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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](mailto:Gretchen.williams@denvergov.org).

