendment to the text of the Denver Zoning Code, as described below.

Proposed Amendment

Section 12.4.4 (Zone Lot Amendments) of the Code includes provisions for and review criteria for amending a zone lot. Sometimes, lot amendments are made necessary by a City action, such as vacating or creating public right-of-way (creating, narrowing or widening a street or alley).

The proposed amendment would provide more flexibility when the need to amend a lot is caused by City action. Section 12.4.4.F. includes a list of review criteria the Zoning Administrator must determine that an application for a zone lot amendment meets before the amendment may be approved.

The proposed amendment would add the following exception above the list of criteria in Sec. 12.4.4.2.F:

2. Except in the case of adding or removing land *[from a zone lot]* by an act of government through right-of-way vacation, condemnation, or threat of condemnation, the following criteria shall be met:

Additionally, Section 12.5 (Compliant uses) and Section 12.7 (Nonconforming Uses) would be amended to make corresponding language changes. All three code sections, showing where language would be inserted and/or amended, are in a separate attachment to this email.

If you need more information, please contact Gretchen Williams at the City Council Office, 720-865-9341 or Gretchen.williams@denvergov.org.

